

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON**

**PINE VALLEY RANCH PLAT AMENDMENT**

**RESOLUTION NO. 2009- 151**

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, a Notice of Application was issued on September 3, 2009, and a public hearing was heard on October 30, 2009 and continued to November 3, 2009 for deliberation, for the purpose of considering the Pine Valley Ranch Plat Amendment (LP-09-07), of which the original plat was recorded in Book 3 of Plats pages 62, 63 and 64 records of Kittitas County in 1963. The Pine Valley Ranch Plat Amendment is described as follows:

**Amendment of Pine Valley Ranch Plat is located between 128 & 130 Prairie Lane, Lot 1, Block 3 and Lot 3, Block 4 Pine Valley Ranch, Cle Elum, WA, and is located in a portion of Section 26, T20N, R14E, WM, in Kittitas County. Assessor's map numbers: 20-14-26050-0301 & 20-14-26050-0403.**

WHEREAS, due notice of the hearing has been given as required by law, public testimony was heard from those persons present who wished to be heard, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed plat amendment:

1. The Board finds that Traci Shallbetter, authorized agent for Dave Dickson & Terry Dawn & Renee Shepherd Dawn, landowners submitted a Plat Alteration application for the proposes of an amendment to the Pine Valley Ranch Plat to vacate Forest Way, a private road.

2. The Board finds that the Pine Valley Ranch Plat Alteration request is located between 128 & 130 Prairie Lane, Lot 1, Block 3 and Lot 3, Block 4 Pine Valley Ranch, Cle Elum, WA, and is located in a portion of Section 26, T20N, R14E, WM, in Kittitas County. Assessor's map numbers: 20-14-26050-0301 & 20-14-26050-0403.

3. The Board finds that the original plat was recorded in Book 3 of Plats pages 62, 63 and 64 records of Kittitas County in 1963.

4. The Board finds that Kittitas County Community Development Services has determined that this application is exempt from SEPA.

5. The Board finds that the Kittitas County Community Development Services issued a Notice of Application relative to the Pine Valley Ranch Plat Amendment pursuant to RCW 36.70B and KCC 15A.03 on September 3, 2009, and that said notice solicited comments from jurisdictional agencies and landowners within 500 feet of the subject properties as required by law.

6. The Board finds that an Open Record Public Meeting was held on October 20, 2009 and continued to November 3, 2009 to consider the matter.

7. The Board finds that testimony was given that the road at issue was built to the same standard as the other roads in this plat. That the road, while not often used, is used to access certain other locations in the area and that this road remains a location for other access, including emergency access to other areas. Therefore, there is continued public benefit derived from the use of the road proposed to be vacated; and while two of the owners within the original plat seek the amendment, they have failed to carry the necessary burden to support a plat amendment.

8. The Board finds that the intent to dedicate this private road to the public benefit is evident from the language in the plat notes and the County's acceptance of that dedication was manifest by its approval of the final plat. Additionally, the County has reaffirmed the public interest in this road by rejecting previous attempts to vacate it or alter the plat.

NOW, THEREFORE, BE IT RESOLVED, the Board of Kittitas County Commissioners, after due deliberation, hereby denies the Pine Valley Ranch Plat Amendment (LP-09-07).

DATED this 1<sup>st</sup> day of December, 2009.

KITTITAS COUNTY

  
By: Alan A. Crankovich, Chairman

**ABSENT**

By: Paul Jewell, Vice-Chairman

  
By: Mark McClain, Commissioner

Approved As To Form:

By: \_\_\_\_\_  
Deputy Prosecuting Attorney

