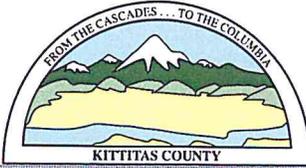


PROJECT NAME: **Wagon Wheel Plat Amendment (LP-14-00001)**

Completed for: **Hearing Examiner 7/23/2015**

Index # <small>*Numbers in lower right hand corner</small>	Document Name
1	KC application fees receipt – 9/8/2014
2	Plat Amendment application submittal packet – 9/8/2014
3	Correspondence with Agent– 10/15/2014
4	Additional Information (Revised Plat) – 12/1/2014
5	Deem Complete Letter – 4/30/2015
6	Affidavit of Posting – 5/6/2015
7	Staff Review Material – 5/12/2015
8	Notice of Application Legal – 5/12/2015
9	Notice of Application – 5/14/2015
10	Affidavit of Mailing & Publication – Notice of Application – 5/14/2015
11	Inquiry – 5/14/2015
12	Correspondence with Agent – 5/14/2015
13	Comment Public Works – 6/23/2015
14	Transmittal of Comments – 7/1/2015
15	Notice of Public Hearing Legal – 7/1/2015
16	Email with Agent – 7/9/2015
17	Notice of Public Hearing – 7/15/2015
18	Affidavit of Mailing – 7/15/2015
19	Notice of Public Hearing Email – 7/15/2015
20	Hearing's Examiner Staff Report – 7/16/2015



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

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"Building Partnerships – Building Communities"

STAFF REPORT

Wagon Wheel Plat Amendment (LP-14-00001)

TO: Kittitas County Hearing Examiner
FROM: Kittitas County Community Development Services Staff
RE: Wagon Wheel Plat Amendment (LP-14-00001)
DATE: July 23, 2015 (Hearing Date)

I. GENERAL INFORMATION

Requested Action: Robert Bailey, authorized agent for John Hamel, Chad Hamel, Linda Ammons, Dwight Watson & Joseph Stehle, landowners, submitted an application packet requesting a plat amendment application to dedicate a new location for the alignment of Boondoggle Road and dedicate a new location for a portion of East Boondoggle Road with no new lots to be created, per KCC Title 16 Subdivisions.

Location: The proposal is located in a portion of Section 26, T21N, R15E, WM, in Kittitas County, Assessor's parcel numbers 577435 (Lot 10), 587435 (Lot 11), 657435 (Lot 12), 667435 (Lot 14), 677435 (Lot 15), 687435 (Lot 16), 697435 (lot 17), 857335 (Lot 18), 837335 (Lot 26) & 847335 (Lot 6).

II. SITE INFORMATION

Total Property Size: 11.67 acres, project on 9 parcels
Number of Lots: 9; no new lots are being proposed
Domestic Water: None
Sewage Disposal: None
Power/Electricity: none proposed
Fire Protection: Fire District 7 – Cle Elum
Irrigation District: None

Site Characteristics:

North: Middle Fork Teanaway Road & private properties
South: Private properties & the Middle Fork Teanaway River
East: Private Properties
West: Private Properties

Access: The site is accessed off of Boondoggle Road which is off of the Middle Fork Teanaway Road.

Zoning and Development Standards: The subject property is located within the Forest and Range zone which has a minimum lot size of 20 acres unless the subdivision is within a cluster or conservation plat (KCC Title 17.56.040).

III. ADMINISTRATIVE REVIEW

Notice of Application: A plat amendment permit was submitted to Community Development Services on September 8, 2014 and was deemed a complete application on April 30, 2015. The affidavit of site posting in accordance with KCC 15A.03.110 was received by CDS on May 6, 2015. The Notice of Application was issued on May 14, 2015. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit

written comments was on May 29, 2015. SEPA was not required for this application per RCW 58.17.040(6).

COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the subject property as Rural Working. Kittitas County has established the following goals and policies to guide activities within the Rural lands. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

GPO 2.4 Encourage urban growth and development in those areas where public roads and services can support such growth, and where development will cause minimal environmental degradation, reduce the conversion of land for development, and concentrate future growth in established cities and urban growth areas.

GPO 2.74 Residential: Residential subdivisions should be consigned (1) so as to adequately protect and/or to improve the area's aesthetic qualities and characteristics of the water and shoreline areas; and (2) at a level of density of site coverage and of occupancy compatible with the physical capabilities of the shoreline and water.

GPO 8.15 Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them.

GPO 8.16 Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

GPO 8.17 Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

GPO 8.18 Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

V. ENVIRONMENTAL REVIEW

This request is proposing to move Boondoggle Road alignment and, no new lots were proposed in the application therefore per RCW 58.17.040(6) SEPA was not required on this permit.

VI. SHORELINE MASTER PROGRAM

This proposal is located in and adjacent to a portion of the Middle Fork Teanaway River with a Rural Shoreline Environment. The Rural Environment is characterized by land uses which are intended to protect agriculture land from urban, suburban, commercial or industrial expansion and to restrict intensive developments along undeveloped shoreline areas which might interfere with normal operations or economic viability of an agricultural activity located adjacent and associated shoreline areas.

VII. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. No comments were received during the comment, but Kittitas County Public Works submitted a comment after the comment period. All comments have been included in the index file transmitted to the Hearing

Examiner.

VIII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is Consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, this proposal is located within the Rural Working Land Use designation and the following Comprehensive Plan GPOs do not apply to this proposal: GPO 2.4, 2.74, 8.15, 8.16, 8.17 and 8.18. It is clear, based on these GPOs, Kittitas County values its shorelines and the importance of public access to our natural resources while retaining the private property rights of individuals. As conditioned, this project is consistent with the County's Comprehensive Plan.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

This project is consistent with the provisions of KCC Title 12. (Index #13).

Consistency with the provisions of KCC Title 14, Buildings and Construction:

This project is consistent with the provisions of KCC Title 14.

Inconsistency with the provision of KCC 17.56, Forest and Range zoning:

This proposal is inconsistent with Kittitas County Zoning Code 17.56. Kittitas County Zoning Code Title 17.56 Forest and Range states:

The minimum lot size in the Forest and Range Zone shall be:

- 1. Twenty (20) acres, unless within a cluster or conservation plat as provided for in KCC Chapter 16.09, cluster platting and Conservation Platter;*
- 2. One-half (1/2) acre for lots in a cluster or conservation plat.*

Per RCW 58.17.215 the original plat Wagon Wheel P-66-00000 is not vested to the 1966 land use zoning codes. Ultimately this Plat Amendment is a road vacation and boundary line adjustment therefore per Kittitas County Code Title 16.10.010 also states that:

- 2. No lot that currently conforms to minimum area and dimension regulations shall be adjusted so as to become nonconforming; and*
- 3. No nonconforming lot shall be adjusted in a manner that increases the nonconformity.*

The current configurations of the lots are considered legal-nonconforming. The proposed plat amendment to Lots 10, 11 & 12 makes these lots more nonconforming. Therefore this application is inconsistent with current County Codes. Specifically this project proposes to reduce the size of three (3) lots: Lot 10 from 1.71 acres to 1.63 acres, Lot 11 from 1.69 acres to 1.51 acres and Lot 12 from 1.95 acres to 1.63 acres. The forest and range zone is a 20 acre minimum. The existing lots are legal nonconforming by allowing this amendment we would be creating more nonconforming lots.

Consistency with the provisions of KCC 17A, Critical Areas:

Staff has conducted an administrative critical area review in accordance with KCC 17A and found that this proposal is located along the northern shoreline of the West Fork of the Teanaway which is a Shoreline of the State. The applicant applied for a shoreline exemption on July 9, 2015 and was is currently under review. As conditioned, this project is consistent with the provisions of KCC 17A.

Consistency with the Shoreline Master Program:

The proposal is consistent with the Shoreline Master Program. This proposal is exempt from shoreline permitting per WAC 173-27-040 (2) (b) *Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.* Staff determined this exemption appropriate due to the fact that the plat amendment is being applied for so that the lines upon the plat match the road on the ground now. Staff deemed that the movement of the lines upon the plat would have no adverse effects to the shoreline.

Agency Comments:

No comments were received during the comment period. A late comment was received by Kittitas County Public Works. All comments received are included in the Index file.

Public Comments:

No public comments were received during the comment period.

IX. RECOMMENDATION

Staff finds that the application meets the basic intent and criteria associated with Title 12, Title 14 & Title 17A of the Kittitas County Code, the Kittitas County Comprehensive Plan and the Kittitas County Shoreline Master Program, but does not meet the intent of Title 17. 56. Staff recommends denial of the Wagon Wheel Plat Amendment, subject to the following findings of fact and conclusions:

Staff Findings of Fact

1. Robert Bailey, authorized agent for John Hamel, Chad Hamel, Linda Ammons, Dwight Watson & Joseph Stehle, landowners, submitted an application packet requesting a plat amendment application to dedicate a new location for the alignment of Boondoggle Road and dedicate a new location for a portion of East Boondoggle Road with no new lots to be created, per KCC Title 16 Subdivisions.

The proposal is located in a portion of Section 26, T21N, R15E, WM, in Kittitas County, Assessor's parcel numbers 577435 (Lot 10), 587435 (Lot 11), 657435 (Lot 12), 667435 (Lot 14), 677435 (Lot 15), 687435 (Lot 16), 697435 (lot 17), 857335 (Lot 18), 837335 (Lot 26) & 847335 (Lot 6).

2. Site Information:

Total Property Size:	11.67 acres, project on 9 parcels
Number of Lots:	9; no new lots are being proposed
Domestic Water:	None
Sewage Disposal:	None
Power/Electricity:	none proposed
Fire Protection:	Fire District 7 – Cle Elum
Irrigation District:	None

3. Site Characteristics:

North: Middle Fork Teanaway Road & private properties
South: Private properties & the Middle Fork Teanaway River

East: Private Properties
West: Private Properties

4. The Comprehensive Plan designation is "Rural Working."
5. The subject property is zoned "forest and range," which is a 20 acre minimum zoning.
6. A plat amendment application was submitted to Community Development Services on September 8, 2014 and was deemed complete on April 30, 2015. The affidavit of site posting in accordance with KCC 15A.03.110 was received by CDS on May 6, 2015. The Notice of Application was issued on May 14, 2015. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on May 29, 2015. SEPA was not required for this application per RCW 58.17.040(6).
7. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan.
8. This proposal is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.
9. This proposal is consistent with the provisions of KCC Title 14, Buildings and Construction as conditioned.
10. This proposal is not consistent with the provisions of KCC Title 17.56, forest and range.
11. Staff has conducted an administrative critical area review in accordance with KCC 17A and found that this proposal is located along the northern shoreline of the West Fork of the Teanaway which is a Shoreline of the State. The applicant applied for a shoreline exemption on July 9, 2015 and is still under review by staff. As conditioned, this project is consistent with the provisions of KCC 17A.
12. The proposal is consistent with the Shoreline Master Program. This proposal is exempt from shoreline permitting per WAC 173-27-040 (2) (b) *Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to shoreline resource or environment. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including but not limited to its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.* Staff determined this exemption appropriate due to the fact that the plat amendment is being applied for so that the lines upon the plat match the road on the ground now. Staff deemed that the movement of the lines upon the plat would have no adverse effects to the shoreline.
13. No comments were received during the comment period. A late comment was received by Kittitas County Public Works. All comments received are included in the Index file.
14. No public comments were received during the comment period.

Staff Conclusions:

1. Kittitas County KCC Title 16 Subdivisions states that no lot within the county can become more nonconforming. This includes lots that are already nonconforming parcels. From this staff concludes that the Wagon Wheel Plat Amendment must be denied based upon the fact that three (3) of the subject parcels are becoming more nonconforming.

Please note that if Wagon Wheel Plat Amendment is recommended approval staff will draft adequate conditions of approval.

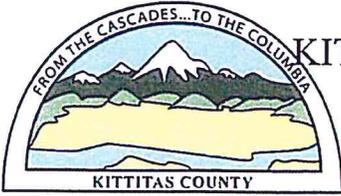
Kaycee Hathaway

From: Kaycee Hathaway
Sent: Wednesday, July 15, 2015 9:58 AM
To: 'Gretchen.Kaehler@DAHP.wa.gov'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Michael Flory; Lou Whitford; 'Amber.greene@co.kittitas.wa.us'; Steph Mifflin; 'russell.mau@doh.wa.gov'; 'linda.hazlett@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'jmarkell@kvnews.com'; Mike Johnston; 'Darren.habel@usace.army.mil'; 'jhallisey@fs.fed.us'; 'klarned@fs.fed.us'; 'wargog@cersd.org'; 'davisb@cersd.org'; 'montgomeryr@cersd.org'; Emily Miltko; Christina Wollman; Brenda Larsen; Holly Myers; Kim Dawson; Josh Hink; Lisa Iammarino
Cc: Doc Hansen; Jeff Watson; Lindsey Ozbolt
Subject: Notice of Public Hearing: LP-14-00001 Wagon Wheel Plat Amendment

[LP-14-00001 Wagon Wheel Plat Amendment Master File \(For County Network Users Only\)](#) [On-Line Folder for Long Plat Use Permits \(For Users Off County Network\)](#)

NOTICE IS HEREBY given that the Wagon Wheel Plat Amendment Permit, public hearing has been scheduled for **July 23, 2015** at 6:00 p.m. before the Kittitas County Hearing Examiner in the Kittitas County Courthouse Auditorium, 205 W 5th Ave. Rm. 109, Ellensburg, WA, 98926. Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will be received and documents may be viewed online at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA, 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending. Staff Planner: Kaycee Hathaway

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Building Partnerships - Building Communities

PROPOSAL NAME: Wagon Wheel Plat Amendment (LP-14-00001)

NOTIFICATION OF: Notice of Public Hearing

NOTIFICATION MAIL DATE: Wednesday, July 15, 2015

I certify that the following documentation:

- Notice of Public Hearing for the Wagon Wheel Plat Amendment (LP-14-00001) has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

 Signature

Kaycee K Hathaway
 Community Development Services Planner
 County of Kittitas
 State of Washington

Subscribed and sworn to before me July 15, 2015
 Date



Steph Mifflin
 Notary Public for the State of Washington residing
 in Ellensburg.

My appointment expires: December 23, 2017.

 Signature

SCHOELZ, DONALD ETUX
30202 54TH AVE S
AUBURN, WA 98001-2332

SAVAGE, RONALD W. ETUX
3124 198TH PL SE
BOTHELL, WA 98011

WALTZ, JAMES T & SUSAN D
1418 191ST DR SE
SNOHOMISH, WA 98290

BARNES, FLETCHER P
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MCFARLAND, LOREN J
11024 SE 290TH
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COWAN, JO ANN
800 5TH AVE STE 101-230
SEATTLE, WA 98104

CLARK, LIBBY ET VIR ETAL
5519 SO FLETCHER ST
SEATTLE, WA 98118

HOOK, BYRON TRUSTEE
3632 12TH AVE W
SEATTLE, WA 98119

FRITCHMAN, EVELYN
8722 NE 144TH CT
KIRKLAND, WA 98034-0711

MCBRIDE, DON L ETUX
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RAVENSDALE, WA 98051

HAMEL, JOHN A ETUX
3440 TEANAWAY ROAD MIDDLE FRK
CLE ELUM, WA 98922-9283

WATSON, DWIGHT E TRUSTEE
20425B POPLAR WAY
LYNNWOOD, WA 98036-7840

WATSON, DWIGHT
SOLEY-WATSON, BARBARA J
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LYNNWOOD, WA 98036-7840

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11020 21ST ST CT E
EDGEWOOD, WA 98372

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KODIAK, AK 99615-8995

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GOLLNICK-WAID, KRISTA A
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BOISE, ID 83713

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REDMOND, WA 98053-5802

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SEATTLE, WA 98108-2028

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CLE ELUM, WA 98922

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LYNNWOOD, WA 98037-4911

FORBES, BOB ETUX
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LYNNWOOD, WA 98037-4911

LESTER, KENT W ETUX &
HORRALL, STEVEN
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TACOMA, WA 98407-1322

RASMUSSEN, GLENN ETUX
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STEHLE, JOSEPH
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BALLARD, ROBERT & DEBORAH L
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SMITH, MARK I &
DUNN-SMITH, DIANNA M
PO BOX 892
CLE ELUM, WA 98922

HOFEDITZ, DAVID Z ETUX
TRUSTEES
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KIRKLAND, WA 98034

STATE OF WASH (DNR)
%CONSERV REC & TRANSACTION DIV
PO BOX 47014
OLYMPIA, WA 98504-7014



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF PUBLIC HEARING

To: Interested County Departments & Agencies with jurisdiction
Adjacent Property Owners
Applicant

From: Kaycee Hathaway, Staff Planner

Date: July 15, 2015

Subject: Wagon Wheel Plat Amendment Permit, (LP-14-00001)

NOTICE IS HEREBY given that the Wagon Wheel Plat Amendment Permit, public hearing has been scheduled for **July 23, 2015** at 6:00 p.m. before the Kittitas County Hearing Examiner in the Kittitas County Courthouse Auditorium, 205 W 5th Ave. Rm. 109, Ellensburg, WA, 98926. Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will be received and documents may be viewed online at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA, 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending. Staff Planner: Kaycee Hathaway

Kaycee Hathaway

From: BOB from Cle Elum <for.rlb@gmail.com>
Sent: Thursday, July 09, 2015 5:01 PM
To: Kaycee Hathaway
Subject: Re: LP-14-00001 Wagon Wheel Plat Amendment: Shoreline Exemption
Attachments: 150709 LP1400001Wagon Wheel Shorelines Page 2 of 2.jpg; 150709 LP1400001Wagon Wheel Shorelines.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Kaycee, Attached are two pages of the Shoreline Permitting application. I've signed the second page. Does this work?
Bob B.

On Thu, Jul 9, 2015 at 3:10 PM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Thanks Bob! If you get a chance could you come in and sign it or sign the last sheet and email it to me prior to Wednesday.

Thank you,

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:5099627079)

Email: kaycee.hathaway@co.kittitas.wa.us

From: BOB from Cle Elum [mailto:for.rlb@gmail.com]
Sent: Thursday, July 09, 2015 12:58 PM
To: Kaycee Hathaway
Subject: Re: LP-14-00001 Wagon Wheel Plat Amendment: Shoreline Exemption

Hello KayCee,

Attached are the forms with some of the sections filled out.



Bob B.

On Thu, Jul 9, 2015 at 9:39 AM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Hello,

Please fill out the two above forms and email them back to me please. If you have any further questions please give me a call.

Kaycee K Hathaway

Kittitas County

Community Development Services/ Planner I

Phone: [\(509\) 962-7079](tel:(509)962-7079)

Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

NOTICE OF PUBLIC HEARING

Wagon Wheel
Plat Amendment
LP-14-00001

NOTICE IS HEREBY given that the Wagon Wheel Plat Amendment Permit, public hearing has been scheduled for **July 23, 2015** at 6:00 p.m. before the Kittitas County Hearing Examiner in the Kittitas County Courthouse Auditorium, 205 W 5th Ave. Rm. 109, Ellensburg, WA, 98926. Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will be received and documents may be viewed online at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA, 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending. Staff Planner: Kaycee Hathaway

Dated: July 1, 2015

Publish in Daily Record: July 15, 2015 & July 22, 2015

DAILY RECORD/KITTITAS PUB
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POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 07/01/15 09:33 by lfi18

Acct #: 84329

Ad #: 1309991

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 07/15/2015 Stop: 07/22/2015
Times Ord: 2 Times Run: ***
STD6 2.00 X 2.60 Words: 136
Total STD6 5.20
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 89.44
Affidavits: 1

Contact: STEPH MIFFLIN

Phone: (509)962-7506

Fax#:

Email: steph.mifflin@co.kittitas.wa

Agency:

Ad Descript: NOTICE OF PUBLIC HEARING

Given by: KAYCEE HATHAWAY

Created: lfi18 07/01/15 09:27

Last Changed: lfi18 07/01/15 09:33

COMMENTS:

COPIED from AD 1306742

PUB ZONE ED TP START INS STOP SMTWTFSS
DR A 97 S 07/15,22
IN A 97 S 07/15,22

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee K Hathaway
Name (print or type)

Kaycee K Hathaway
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 07/01/15 09:33 by lfi18

Acct #: 84329

Ad #: 1309991

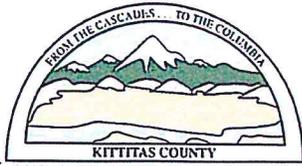
Status: N

NOTICE OF PUBLIC HEARING
Wagon Wheel
Plat Amendment
LP-14-00001

NOTICE IS HEREBY given that the Wagon Wheel Plat Amendment Permit, public hearing has been scheduled for July 23, 2015 at 6:00 p.m. before the Kittitas County Hearing Examiner in the Kittitas County Courthouse Auditorium, 205 W 5th Ave. Rm. 109, Ellensburg, WA, 98926. Anyone with an interest in this matter is urged to attend this noticed hearing where testimony will be taken. Written comments will be received and documents may be viewed online at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA, 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending. Staff Planner: Kaycee Hathaway

Dated: July 1, 2015

Publish in Daily Record: July 15, 2015 & July 22, 2015



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

July 1, 2015

Robert Bailey
4201 HWY 970
Cle Elum, WA 98922

RE: Wagon Wheel Plat Amendment Application (LP-14-00001)

Dear Mr. Bailey,

There were no comments received during the comment period. Public Works asked for an extension on the comment period so that their comments aligned with the road vacation that was applied for which coincides with this application.

Enclosed are the late comments received regarding the Wagon Wheel Plat Amendment (LP-14-00001) during the comment period:

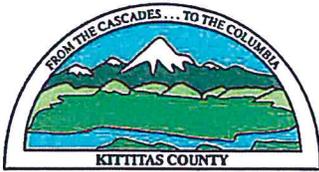
June 23, 2015

Kittitas County Public Works – Christina Wollman

Please review all comments and notify me of any questions. I will be issuing the Conditional Preliminary Approval based on the comments received.

Sincerely,

Kaycee K Hathaway
Staff Planner



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kaycee Hathaway, CDS
FROM: Christina Wollman, Planner III *CW*
DATE: June 23, 2015
SUBJECT: Wagon Wheel Plat Amendment LP-14-00001

Kittitas County Public Works supports the proposal to vacate and amend roads within the Teanaway Wagon Wheel Plat. While the lot sizes may be non-compliant with current zoning regulations, the plat amendment solves issues that have needed resolution for many years, including roads outside of the right of way and houses constructed within the right of way. See Attachment 1 for a map showing the road system.

Applicability to Road Standards

This development application is not creating any new parcel or roads. It is only moving the rights of way, changing parcel lines and two lots are being combined, resulting in a decrease in the number of lots than currently exists. The Kittitas County Road Standards require developments which impact the service level, safety or operation efficiency to improve serving roadways in accordance with the Standards, and requires land developed or parcel creations that contain internal roads to construct or improve those roadways to the Standards. Because there will be no change in the ability to develop the existing parcels, and no new lots are being developed, Public Works will not require the roads to be constructed to current standards.

DEDICATION

Plat History

The Teanaway Wagon Wheel Plat was signed by Gordon Blossom, County Engineer, on November 19, 1973. The County Commissioners approved the plat on November 26, 1973. The plat was recorded on November 29, 1973.

KNCW ALL MEN BY THESE PRESENT: That Teanaway Wagon Wheel, Inc., a Washington Corporation, the undersigned owner in fee simple the herein described real property, does hereby declare, subdivide and plat as herein described, and dedicate to the use of the public forever all roads, streets, avenues, alleys, places, easements, or whatever public property shown thereon which shall be maintained by a private non-profit corporation. The costs of construction, maintaining and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets, and alleys. In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 10th day of November, A.D. 1971.

Jack Cipriol PRESIDENT Ryan Hook SECRETARY

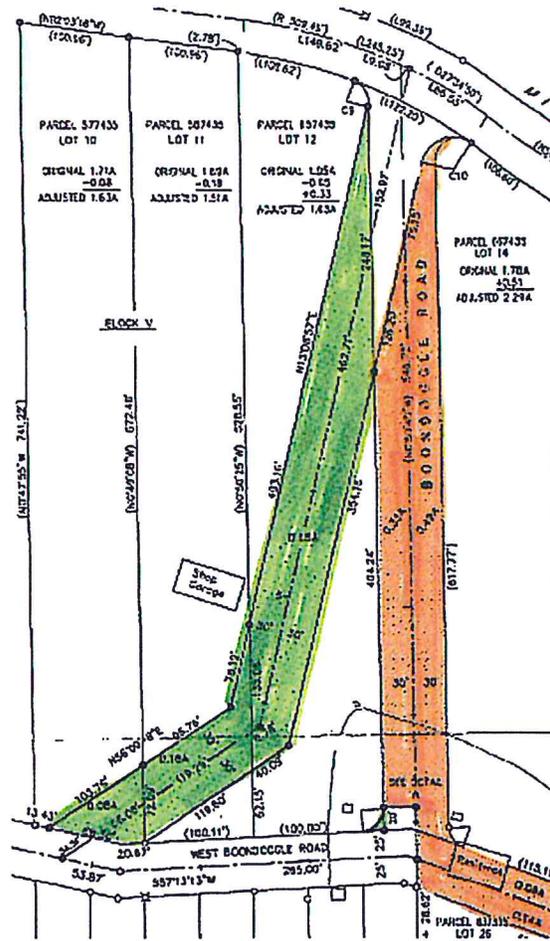
Figure 1: Teanaway Wagon Wheel Plat Road Dedication

Boondoggle Road

The plat contains many privately maintained roads within the public right of way. One of the roads in question, Boondoggle Road, has always been a privately maintained roadway. It is unknown whether the road was constructed before or after the plat. Aerial photographs from 1964 do not show the road, and the next set of photos to show the area is 1993. Boondoggle Road does not lie within the dedicated public right of way, and all users must travel over private property. The road serves around 30 properties.

Two solutions exist to fix the Boondoggle Road location problem: moving the road or moving the right of way. Moving the right of way is the preferred alternative to Public Works. After the right of way is moved, all properties will have legal access.

Figure 2: Boondoggle Road Dedication and Vacation. Dedication shown in green, vacation shown in Orange. Boondoggle Road is currently within the green area.



Eastern Road

This plat amendment also includes the dedication of a 50' right of way which is currently unnamed through lot 18 (hereafter referred to as the "Eastern Road"). All rights of way within the plat, except for the north-south portion of Boondoggle Road, are 50' in width.

During a plat amendment and vacation process in 1996, the BOCC approved the proposal to include a 50' right of way for the Eastern Road through Lot 18. The road within the 50' ROW was required to be constructed as a 22' gravel road. Unused portions of public ROW would be vacated. The plat amendment had a three year expiration date. The proposal P-96-04 was approved through Resolution 96-195 Preliminary Approval Plat Alteration & Road Vacation Teanaway Wagon Wheel (Attachment 2).

In July 1998, the subdivision's Road Maintenance Committee met and agreed to assess the affected lots to pay for the road upgrade. In October 1998, Fire Marshal Derald Gaidos visited the site and noted that as soon as more gravel is added to the surface "the road should be as required" (Attachment 3). It is

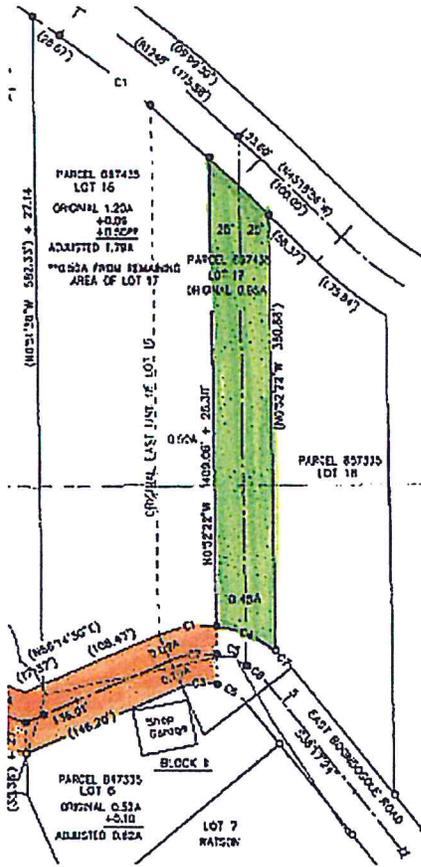
unknown what transpired between October 1998 and December 1999 when the project proponent was notified that the project had expired.

The Eastern Road serves about seven parcels, but the north-south portion crosses over private property. This plat amendment and dedication of public right of way will create legal access for those properties.

After the vacation, plat amendment and easement and public right of way dedication, all lots within the plat will have legal access.

Figure 3 (left): Eastern Road dedication, shown in green.

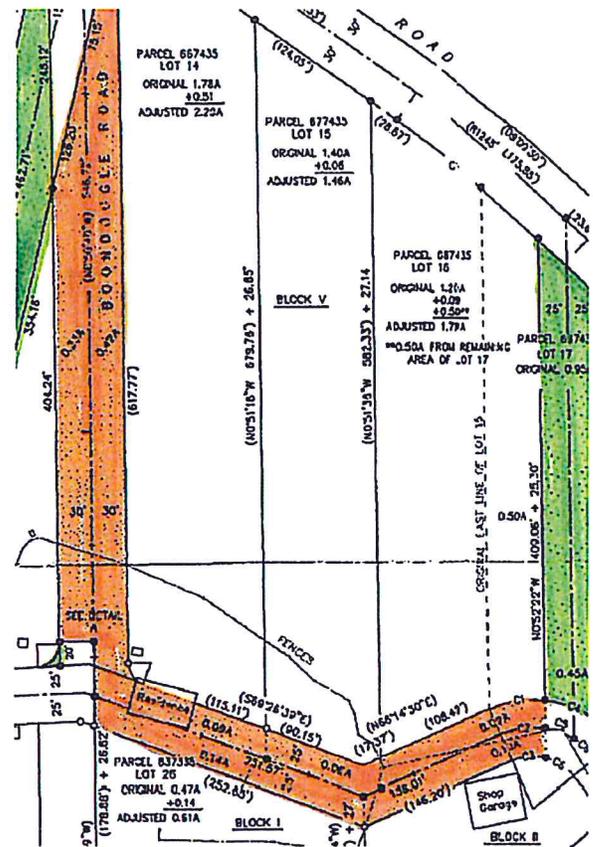
Figure 4 (below): Lots involved in the road vacation. Vacated right of way shown in orange. Hammerhead dedication shown in green.



Lot 6, 12, 14, 15, 16, and 26 Road Vacation

With the configuration of Boondoggle Road and the Eastern Road, the right of way within Lots 6, 12, 14, 15, 16 and 26 is no longer necessary. The plat amendment includes vacation of the right of way adjacent to those lots. In addition, the house on parcel 837335 is within the right of way and the vacation will put the house within the boundaries of the property instead. See Attachment 4.

The spur road shown as West Boondoggle Road on the submitted drawings retains and dedicates right of way for a hammerhead turnaround.



Lot 15 and 26 Access

A boundary line adjustment is proposed after the plat amendment is completed that will provide each lot with direct access to the dedicated public right of way. Prior to the boundary line adjustment, lots 26 and 15 do not have direct access to the dedicated public right of way. Because all lots must have legal access, temporary easements will be shown on the plat with a note stating they will be relinquished at such time that each lot has direct access to the dedicated public right of way or a legally recorded easement in a different location. The intention is to allow the temporary easements to be relinquished without requiring another plat amendment. See Attachment 5.

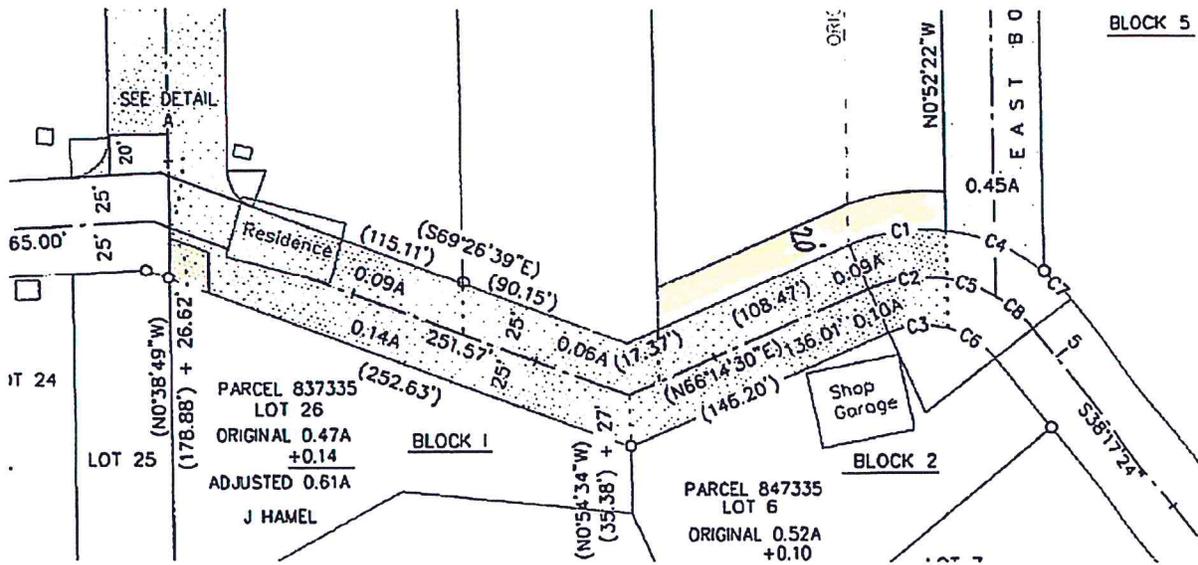
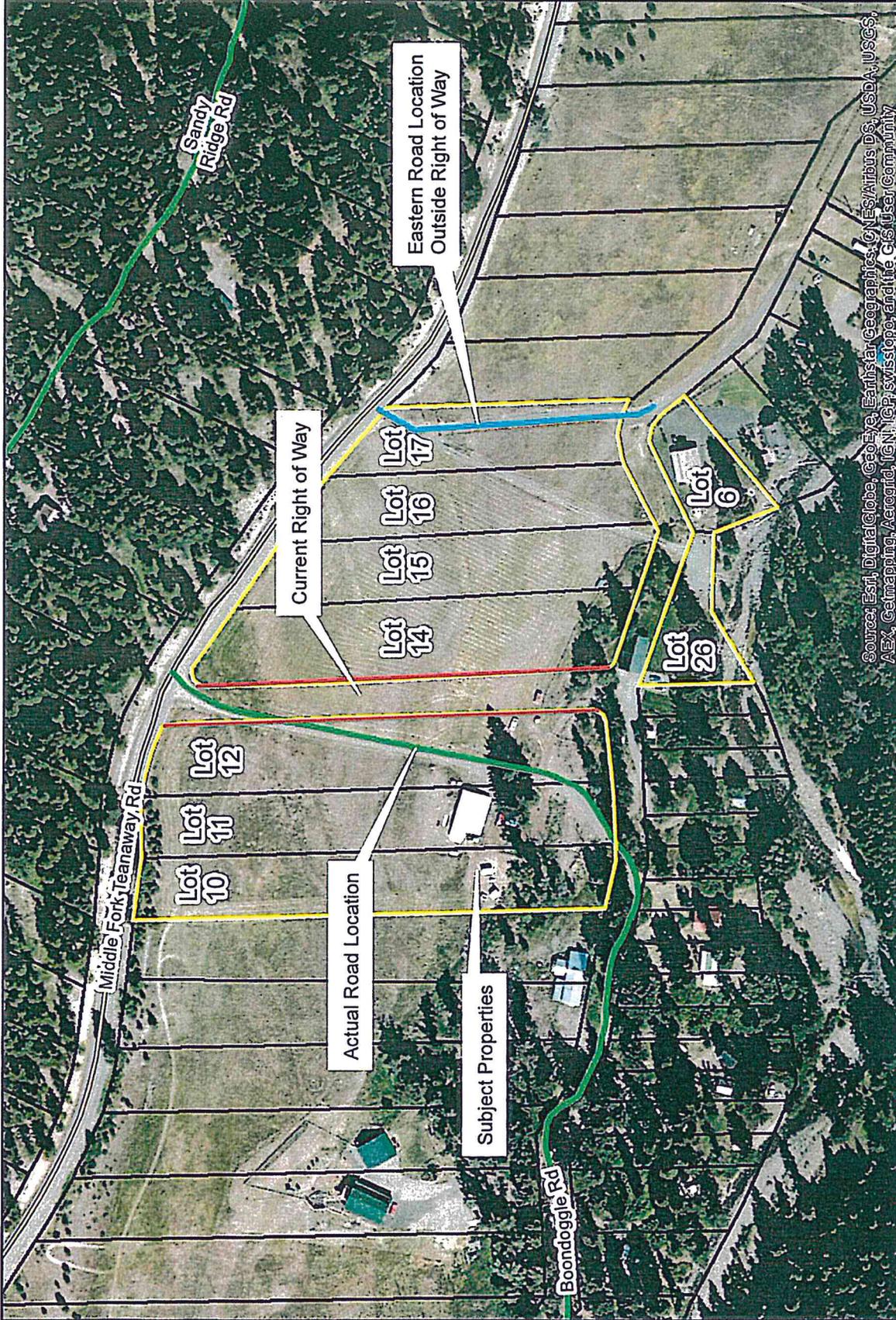


Figure 5: Temporary access easements shown in yellow to serve Lot 26 and Lot 15.

Summary

Kittitas County Public Works recommends approval of this plat amendment and road dedications in conjunction with a road vacation.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community

LP-14-00001
 Teanaway
 Wagon Wheel
 Plat Amendment

Road and Right of Way Location Map

Kittitas County Public Works
 411 N Ruby Street, Suite 1
 Ellensburg, WA 98926
 509-962-7523



BOARD OF COUNTY COMMISSIONERS
 COUNTY OF KITTITAS
 STATE OF WASHINGTON

RESOLUTION

NO. 96-195

PRELIMINARY APPROVAL
 PLAT ALTERATION & ROAD VACATION
 TEANAWAY WAGON WHEEL

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, a public hearing was held by the Kittitas County Board of Commissioners on November 19, 1996 and November 26, 1996 for the purpose of considering the alteration of a subdivision known as Teanaway Wagon Wheel and described as follows:

A portion of the Teanaway Wagon Wheel Subdivision located south of Middle Fork Teanaway Road, within the S1/2 of Section 26, T21N, R15E, WM; Described as Divisions 1, 2, and 5 of the Teanaway Wagon Wheel Subdivision, Recorded in Book 6 of Plats, Pages 30-43, Records of Kittitas County, Washington,

and,

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning the proposed plat alteration:

1. A written replat application containing the signatures of the majority of property owners pursuant to RCW 58.17.215 was submitted to Kittitas County on August 28, 1996.
2. The Board of County Commissioners finds that the Kittitas County Department of Public Works has reviewed and concurs with the submitted storm water impact report, and that said report indicates no adverse impacts to storm water conveyance will result from the proposed plat alteration.
3. The Board of County Commissioners finds that existing site conditions preclude the continued use of the existing public right-of-way. The Board therefore finds that the public interest will be served by the internal road configuration of the proposed plat alteration.
2. The Board of County Commissioners finds that the Kittitas County Road Standards Ordinance requires that the proposed and existing access roads be improved to a 28 foot wide bituminous surface. The Board also finds that a variance from this requirement may be reasonably justified.
 - A. The Board finds that the Teanaway Wagon Wheel Subdivision was platted prior to the adoption of the Kittitas County Road Standards, and that the proposed plat alteration involves the relocation and construction of an existing privately maintained public roadway.

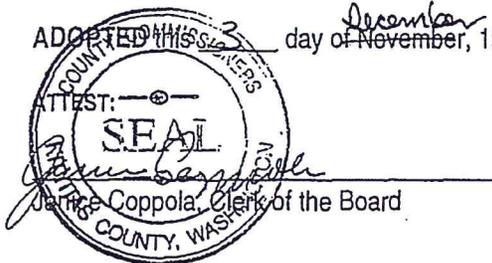
B. The Board finds that the existing and proposed 16 foot wide gravel surfaced private access roads are inadequate for emergency vehicle access and that a 22 foot wide all weather road surface is necessary in order to ensure emergency vehicle access.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said plat alteration and fifty (50) foot wide public road right-of-way vacation designated as Teanaway Wagon Wheel be, and the same hereby is, approved subject to the following conditions:

1. The petitioners shall prepare and submit a revised final plat to include drawing and on-site survey revisions in accordance with the County Subdivision Code as determined by the Planning Director.
2. The petitioners shall construct a twenty-two (22) foot wide all weather gravel surface access road from Middle Fork Teanaway Road to the eastern boundary of Divisions 2 and 5, as depicted on the submitted revised drawing, prior to final plat approval. Said road shall be constructed within a fifty (50) foot wide public right-of-way. A paved apron shall be constructed from the edge of the County Road to the edge of the County Right-of-Way. A cul-de-sac with a minimum forty-five (45) foot radius shall also be constructed at the terminus of said road.
3. Future direct access onto Middle Fork Teanaway County Road will not be permitted, and access shall therefore be limited to the following: The petitioners shall construct a twenty-two (22) foot wide all weather gravel surface road from the aforementioned proposed access road to the southeast corner of Lot 14 (Block 5) to provide access to Lots 14, 15, and 16 (Block 5) prior to final plat approval. Said road shall be constructed within a forty (40) foot wide easement. A properly sized culvert shall be installed at the southwest corner of Lot 15 (Block 5) to minimize restriction of the existing overflow channel and ensure high water conveyance.
4. The maintenance of the aforementioned access roads shall be the responsibility of a private association comprised of the property owners served by said roads. The petitioners shall provide documentation of said road maintenance association prior to final replat approval.
5. The residual portion of Lot 17 (Block 5) shall be aggregated with Lot 16 (Block 5). The lot lines of those lots abutting the proposed internal road vacation shall be adjusted to the center of the existing fifty (50) foot wide public right-of-way.

ADOPTED THIS 3 day of December, 1996.



APPROVED AS TO FORM ONLY:

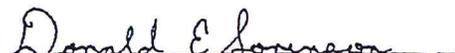


Gregory L. Zempel, Prosecuting Attorney
WSBA #19125

KITTITAS COUNTY BOARD of COMMISSIONERS



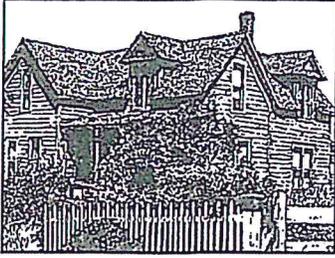
Ray Owens, Chairperson



Donald E. Sorenson, Commissioner



Mary Seubert, Commissioner



Kittitas Count
Department of Building & Fire Safety

ATTACHMENT 3

507 Nanum Street, Room 2, Ellensburg, WA 98926
Telephone (509) 962-7694 Fax (509) 962-7682

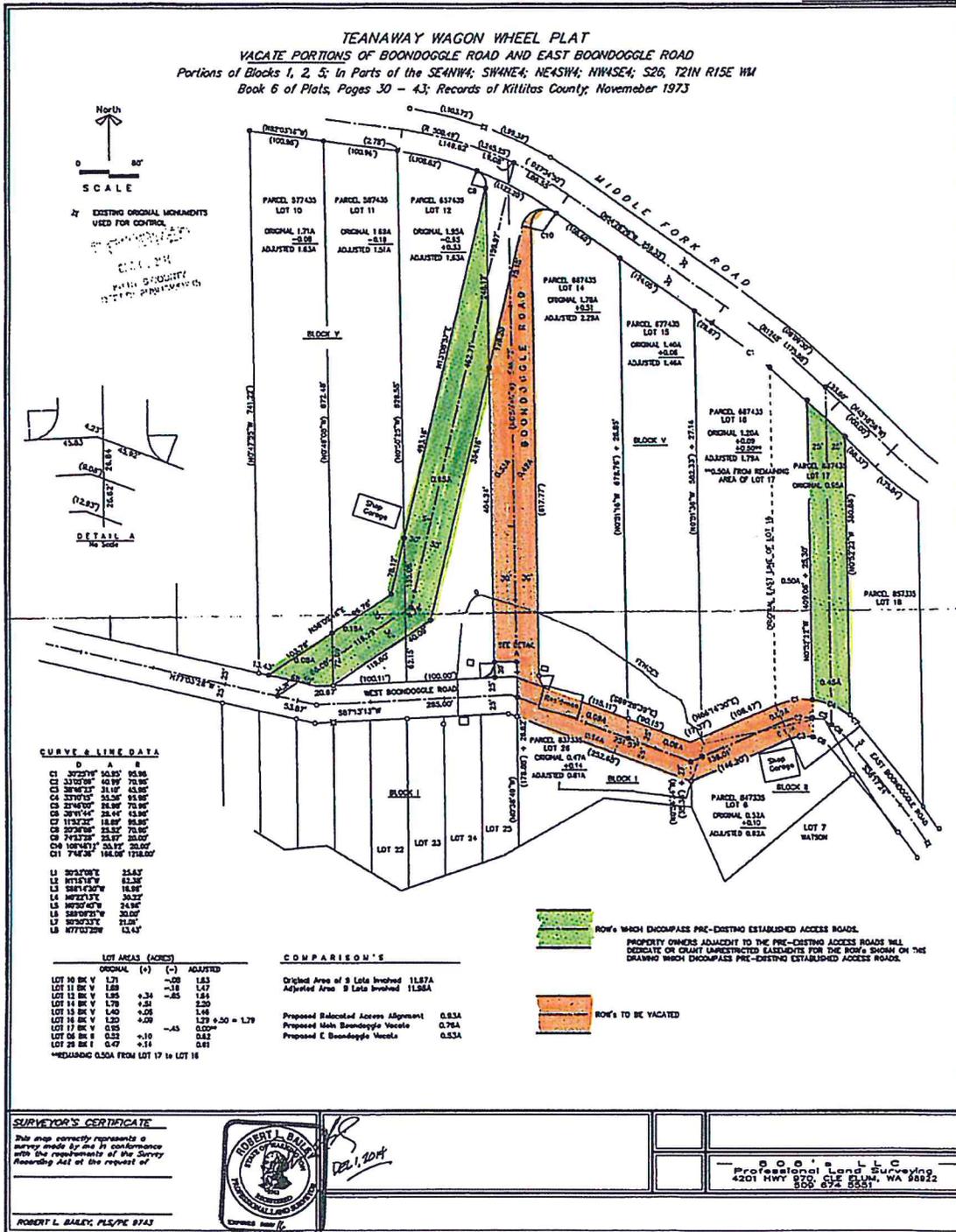
Date: October 22, 1998
To: Randy Carberry, Public Works
From: Derald Gaidos, Fire Marshal
RE: Teanaway Wagon Wheel RePlat

After doing a site visit I have the following comments:

The road as it is presented at the site will work with more material, all season, being added to the surface of the road and at the cul-de-sac. As soon surface is completed the road should be as required.

For a Fire Safe Kittitas County

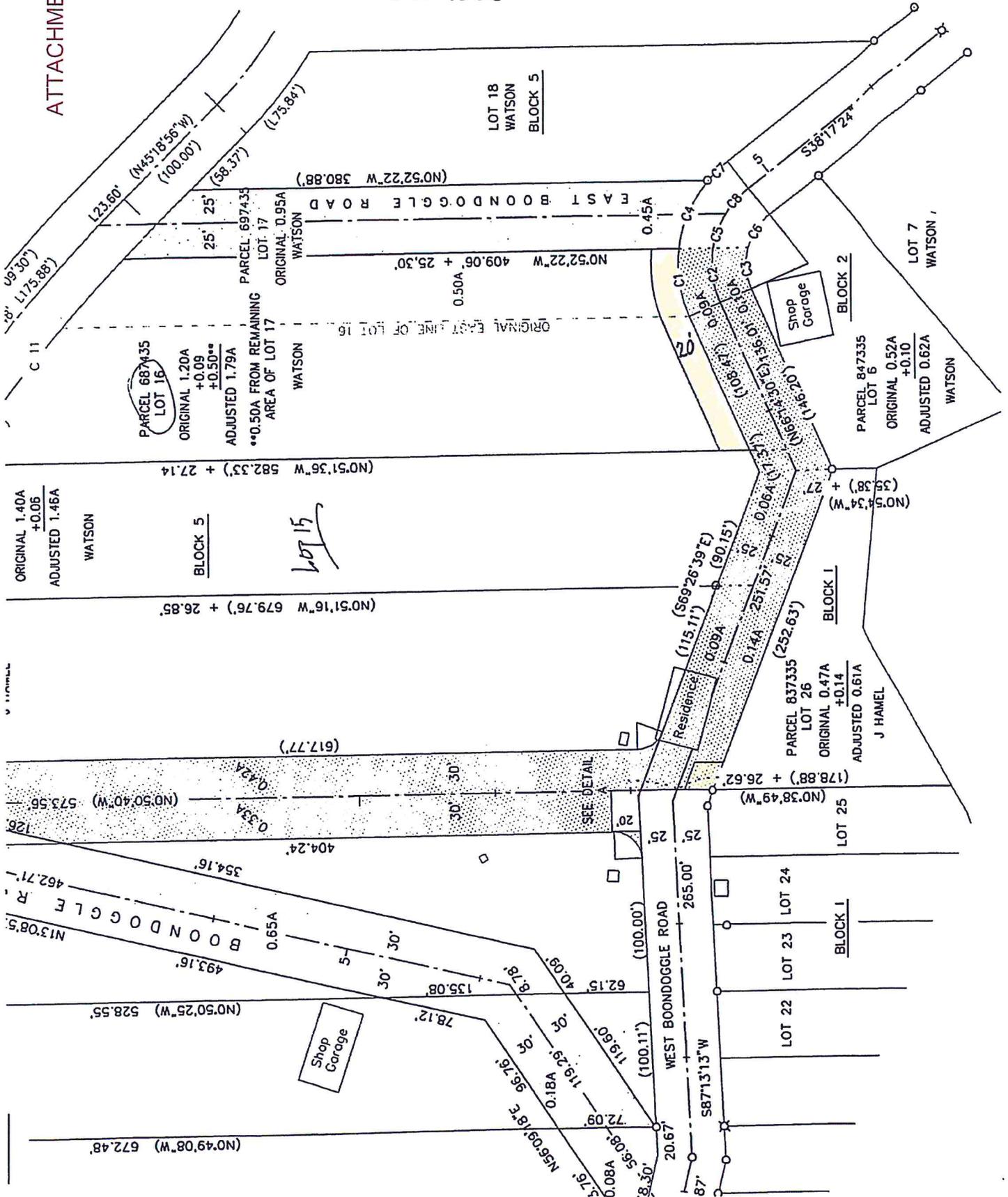
Derald Gaidos



ATTACHMENT 5

May 23, 2015
r.l.p.

808's LLC
 PROFESSIONAL LAND SURVEYING
 4201 HWY 970, CLE ELUM, WA 98922
 509 674 5551



Kaycee Hathaway

From: for.rlb@gmail.com
Sent: Thursday, May 14, 2015 4:47 PM
To: Kaycee Hathaway
Subject: Re: Notice of Application: Wagon Wheel Plat Amendment (LP-14-00001)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Kaycee,
Great news! Appreciate the heads-up! Enjoy the up-coming weekend.
Kind regards,
Bob B.

Sent from my iPhone

On May 14, 2015, at 16:30, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Hey,

This went out today! You should be getting a hard copy in the mail.

Have a great day!

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

From: Kaycee Hathaway
Sent: Thursday, May 14, 2015 11:14 AM
To: Brenda Larsen; Josh Hink; Kim Dawson; Lisa Iammarino; Holly Myers; Christina Wollman; Candie M. Leader; Jan Ollivier; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'GCLE461@ECY.WA.GOV'; 'Brent.Renfrow@dfw.wa.gov'; 'Mark.Teske@dfw.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'Gretchen.Kaehler@DAHP.wa.gov'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Michael Flory; Lou Whitford; 'Amber.greene@co.kittitas.wa.us'; Steph Mifflin; 'russell.mau@doh.wa.gov'; 'linda.hazlett@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'jmarkell@kvnews.com'; Mike Johnston; 'Darren.habel@usace.army.mil'; 'jhallisey@fs.fed.us'; 'klarned@fs.fed.us'; 'wargog@cersd.org'; 'davisb@cersd.org'; 'montgomeryr@cersd.org'; Rose Shriner; Emily Miltko
Cc: Doc Hansen; Jeff Watson; Lindsey Ozbolt
Subject: Notice of Application: Wagon Wheel Plat Amendment (LP-14-00001)

[LP-14-00001 Wagon Wheel Plat Amendment Master File \(For County Network Users Only\)](#)

[On-Line Folder for Long Plat Use Permits \(For Users Off County Network\)](#)

NOTICE OF APPLICATION COMMENT PERIOD: Kittitas County Community Development Services will accept comments through 5:00 p.m. on Friday, May 29, 2015.

Project Name (File Number): Wagon Wheel Plat Amendment (LP-14-00001)

Applicant: Bob Bailey, authorized agent for John Hamel, Chad Hamel, Linda Ammons, Dwight Watson & Joseph Stehle, landowners.

Location: 9 parcels, located approximately 5 miles North of Cle Elum, north of SR 970 at 3440 Teanaway Middle Fork Road, in a portion of Section 26, T21N, R15E, WM, in Kittitas County, Assessor's parcel numbers 577435 (Lot 10), 587435 (Lot 11), 657435 (Lot 12), 667435 (Lot 14), 677435 (Lot 15), 687435 (Lot 16), 697435 (lot 17), 857335 (Lot 18), 837335 (Lot 26) & 847335 (Lot 6).

Proposal: Bob Bailey authorized agent for landowners has submitted a plat amendment application to dedicate a new location for the alignment of Boondoggle Road and dedicate a new location for a portion of East Boondoggle Road with no new lots to be created, per KCC Title 16 Subdivisions. The subject property is currently zoned Forest & Range and has a land use designation of Rural Working.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats). Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, May 29, 2015. Any person has the right to comment on the application and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): This application is exempt from SEPA per WAC 197-11-800 (6) (f) based upon RCW 58.17.040 (6).

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the comment period has ended. A Public Hearing Notice will be issued establishing the date, time and location of the hearing.

Designated Permit Coordinator (staff contact): Kaycee Hathaway Staff Planner: (509) 962-7079; email at: Kaycee.hathaway@co.kittitas.wa.us

Agencies within the county network may review the application master file via the above internal link or through EDEN. Agencies outside of the county network can use the above external link to view a static copy of the Master File for this project as of today's date. As the project progresses ongoing and individual documentation may be found HERE. Comments within the body of an email are encouraged, but may be submitted as attachments or hardcopy to:

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079

Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

<LP-14-00001 Teanaway Wagon Wheel Plat Amendment Notice of Application.pdf>

Kaycee Hathaway

From: Rose Shriner
Sent: Thursday, May 14, 2015 3:51 PM
To: vickibrennan913@hotmail.com
Cc: Kaycee Hathaway
Subject: FW: Notice of Application: Wagon Wheel Plat Amendment (LP-14-00001)
Attachments: LP-14-00001 Teanaway Wagon Wheel Plat Amendment Notice of Application.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

It doesn't look like it. I just received a notice of application today.

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Rose Shriner | Permit Technician
Kittitas County Community Development Services
411 N Ruby St Ste.2 | Ellensburg, WA 98926
(p) 509.962.7506 | (f) 509.962.7682
rose.shriner@co.kittitas.wa.us

From: Kaycee Hathaway
Sent: Thursday, May 14, 2015 11:14 AM
To: Brenda Larsen; Josh Hink; Kim Dawson; Lisa Iammarino; Holly Myers; Christina Wollman; Candie M. Leader; Jan Ollivier; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'GCLE461@ECY.WA.GOV'; 'Brent.Renfrow@dfw.wa.gov'; 'Mark.Teske@dfw.wa.gov'; 'Jennifer.Nelson@dfw.wa.gov'; 'Gretchen.Kaehler@DAHP.wa.gov'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Michael Flory; Lou Whitford; 'Amber.greene@co.kittitas.wa.us'; Steph Mifflin; 'russell.mau@doh.wa.gov'; 'linda.hazlett@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'jmarkell@kvnews.com'; Mike Johnston; 'Darren.habel@usace.army.mil'; 'jhallisey@fs.fed.us'; 'klarned@fs.fed.us'; 'wargog@cersd.org'; 'davisb@cersd.org'; 'montgomeryr@cersd.org'; Rose Shriner; Emily Miltko
Cc: Doc Hansen; Jeff Watson; Lindsey Ozbolt
Subject: Notice of Application: Wagon Wheel Plat Amendment (LP-14-00001)

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587435 (Lot 11), 657435 (Lot 12), 667435 (Lot 14), 677435 (Lot 15), 687435 (Lot 16), 697435 (lot 17), 857335 (Lot 18), 837335 (Lot 26) & 847335 (Lot 6).

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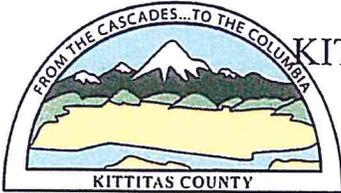
Designated Permit Coordinator (staff contact): Kaycee Hathaway Staff Planner: (509) 962-7079; email at: Kaycee.hathaway@co.kittitas.wa.us

Agencies within the county network may review the application master file via the above internal link or through EDEN. Agencies outside of the county network can use the above external link to view a static copy of the Master File for this project as of today's date. As the project progresses ongoing and individual documentation may be found [HERE](#). Comments within the body of an email are encouraged, but may be submitted as attachments or hardcopy to:

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

PROPOSAL NAME: Wagon Wheel Plat Amendment Permit (LP-14-00001)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: Thursday, May 14, 2015

I certify that the following documentation:

- Notice of Application for the Wagon Wheel Plat Amendment Permit (LP-14-00001) has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Kaycee K Hathaway Signature

Kaycee K Hathaway
 Community Development Services Planner
 County of Kittitas
 State of Washington

Subscribed and sworn to before me May 14, 2015
 Date



Steph Mifflin
 Notary Public for the State of Washington residing
 in Ellensburg.

My appointment expires: December 23, 2017.

Steph Mifflin Signature

SCHOELZ, DONALD ETUX
30202 54TH AVE S
AUBURN, WA 98001-2332

SAVAGE, RONALD W. ETUX
3124 198TH PL SE
BOTHELL, WA 98011

WALTZ, JAMES T & SUSAN D
1418 191ST DR SE
SNOHOMISH, WA 98290

BARNES, FLETCHER P
12438 12TH AVE S
SEATTLE, WA 98168

MCFARLAND, LOREN J
11024 SE 290TH
AUBURN, WA 98902

COWAN, JO ANN
800 5TH AVE STE 101-230
SEATTLE, WA 98104

CLARK, LIBBY ET VIR ETAL
5519 SO FLETCHER ST
SEATTLE, WA 98118

HOOK, BYRON TRUSTEE
3632 12TH AVE W
SEATTLE, WA 98119

FRITCHMAN, EVELYN
8722 NE 144TH CT
KIRKLAND, WA 98034-0711

MCBRIDE, DON L ETUX
29004 SE 262ND ST
RAVENSDALE, WA 98051

HAMEL, JOHN A ETUX
3440 TEANAWAY ROAD MIDDLE FRK
CLE ELUM, WA 98922-9283

WATSON, DWIGHT E TRUSTEE
20425B POPLAR WAY
LYNNWOOD, WA 98036-7840

WATSON, DWIGHT
SOLEY-WATSON, BARBARA J
20425 B POPLAR WAY
LYNNWOOD, WA 98036-7840

RUBENSER, CONNIE & BOB
11020 21ST ST CT E
EDGEWOOD, WA 98372

TUMELSON, KELLY L
620 SW 175TH ST
SEATTLE, WA 98166

RICHARDSON, ROBERT N
13904 272ND ST NE
ARLINGTON, WA 98223

BROWN, EMILY K
12325 78TH AVE E
PUYALLUP, WA 98373

WADE, LARRY & SHARON
PO BOX 2170
RENTON, WA 98056-0170

WINDH, JOHN W. ETUX
6608 48TH ST CT W
TACOMA, WA 98467

FORBES, BILL ETUX
25 S BELLFLOWER RD
BOTHELL, WA 98012

MCGRATH, AARON ETUX
518 N 62ND ST
SEATTLE, WA 98103

BALLARD, ROBERT E & DEBORAH
12124 28TH ST E
EDGEWOOD, WA 98372-2455

WELLS, AMANDA KAY
2207 NW 60TH ST
SEATTLE, WA 98107-3140

FUGLE, LARRY ETUX
6305 84TH ST E
PUYALLUP, WA 98371

BARTON, ROBERT W & MYRNA L
PO BOX 8995
KODIAK, AK 99615-8995

WAID, RUSSELL M &
GOLLNICK-WAID, KRISTA A
10684 W ALBANY CT
BOISE, ID 83713

WAID, RUSSEL M. ETUX
10684 W ALBANY CT
BOISE, ID 83713

THOMAS, MICHAEL ETUX
616 GLEN ST UNIT 102
EDMONDS, WA 98020-3228

MONTGOMERY, DAVID W ETUX
25205 NE 80TH ST.
REDMOND, WA 98053-5802

ANDERSON, STEVEN E
8033 9TH NW
SEATTLE, WA 98117

BROWN, KIM ROBERTA
KELLY, JOAN R
2536 S ANGELINE ST
SEATTLE, WA 98108-2028

NUMKENA, LAWRENCE &
MORAN, NANCY
9110 HWY 970
CLE ELUM, WA 98922

GUNNING, MIKE ETUX
43520 SE 151
NORTH BEND, WA 98045

MONTGOMERY, DAVID ETUX
25205 NE 80TH ST
REDMOND, WA 98053-5802

FORBES, BOB
18525 BUTTERNUT RD
LYNNWOOD, WA 98037-4911

FORBES, BOB ETUX
18525 BUTTERNUT RD
LYNNWOOD, WA 98037-4911

LESTER, KENT W ETUX &
HORRALL, STEVEN
PO BOX 205
ELLENSBURG, WA 98926-1912

RASMUSSEN, MARGARET
6310 N HALE ST
TACOMA, WA 98407-1322

RASMUSSEN, GLENN ETUX
6310 N HALE ST
TACOMA, WA 98407-1322

OTT, REX C
PO BOX 897
PRESTON, WA 98050

AMMONS, LINDA A
12526 W SKYLARK DR
SUN CITY WEST, AZ 85375-3339

HAMEL, CHAD T
3440 TEANAWAY ROAD MIDDLE FRK
CLE ELUM, WA 98922-9283

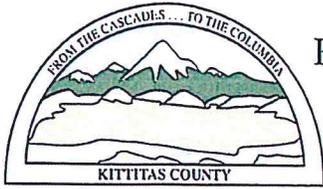
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STEHLE, JOSEPH
20425B POPLAR WAY
LYNNWOOD, WA 98036-7840

BALLARD, ROBERT & DEBORAH L
BALLARD, GERALD E & BARBARA J
12124 28TH ST E
PUYALLUP, WA 98372-2455

SMITH, MARK I &
DUNN-SMITH, DIANNA M
PO BOX 892
CLE ELUM, WA 98922

HOFEDITZ, DAVID Z ETUX
TRUSTEES
14218 119TH AVE NE
KIRKLAND, WA 98034

STATE OF WASH (DNR)
%CONSERV REC & TRANSACTION DIV
PO BOX 47014
OLYMPIA, WA 98504-7014



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: May 14, 2015

Application Received: September 8, 2015

Application Deemed Complete: April 30, 2015

Project Name (File Number): Wagon Wheel Plat Amendment (LP-14-00001)

Applicant: Bob Bailey, authorized agent for John Hamel, Chad Hamel, Linda Ammons, Dwight Watson & Joseph Stehle, landowners.

Location: 9 parcels, located approximately 5 miles North of Cle Elum, north of SR 970 at 3440 Teanaway Middle Fork Road, in a portion of Section 26, T21N, R15E, WM, in Kittitas County, Assessor's parcel numbers 577435 (Lot 10), 587435 (Lot 11), 657435 (Lot 12), 667435 (Lot 14), 677435 (Lot 15), 687435 (Lot 16), 697435 (lot 17), 857335 (Lot 18), 837335 (Lot 26) & 847335 (Lot 6).

Proposal: Bob Bailey authorized agent for landowners has submitted a plat amendment application to dedicate a new location for the alignment of Boondoggle Road and dedicate a new location for a portion of East Boondoggle Road with no new lots to be created, per KCC Title 16 Subdivisions. The subject property is currently zoned **Forest & Range** and has a land use designation of **Rural Working**.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats). Phone: (509) 962-7506

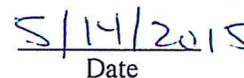
Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Friday, May 29, 2015**. Any person has the right to comment on the application and request a copy of the decision once made. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): This application is exempt from SEPA per WAC 197-11-800 (6) (f) based upon RCW 58.17.040 (6).

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the comment period has ended. A Public Hearing Notice will be issued establishing the date, time and location of the hearing.

Designated Permit Coordinator (staff contact): Kaycee Hathaway Staff Planner: (509) 962-7079; email at: Kaycee.hathaway@co.kittitas.wa.us


Signature Planner of Record


Date

NOTICE OF APPLICATION

Project Name (File Number): Wagon Wheel Plat Amendment (LP-14-00001)

Applicant: Bob Bailey, authorized agent for John Hamel, Chad Hamel, Linda Ammons, Dwight Watson & Joseph Stehle, landowners.

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Designated Permit Coordinator (staff contact): Kaycee Hathaway Staff Planner: (509) 962-7079; email at: Kaycee.hathaway@co.kittitas.wa.us

Notice of Application: May 14, 2015

Application Received: September 8, 2015

Application Deemed Complete: April 30, 2015

Newspaper Publish: May 14, 2015

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 05/12/15 11:33 by lfi18

Acct #: 84329

Ad #: 1283273

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 05/14/2015 Stop: 05/14/2015
Times Ord: 1 Times Run: ***
STD6 2.00 X 6.79 Words: 365
Total STD6 13.58
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 116.79
Affidavits: 1

Contact: STEPH MIFFLIN

Phone: (509)962-7506

Fax#:

Email: steph.mifflin@co.kittitas.wa

Agency:

Ad Descrpt: NOTICE OF APPLICATION

Given by: KAYCEE HATHAWAY

Created: lfi18 05/12/15 10:33

Last Changed: lfi18 05/12/15 11:33

COMMENTS:

COPIED from AD 1280441

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	05/14			
IN	A		97 S	05/14			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee K Hathaway
Name (print or type)

Kaycee K Hathaway
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 05/12/15 11:33 by lfi18

Acct #: 84329

Ad #: 1283273

Status: N

NOTICE OF APPLICATION

Project Name (File Number): Wagon Wheel Plat Amendment (LP 14 00001)

Applicant: Bob Bailey, authorized agent for John Hamel, Chad Hamel, Linda Ammons, Dwight Watson & Joseph Stehle, landowners.

Location: 9 parcels, located approximately 5 miles North of Cle Elum, north of SR 970 at 3440 Teanaway Middle Fork Road, in a portion of Section 26, T21N, R15E, WM, in Kittitas County, Assessor's parcel numbers 577435 (Lot 10), 587435 (Lot 11), 657435 (Lot 12), 667435 (Lot 14), 677435 (Lot 15), 687435 (Lot 16), 697435 (Lot 17), 857335 (Lot 18), 837335 (Lot 26) & 847335 (Lot 6).

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Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Long%20Plats). Phone: (509) 962 7506

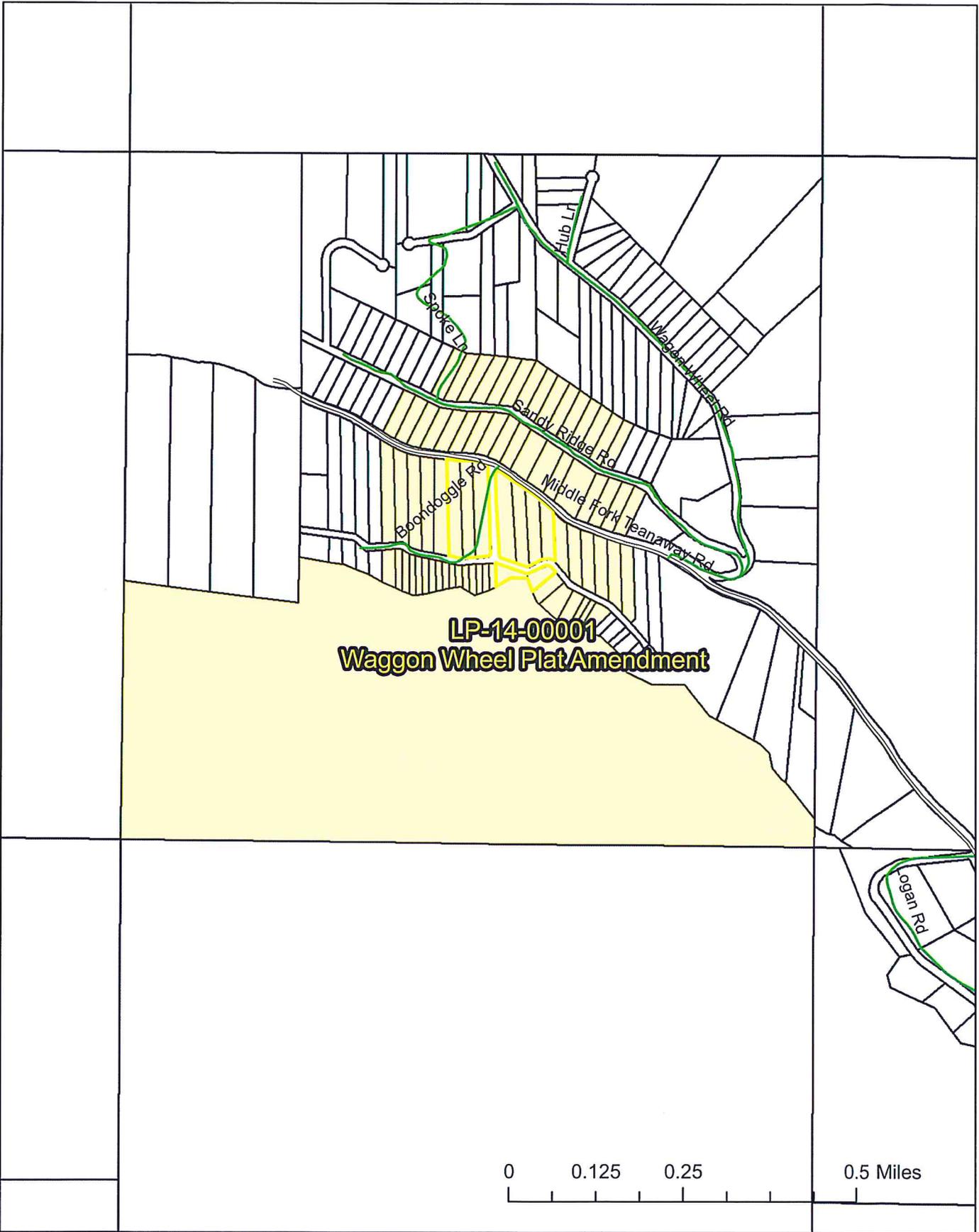
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Environmental Review (SEPA): This application is exempt from SEPA per WAC 197-11-800 (6) (f) based upon RCW 58.17.040 (6).

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the comment period has ended. A Public Hearing Notice will be issued establishing the date, time and location of the hearing.

Designated Permit Coordinator (staff contact): Kaycee Hathaway
Staff Planner: (509) 962-7079; email at:
Kaycee.hathaway@co.kittitas.wa.us

Notice of Application: May 14, 2015
Application Received: September 8, 2015
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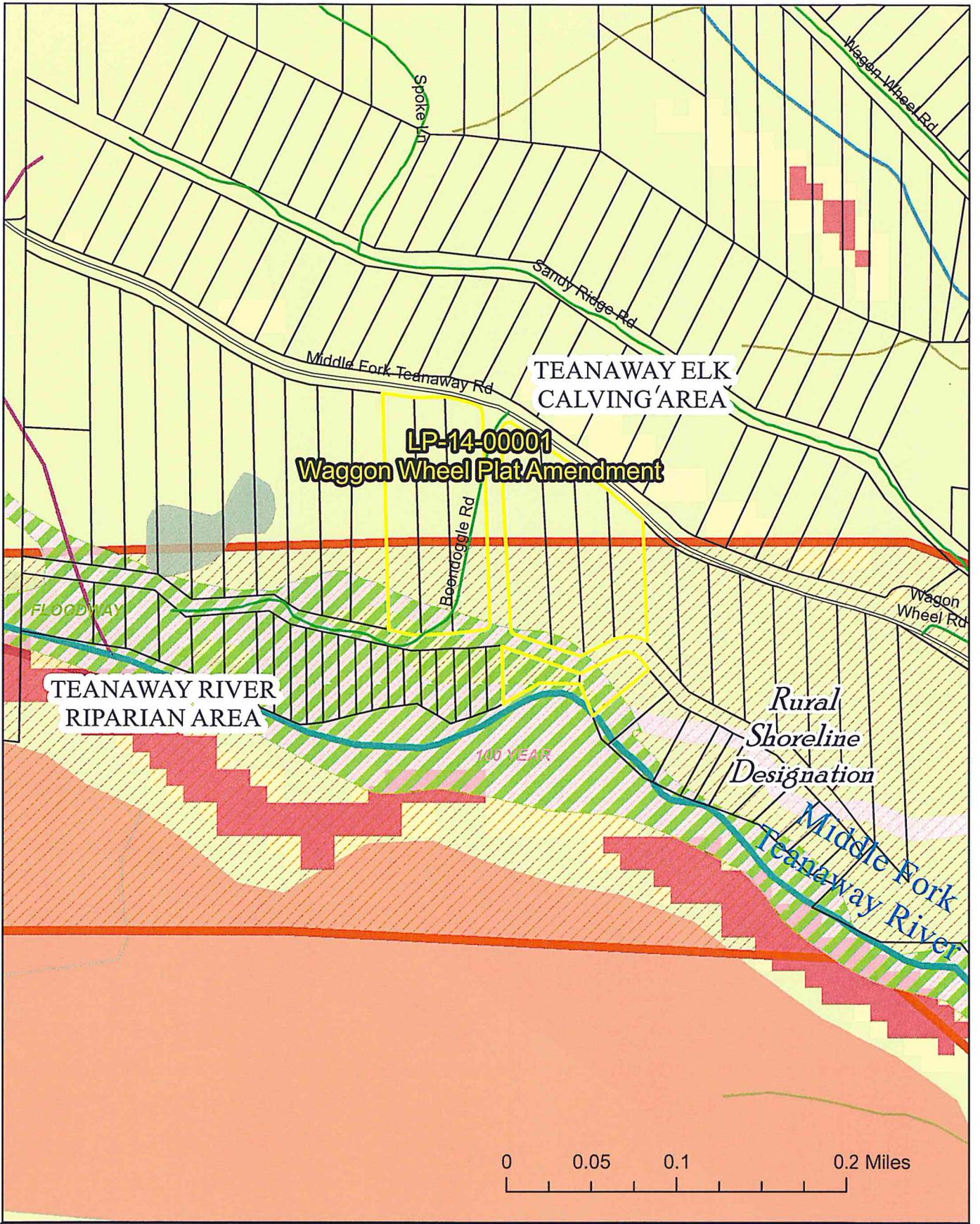


LP-14-00001
Waggon Wheel Plat

5/12/2015

500' Adjoiners
Map

kaycee.hathaway



LP-14-00001
Waggon Wheel Plat

5/12/2015

Critical Areas
Map

kaycee.hathaway

Critical Areas Checklist

Monday, October 06, 2014

Application File Number LP-14-00001

Planner Kaycee Hathaway

Is SEPA required Yes No

Is Parcel History required? Yes No

What is the Zoning? Forest and Range

Is Project inside a Fire District? Yes No

If so, which one? Fire District 7 (Cle Elum)

Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District? Cle Elum - Roslyn

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone? 100 Year

What is the FIRM Panel Number? 5300950163B

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body? Teanaway River

What is the designation? Rural

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification? Teanaway

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name? TEANAWAY ELK CALVING AREA

Is there hazardous slope in the project parcel? Yes No

If so, what type? 0-25%



Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

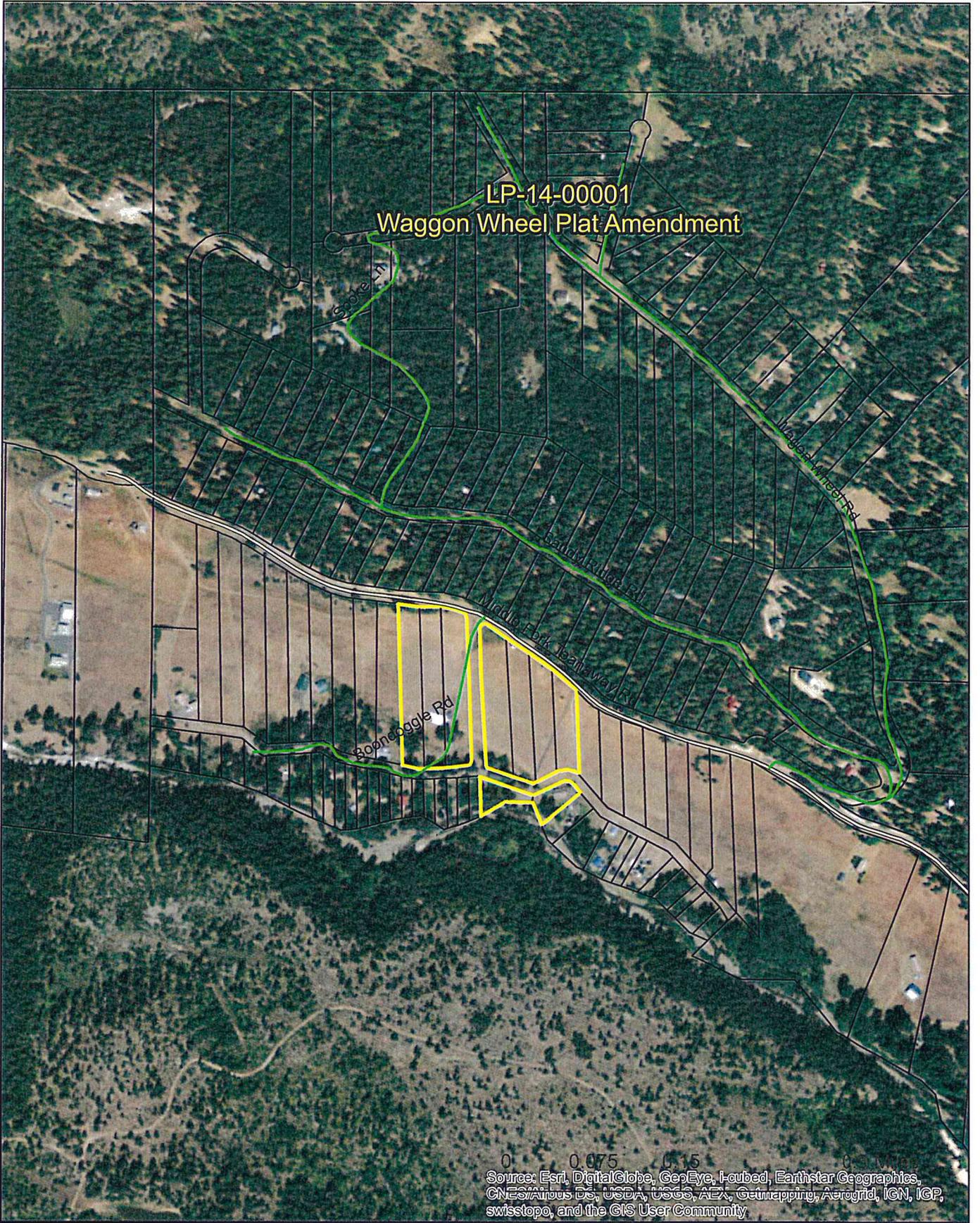
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation? D1

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

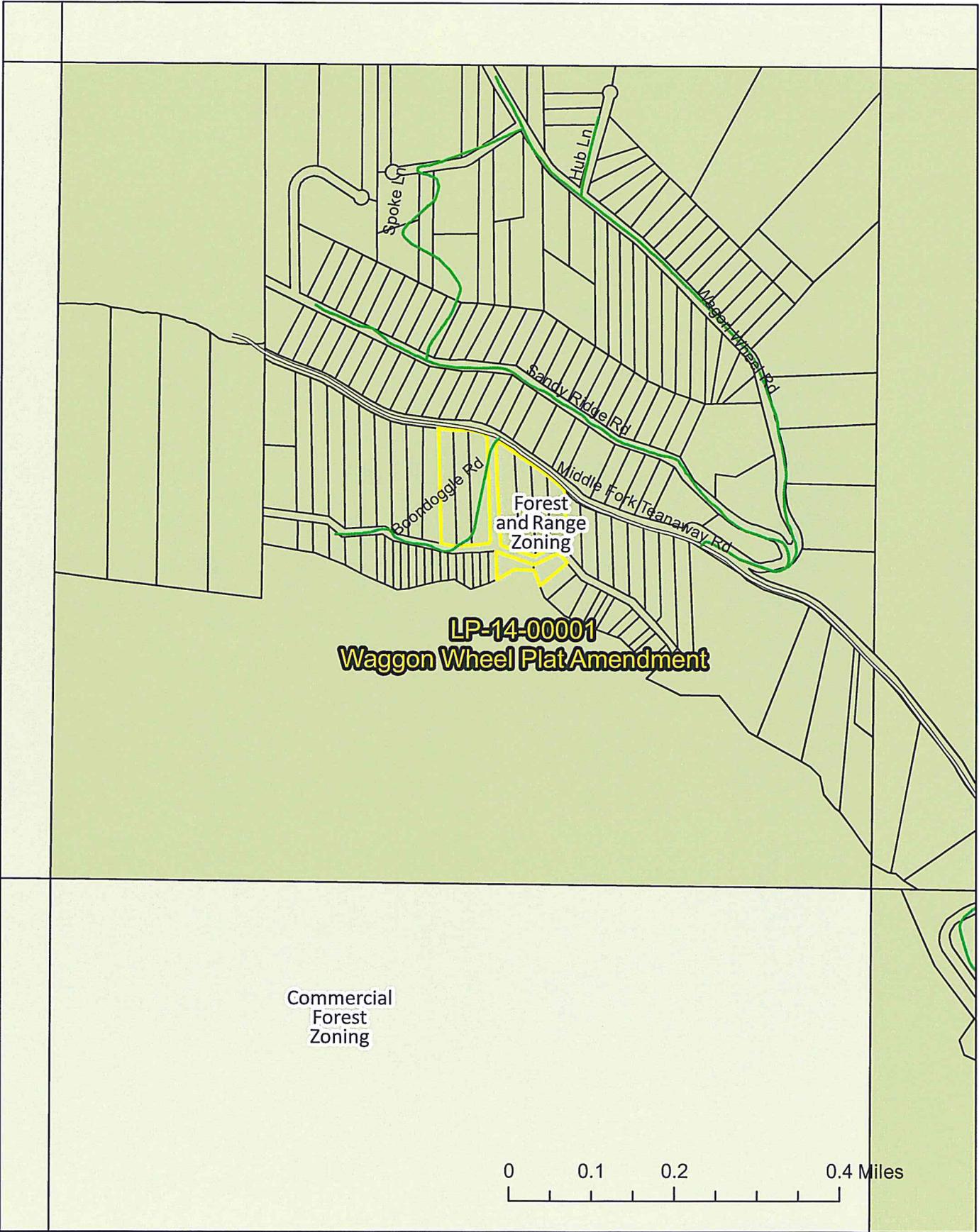


LP-14-00001
Waggon Wheel Plat

5/12/2015

Air
Photo

kaycee.hathaway



LP-14-00001
Waggon Wheel Plat

5/12/2015

Zoning
Map

kaycee.hathaway

LP-14-00001
Waggon Wheel Plat Amendment

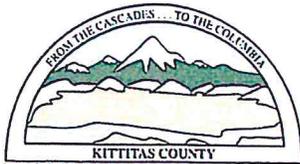
Lowest Map Number 19-18-21000-0003

LP-14-00001
Waggon Wheel Plat

Area
Map

5/12/2015

kaycee.hathaway



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

AFFIDAVIT OF POSTING MAY 6 2015

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE: April 30, 2015	PLANNER: Kaycee K Hathaway

PROJECT NAME: Wagon Wheel Plat Amendment	FILE NUMBER: LP-14-00001
--	--------------------------

PLEASE COMPLETE THE FOLLOWING:

I, Robert J. Bentley, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.

Robert J. Bentley, Agent
Signature

May 6 2015
Date

Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:
Received [Signature]
5-8-15



LAND USE ACTION

Project: Wagon Wheel Plat

Description: to dedicate a new lot for a new location for a portion of

Interested parties may obtain project information from Community Development Services, 411 N. Ruby St., Ellensburg, WA or at www.co.kittitas.wa.us/cds

KITTITAS COUNTY
(509)



LAND USE ACTION

Project: Wagon Wheel Plat Amendment (LP-14-00001)

Description: to the Tenna Way Wagon Wheel Plat (addition for the alignment of Boarding 10200)

Interested parties may obtain project information from Community Development Services, 411 N. Ruby St., Ellensburg, WA or at www.co.kittitas.wa.us/cds

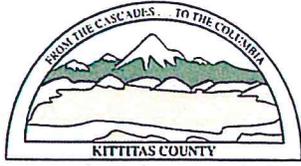
KITTITAS COUNTY
(509)



Kaycee Hathaway

From: for.rlb@gmail.com
Sent: Wednesday, May 06, 2015 2:00 PM
To: Kaycee Hathaway
Subject: Wagon Wheel #LP-14-00001
Attachments: image1.JPG; ATT00001.txt; image2.JPG; ATT00002.txt

Hello Kaycee, attached find two images of sign placement file number LP-14-00001 erected as directed on project site.
Bob B.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

April 30, 2015

Robert Bailey
4201 HWY 970
Cle Elum, WA 98922

RE: Wagon Wheel Plat Amendment Application (LP-14-00001)

Dear Mr. Bailey,

The application for a 9 Lot Plat Amendment to the Teanaway Wagon Wheel Plat (66-00) on approximately 11.67 acres of land that is zoned Forest and Range, located in a portion of Section 26, T21N, R15E, WM, in Kittitas County, Assessor's parcel numbers 577435 (Lot 10), 587435 (Lot 11), 657435 (Lot 12), 667435 (Lot 14), 677435 (Lot 15), 687435 (Lot 16), 697435 (lot 17), 857335 (Lot 18), 837335 (Lot 26) & 847335 (Lot 6), was received on September 8, 2014. Your application has been determined complete as of April 30, 2015.

Your application meets the requirements of KCC 16.12.010 for a complete application. The County may request additional information during review of you application. Continued processing of your application will include, but not be limited to the following actions:

1. According to KCC 15A.030.060 a Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal.
2. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this matter is brought before the Board of County Commissioners.
5. An open-record hearing will be scheduled before the Kittitas County Board of Commissioners where a final decision will be given.

You may pick up the "Land Use Action" sign at any time to be posted at the frontage road and return the signed affidavit of posting and photo of posted sign to CDS. After this has been completed I will be able to issue the Notice of Application.

If you have any questions regarding this matter, please contact me at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us.

Sincerely,

Kaycee K Hathaway
Staff Planner



Kaycee Hathaway

From: Kaycee Hathaway
Sent: Wednesday, October 15, 2014 9:12 AM
To: 'for.rlb@gmail.com'
Subject: RE: LP-14-00001 Plat Amendment

Dear Mr. Bailey,

Today does not work. Doc is in meetings all day. Tomorrow morning will work. It looks like any time after 8:30 is open.

Thank you,

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

From: for.rlb@gmail.com [<mailto:for.rlb@gmail.com>]
Sent: Wednesday, October 15, 2014 8:42 AM
To: Kaycee Hathaway
Subject: Re: LP-14-00001 Plat Amendment

Ms Hathaway,

I can travel to your office today or tomorrow morning. I left a note on your vm this morning 0810hrs. Tell me if today will work for you.

Best regards,
Bob Bailey

Sent from my iPhone

On Oct 14, 2014, at 10:20, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Dear Mr. Bailey,

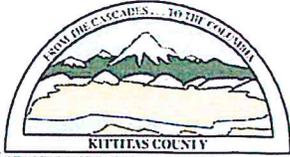
I am contacting you in regards to the wagon wheel plat amendment that you turned in on September 8 2014. I was hoping that you could come in sometime this week to clarify a few points with us. I tried your phone, but the number seems to be busy or disconnected. Please let me know if any times this week work for you.

Thank you,

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 36eb45918c6debdac24bb6719d004a14



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

LONG PLAT APPLICATION *Amendment* (To divide lot into 5 or more lots, per KCC Title 16)

A pre-application meeting is required if over nine lots will be created by the proposed subdivision. To schedule a pre-application meeting, complete and submit a "Pre-Application Meeting Scheduling Form" to CDS. Notes or summaries from pre-application meetings should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Eight large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
 - SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required
 - Project Narrative responding to Questions 9-11 on the following pages.
- > No SEPA req. -> No new lots*

OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

APPLICATION FEES:

3,335.00	Kittitas County Community Development Services (KCCDS)
602.00	Kittitas County Department of Public Works
524.00	Kittitas County Fire Marshal
800.00	Public Health Proportion (Additional fee of \$75/hour over 12.5 hours)
<u>\$5,261.00</u>	<u>Total fees due for this application (One check made payable to KCCDS)</u>

1/2 FEE \$2630.50

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): <div style="text-align: center; font-size: 2em; margin-top: 10px;"><i>EM</i></div>	DATE: <div style="text-align: center; font-size: 1.5em; margin-top: 10px;"><i>9-8-14</i></div>	RECEIPT # <div style="text-align: center; font-size: 1.5em; margin-top: 10px;"><i>LP-14-00001</i></div>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">RECEIVED</div> <div style="text-align: center; font-size: 1.2em; margin-bottom: 5px;">SEP 08 2014</div> <div style="text-align: center; font-size: 1.2em; margin-bottom: 5px;">KITITAS COUNTY</div> <div style="text-align: center; font-size: 0.8em; margin-bottom: 5px;">DATE STAMP IN BOX</div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

(2)

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.

Name: JOHN A HAMEL, 3440 TEANAWAY RD. MF. CLEELUM 509 674 2982 LOT 14 B5, LOT 26. B1
Mailing Address: CHADT HAMEL, 3440 TEANAWAY RD. MF. CLEELUM 509 674 2982 LOT 11, 12, B5
City/State/ZIP: LINDA A. AMMONS, 12526 W SKYLARK DR, SUN CITY WEST, AZ 85375 LOT 10. B5
Day Time Phone: DWIGHT WATSON 20425 B POPLAR WAY, LYNNWOOD, VA 98036; 509 674 4174 - LOTS 15, 16, 17 B5
JOSEPH STEHLE LOT 6 B2
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: ROBERT L. BAILEY PLS/PE 9743
Mailing Address: 4201 HWY 970, CLEELUM, WA. 98922
City/State/ZIP: _____
Day Time Phone: 509 679 7017
Email Address: for. rlb @ gmail.com

3. Name, mailing address and day phone of other contact person
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: VICINITY OF 3440 TEANAWAY RD. M.F. - CLEELUM
City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):

PLAT OF TEANAWAY WAGON WHEEL
LOTS & BLOCKS SHOWN ON ATTACHED SHEETS

6. Tax parcel number: _____

7. Property size: ALL THIS DATA SHOWN ON ATTACHED SHEETS (acres)

8. Land Use Information:

Zoning: _____ Comp Plan Land Use Designation: _____

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

PLAT AMENDMENT CAUSED BY ROAD VACATION - SEE ATTACHED SHEET

9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. Are Forest Service roads/easements involved with accessing your development? Yes (No) (Circle)
If yes, explain: _____
11. What County maintained road(s) will the development be accessing from? EXISTING MIDDLE FORK, TENNESSEE

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X *Robert J. Bailey*

Date:

9/2/2014

Signature of Land Owner of Record
(Required for application submittal):

X *John A. Hamel*

Date:

9/2/2014

SEPTEMBER 8, 2014

RECEIVED

SEP 08 2014

WYOMING COUNTY
CDS

PROPOSED PLAT AMENDMENT; TEANAWAY WAGON WHEEL

BOOK 6 OF PLATS PAGES 30-43

PORTIONS OF BLOCKS 1, 2 & 5

- 1.) EXISTING ALIGNMENT OF BOONDOGGLE ROAD OCCUPIES PORTIONS OF BLOCK 5 NOT IN THE LOCATION OF THE DEDICATED R/W.
- 2.) PORTIONS OF EAST BOONDOGGLE ROAD DEDICATED R/W OCCUPIED BY EXISTING RESIDENCE & IMPROVEMENTS

THIS PROPOSED PLAT AMENDMENT WILL DEDICATE A NEW LOCATION FOR THE ALIGNMENT OF BOONDOGGLE ROAD & DEDICATE A NEW LOCATION FOR A PORTION OF EAST BOONDOGGLE ROAD.

BOTH PROPOSED NEW LOCATIONS FOLLOW THE PRESENTLY USED ACCESS ROADS INTO & THRU PORTIONS OF BLOCK 1, 2, & 5.

ROBERT BILLYE, 4201 HWY 970 - CHELSEA 98922 SO9 CT9 7017

SEPT 8 2014

TEANAWAY WAGON WHEEL PLAT AMENDMENT
 VACATE and RELOCATE PORTIONS OF BOONDOGGLE ROAD AND EAST BOONDOGGLE ROAD
 Portions of Blocks 1, 2, 5; in Parts of the SE-4NW-4; NW-4SE-4; S-26; T-21N R-15E MM
 Book 6 of Plats, Pages 30 - 43; Records of Kittitas County, November 1973

PRELIMINARY

ADJUSTED AREAS OF PARCELS INVOLVED BY
 RELOCATION & RESURVEYING

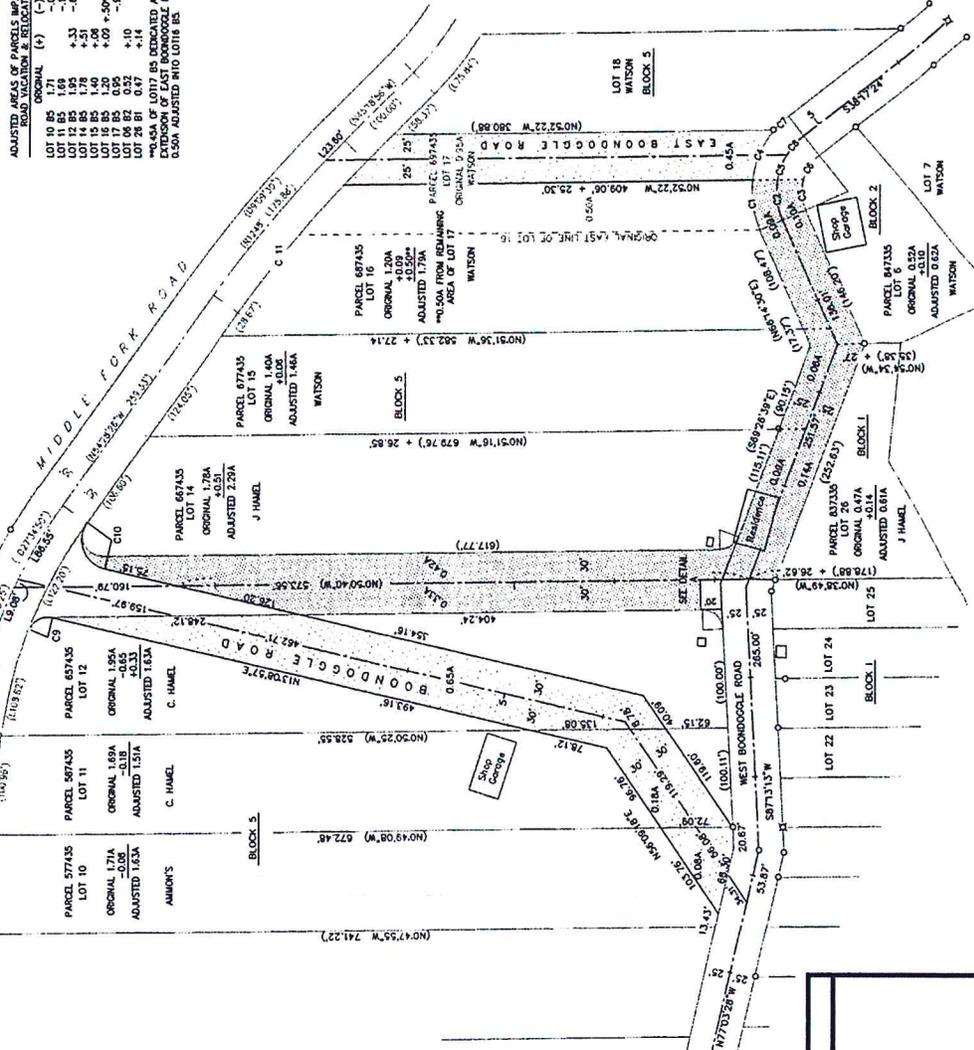
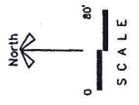
ORIGINAL (±)	ADJUSTED
LOT 10 B5 1.71	-0.08 1.63
LOT 11 B5 1.69	-1.18 0.51
LOT 12 B5 1.78	+0.33 2.11
LOT 13 B5 1.78	+0.31 2.09
LOT 14 B5 1.78	+0.31 2.09
LOT 15 B5 1.40	+0.06 1.46
LOT 16 B5 1.40	+0.06 1.46
LOT 17 B5 0.95	+0.05 1.00
LOT 18 B5 0.95	+0.05 1.00
LOT 20 B1 0.47	+0.14 0.61
LOT 21 B1 0.47	+0.14 0.61
LOT 22 B1 0.47	+0.14 0.61
LOT 23 B1 0.47	+0.14 0.61
LOT 24 B1 0.47	+0.14 0.61
LOT 25 B1 0.47	+0.14 0.61
LOT 26 B1 0.47	+0.14 0.61
LOT 27 B1 0.47	+0.14 0.61
LOT 28 B1 0.47	+0.14 0.61
LOT 29 B1 0.47	+0.14 0.61
LOT 30 B1 0.47	+0.14 0.61
LOT 31 B1 0.47	+0.14 0.61
LOT 32 B1 0.47	+0.14 0.61
LOT 33 B1 0.47	+0.14 0.61
LOT 34 B1 0.47	+0.14 0.61
LOT 35 B1 0.47	+0.14 0.61
LOT 36 B1 0.47	+0.14 0.61
LOT 37 B1 0.47	+0.14 0.61
LOT 38 B1 0.47	+0.14 0.61
LOT 39 B1 0.47	+0.14 0.61
LOT 40 B1 0.47	+0.14 0.61
LOT 41 B1 0.47	+0.14 0.61
LOT 42 B1 0.47	+0.14 0.61
LOT 43 B1 0.47	+0.14 0.61
LOT 44 B1 0.47	+0.14 0.61
LOT 45 B1 0.47	+0.14 0.61
LOT 46 B1 0.47	+0.14 0.61
LOT 47 B1 0.47	+0.14 0.61
LOT 48 B1 0.47	+0.14 0.61
LOT 49 B1 0.47	+0.14 0.61
LOT 50 B1 0.47	+0.14 0.61
LOT 51 B1 0.47	+0.14 0.61
LOT 52 B1 0.47	+0.14 0.61
LOT 53 B1 0.47	+0.14 0.61
LOT 54 B1 0.47	+0.14 0.61
LOT 55 B1 0.47	+0.14 0.61
LOT 56 B1 0.47	+0.14 0.61
LOT 57 B1 0.47	+0.14 0.61
LOT 58 B1 0.47	+0.14 0.61
LOT 59 B1 0.47	+0.14 0.61
LOT 60 B1 0.47	+0.14 0.61
LOT 61 B1 0.47	+0.14 0.61
LOT 62 B1 0.47	+0.14 0.61
LOT 63 B1 0.47	+0.14 0.61
LOT 64 B1 0.47	+0.14 0.61
LOT 65 B1 0.47	+0.14 0.61
LOT 66 B1 0.47	+0.14 0.61
LOT 67 B1 0.47	+0.14 0.61
LOT 68 B1 0.47	+0.14 0.61
LOT 69 B1 0.47	+0.14 0.61
LOT 70 B1 0.47	+0.14 0.61
LOT 71 B1 0.47	+0.14 0.61
LOT 72 B1 0.47	+0.14 0.61
LOT 73 B1 0.47	+0.14 0.61
LOT 74 B1 0.47	+0.14 0.61
LOT 75 B1 0.47	+0.14 0.61
LOT 76 B1 0.47	+0.14 0.61
LOT 77 B1 0.47	+0.14 0.61
LOT 78 B1 0.47	+0.14 0.61
LOT 79 B1 0.47	+0.14 0.61
LOT 80 B1 0.47	+0.14 0.61
LOT 81 B1 0.47	+0.14 0.61
LOT 82 B1 0.47	+0.14 0.61
LOT 83 B1 0.47	+0.14 0.61
LOT 84 B1 0.47	+0.14 0.61
LOT 85 B1 0.47	+0.14 0.61
LOT 86 B1 0.47	+0.14 0.61
LOT 87 B1 0.47	+0.14 0.61
LOT 88 B1 0.47	+0.14 0.61
LOT 89 B1 0.47	+0.14 0.61
LOT 90 B1 0.47	+0.14 0.61
LOT 91 B1 0.47	+0.14 0.61
LOT 92 B1 0.47	+0.14 0.61
LOT 93 B1 0.47	+0.14 0.61
LOT 94 B1 0.47	+0.14 0.61
LOT 95 B1 0.47	+0.14 0.61
LOT 96 B1 0.47	+0.14 0.61
LOT 97 B1 0.47	+0.14 0.61
LOT 98 B1 0.47	+0.14 0.61
LOT 99 B1 0.47	+0.14 0.61
LOT 100 B1 0.47	+0.14 0.61

ADJUSTED AS FOR THE
 EXTENSION OF EAST BOONDOGGLE ROAD; REBARRING
 0.50A ADJUSTED INTO LOTS 18 B5.

LEGEND & NOTES

- FOUND; IF A, REBAR OR PIPES
- () PREVIOUSLY RECORDED DATA
- ± EXISTING MONUMENTS FOR CONTROL
- NEW ROAD ALIGNMENTS
- VACATED ROAD ALIGNMENTS

BASES OF BEARINGS: CENTERLINE MIDDLE FORK RD
 SURVEY PERFORMED WITH WAGON TOTAL STATION TO
 AN ACCURACY EXCEEDING REQUIREMENTS.



AUDITOR'S CERTIFICATE
 FILED OF RECORD THIS _____ DAY OF _____ IN _____
 BOOK _____ OF SHORTPLATS, PAGE _____,
 AT THE REQUEST OF _____
 Kittitas County Auditor, by: _____
 Deputy County Auditor _____

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ AD.
 DIRECTOR, DEPARTMENT OF PUBLIC WORKS _____
 KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY
 BE SUITABLE FOR SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY
 ALL, BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE
 BUILDERS SHOULD CONSULT WITH THE KITTITAS COUNTY HEALTH DEPARTMENT ABOUT THE
 ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
 DATED THIS _____ DAY OF _____ AD.

KITTITAS COUNTY HEALTH OFFICER _____
 CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE PLAT AMENDMENT IN PORTIONS
 OF BLOCKS 1, 2 & 5; PLAT OF TEANAWAY WAGON WHEEL
 PLAT AMENDMENT IS IN ACCORDANCE WITH THE
 COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ AD.

KITTITAS COUNTY PLANNING DIRECTOR _____
 CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE
 PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN
 WHICH THE PLAT AMENDMENT IS NOW TO BE FILED.
 PARCEL NUMBERS AS SHOWN ON PLAT AMENDMENT
 DATED THIS _____ DAY OF _____ AD.

KITTITAS COUNTY TREASURER _____
 SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS
 THE SURVEY AND THE REQUIREMENTS
 OF THE SURVEY RECORDING ACT AT
 THE REQUEST OF _____

ROBERT L. BAILEY, PE/PLS #9743
 Professional Land Surveying
 4201 Hwy 970, Cle Elum, WA, 98922
 509-674-5551

TEANAWAY WAGON WHEEL PLAT AMENDMENT
 BOUNDARY LINE ADJUSTMENTS: 1.) L11/L12 B5 2.) L14 B5/L26 B1 3.) L26 B1/L15 B5 4.) L16/L17 B5
 Portions of Blocks 1, 2, 5; in Parts of the SE-4NW4, SW4NE4; NW4SE4; S26, T21N R15E 11M
 Book 6 of Plats, Pages 30 - 43; Records of Kittitas County, November 1973

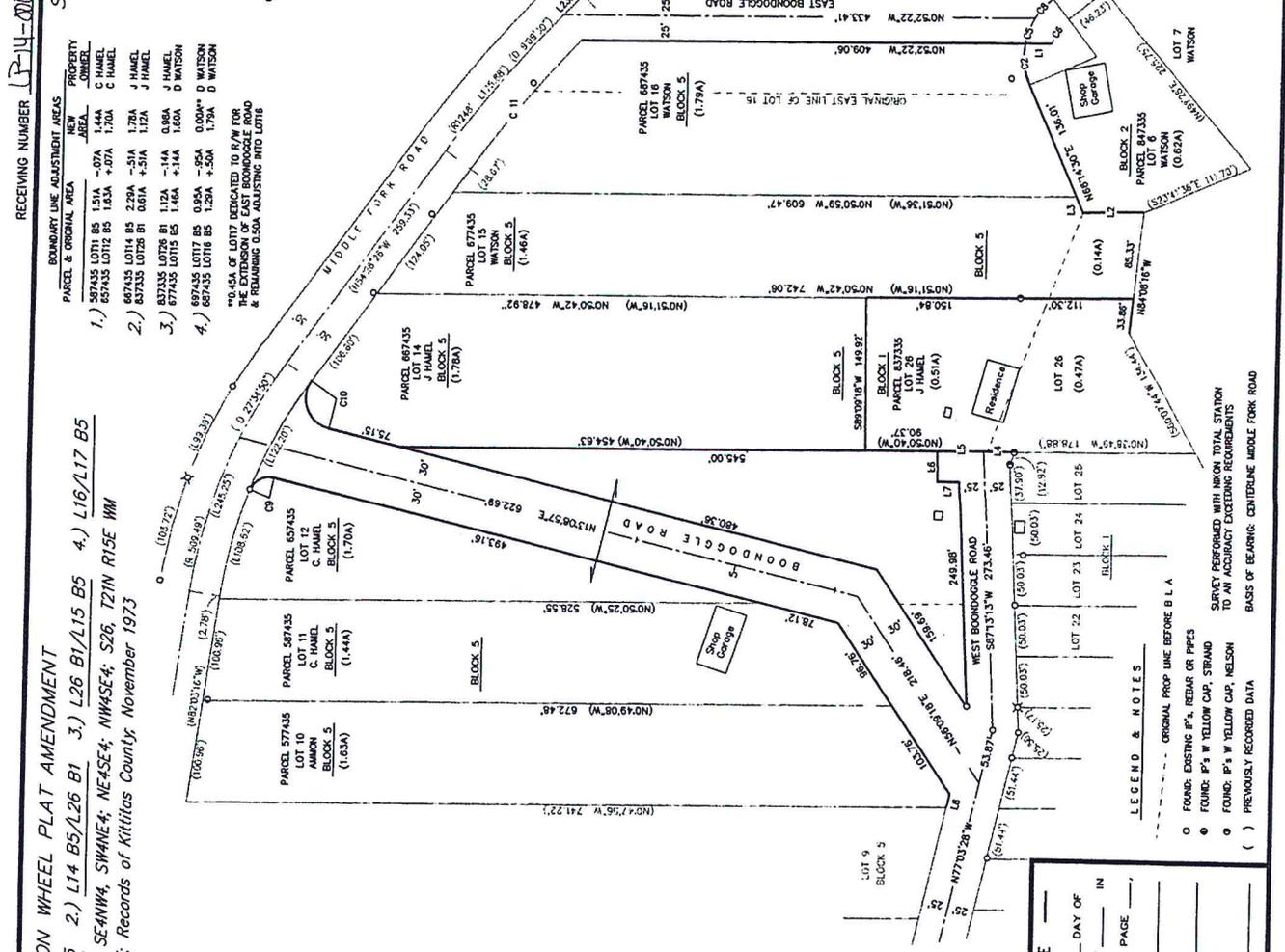
PRELIMINARY

PARCEL & ORIGINAL AREA	BOUNDARY LINE ADJUSTMENT AREAS	NEW AREA	PROPERTY OWNER
1.) 577435 LOT 10 B5	1.51A	-07A	C HAMEL
577435 LOT 11 B5	1.63A	+07A	C HAMEL
577435 LOT 12 B5	1.70A	-07A	C HAMEL
577435 LOT 13 B5	1.78A	-07A	J HAMEL
577435 LOT 14 B5	1.86A	-07A	J HAMEL
577435 LOT 15 B5	1.94A	-07A	J HAMEL
577435 LOT 16 B5	2.02A	-07A	J HAMEL
577435 LOT 17 B5	2.10A	-07A	J HAMEL
577435 LOT 18 B5	2.18A	-07A	J HAMEL
577435 LOT 19 B5	2.26A	-07A	J HAMEL
577435 LOT 20 B5	2.34A	-07A	J HAMEL
577435 LOT 21 B5	2.42A	-07A	J HAMEL
577435 LOT 22 B5	2.50A	-07A	J HAMEL
577435 LOT 23 B5	2.58A	-07A	J HAMEL
577435 LOT 24 B5	2.66A	-07A	J HAMEL
577435 LOT 25 B5	2.74A	-07A	J HAMEL
577435 LOT 26 B5	2.82A	-07A	J HAMEL
577435 LOT 27 B5	2.90A	-07A	J HAMEL
577435 LOT 28 B5	2.98A	-07A	J HAMEL
577435 LOT 29 B5	3.06A	-07A	J HAMEL
577435 LOT 30 B5	3.14A	-07A	J HAMEL
577435 LOT 31 B5	3.22A	-07A	J HAMEL
577435 LOT 32 B5	3.30A	-07A	J HAMEL
577435 LOT 33 B5	3.38A	-07A	J HAMEL
577435 LOT 34 B5	3.46A	-07A	J HAMEL
577435 LOT 35 B5	3.54A	-07A	J HAMEL
577435 LOT 36 B5	3.62A	-07A	J HAMEL
577435 LOT 37 B5	3.70A	-07A	J HAMEL
577435 LOT 38 B5	3.78A	-07A	J HAMEL
577435 LOT 39 B5	3.86A	-07A	J HAMEL
577435 LOT 40 B5	3.94A	-07A	J HAMEL
577435 LOT 41 B5	4.02A	-07A	J HAMEL
577435 LOT 42 B5	4.10A	-07A	J HAMEL
577435 LOT 43 B5	4.18A	-07A	J HAMEL
577435 LOT 44 B5	4.26A	-07A	J HAMEL
577435 LOT 45 B5	4.34A	-07A	J HAMEL
577435 LOT 46 B5	4.42A	-07A	J HAMEL
577435 LOT 47 B5	4.50A	-07A	J HAMEL
577435 LOT 48 B5	4.58A	-07A	J HAMEL
577435 LOT 49 B5	4.66A	-07A	J HAMEL
577435 LOT 50 B5	4.74A	-07A	J HAMEL
577435 LOT 51 B5	4.82A	-07A	J HAMEL
577435 LOT 52 B5	4.90A	-07A	J HAMEL
577435 LOT 53 B5	4.98A	-07A	J HAMEL
577435 LOT 54 B5	5.06A	-07A	J HAMEL
577435 LOT 55 B5	5.14A	-07A	J HAMEL
577435 LOT 56 B5	5.22A	-07A	J HAMEL
577435 LOT 57 B5	5.30A	-07A	J HAMEL
577435 LOT 58 B5	5.38A	-07A	J HAMEL
577435 LOT 59 B5	5.46A	-07A	J HAMEL
577435 LOT 60 B5	5.54A	-07A	J HAMEL
577435 LOT 61 B5	5.62A	-07A	J HAMEL
577435 LOT 62 B5	5.70A	-07A	J HAMEL
577435 LOT 63 B5	5.78A	-07A	J HAMEL
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577435 LOT 66 B5	6.02A	-07A	J HAMEL
577435 LOT 67 B5	6.10A	-07A	J HAMEL
577435 LOT 68 B5	6.18A	-07A	J HAMEL /
577435 LOT 69 B5	6.26A	-07A	J HAMEL
577435 LOT 70 B5	6.34A	-07A	J HAMEL
577435 LOT 71 B5	6.42A	-07A	J HAMEL
577435 LOT 72 B5	6.50A	-07A	J HAMEL
577435 LOT 73 B5	6.58A	-07A	J HAMEL
577435 LOT 74 B5	6.66A	-07A	J HAMEL
577435 LOT 75 B5	6.74A	-07A	J HAMEL
577435 LOT 76 B5	6.82A	-07A	J HAMEL
577435 LOT 77 B5	6.90A	-07A	J HAMEL
577435 LOT 78 B5	6.98A	-07A	J HAMEL
577435 LOT 79 B5	7.06A	-07A	J HAMEL
577435 LOT 80 B5	7.14A	-07A	J HAMEL
577435 LOT 81 B5	7.22A	-07A	J HAMEL
577435 LOT 82 B5	7.30A	-07A	J HAMEL
577435 LOT 83 B5	7.38A	-07A	J HAMEL
577435 LOT 84 B5	7.46A	-07A	J HAMEL
577435 LOT 85 B5	7.54A	-07A	J HAMEL
577435 LOT 86 B5	7.62A	-07A	J HAMEL
577435 LOT 87 B5	7.70A	-07A	J HAMEL
577435 LOT 88 B5	7.78A	-07A	J HAMEL
577435 LOT 89 B5	7.86A	-07A	J HAMEL
577435 LOT 90 B5	7.94A	-07A	J HAMEL
577435 LOT 91 B5	8.02A	-07A	J HAMEL
577435 LOT 92 B5	8.10A	-07A	J HAMEL
577435 LOT 93 B5	8.18A	-07A	J HAMEL
577435 LOT 94 B5	8.26A	-07A	J HAMEL
577435 LOT 95 B5	8.34A	-07A	J HAMEL
577435 LOT 96 B5	8.42A	-07A	J HAMEL
577435 LOT 97 B5	8.50A	-07A	J HAMEL
577435 LOT 98 B5	8.58A	-07A	J HAMEL
577435 LOT 99 B5	8.66A	-07A	J HAMEL
577435 LOT 100 B5	8.74A	-07A	J HAMEL

*0.45A OF LOT 10 DEDICATED TO B/W FOR THE EXTENSION OF EAST BOONDOGGLE ROAD & REMAINING 0.50A ADJUSTING INTO LOT 16

CURVE & LINE DATA

LINE	BEARING	DISTANCE	AREA
C1	S025°11'00" E	50.95	56.96
C2	S88°02'30" E	31.07	45.96
C3	S31°01'00" E	55.56	95.96
C4	S14°00'00" E	28.96	70.96
C5	S00°00'00" E	18.96	45.96
C6	N15°32'30" E	18.88	95.96
C7	S02°00'00" E	23.97	70.96
C8	N72°28'00" E	23.97	20.00
C9	N00°00'00" E	166.06	128.00
C10	N74°03'50" E	166.06	128.00
C11	S02°00'00" E	23.97	70.96
C12	N72°28'00" E	23.97	20.00
C13	S88°02'30" E	31.07	45.96
C14	S025°11'00" E	50.95	56.96
C15	N050°40'00" W	24.96	24.96
C16	S02°00'00" E	23.97	70.96
C17	S025°11'00" E	50.95	56.96
C18	N77°03'28" W	13.43	13.43



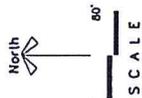
LEGEND & NOTES
 ○ FOUND: EXISTING PIPES, REBAR OR PIPES
 ● FOUND: PIPES IN YELLOW CAP, STRAND
 ○ FOUND: PIPES IN YELLOW CAP, NELSON
 () PREVIOUSLY RECORDED DATA
 --- ORIGINAL PROP. LINE BEFORE B.L.A.
 --- SURVEY PERFORMED WITH NIKON TOTAL STATION TO AN ACCURACY EXCEEDING REQUIREMENTS
 BASIS OF BEARING: CENTRIQUE MIDDLE FORK ROAD

AUDITOR'S CERTIFICATE
 FILED OF RECORD THIS _____ DAY OF _____ IN _____
 BOOK _____ OF SHORTPLATS, PAGE _____
 AT THE REQUEST OF _____
 Kittitas County Auditor, by _____
 Deputy County Auditor _____

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS THE INFORMATION MADE BY ME IN CONNECTION WITH THE PERFORMANCE OF THE SURVEYING ACT AS THE REQUEST OF _____
 ROBERT L. BAILEY, PE/PLS #9743
 S O B A I L E Y
 Professional Land Surveying
 4201 Hwy 900, Cle Elum, WA, 98922
 509-674-5551

TEANAWAY WAGON WHEEL PLAT AMENDMENT
VACATE and RELOCATE PORTIONS OF BOONDGGLE ROAD AND EAST BOONDGGLE ROAD
 Portions of Blocks 1, 2, 5; in Parts of the SE-4NW-4; SW-4NE-4; NW-4SE-4; S26, T21N R15E 11M
 Book 6 of Plats, Pages 30 - 43; Records of Kittitas County, November 1973

SEP 08 2014



ADJUSTED AREAS OF PARCELS IMPACTED BY ROAD VACATION & RELOCATION

LOT	ORIGINAL (+)	(-)	ADJUSTED
LOT 10 B5	1.60	-1.00	0.60
LOT 11 B5	1.95	-1.35	0.60
LOT 12 B5	1.78	-1.18	0.60
LOT 14 B5	1.78	-1.18	0.60
LOT 15 B5	1.78	-1.18	0.60
LOT 16 B5	1.78	-1.18	0.60
LOT 17 B5	1.78	-1.18	0.60
LOT 18 B5	1.78	-1.18	0.60
LOT 19 B5	1.78	-1.18	0.60
LOT 20 B5	1.78	-1.18	0.60
LOT 21 B5	1.78	-1.18	0.60
LOT 22 B5	1.78	-1.18	0.60
LOT 23 B5	1.78	-1.18	0.60
LOT 24 B5	1.78	-1.18	0.60
LOT 25 B5	1.78	-1.18	0.60
LOT 26 B5	1.78	-1.18	0.60
LOT 27 B5	1.78	-1.18	0.60
LOT 28 B5	1.78	-1.18	0.60
LOT 29 B5	1.78	-1.18	0.60
LOT 30 B5	1.78	-1.18	0.60
LOT 31 B5	1.78	-1.18	0.60
LOT 32 B5	1.78	-1.18	0.60
LOT 33 B5	1.78	-1.18	0.60
LOT 34 B5	1.78	-1.18	0.60
LOT 35 B5	1.78	-1.18	0.60
LOT 36 B5	1.78	-1.18	0.60
LOT 37 B5	1.78	-1.18	0.60
LOT 38 B5	1.78	-1.18	0.60
LOT 39 B5	1.78	-1.18	0.60
LOT 40 B5	1.78	-1.18	0.60
LOT 41 B5	1.78	-1.18	0.60
LOT 42 B5	1.78	-1.18	0.60
LOT 43 B5	1.78	-1.18	0.60
LOT 44 B5	1.78	-1.18	0.60
LOT 45 B5	1.78	-1.18	0.60
LOT 46 B5	1.78	-1.18	0.60
LOT 47 B5	1.78	-1.18	0.60
LOT 48 B5	1.78	-1.18	0.60
LOT 49 B5	1.78	-1.18	0.60
LOT 50 B5	1.78	-1.18	0.60
LOT 51 B5	1.78	-1.18	0.60
LOT 52 B5	1.78	-1.18	0.60
LOT 53 B5	1.78	-1.18	0.60
LOT 54 B5	1.78	-1.18	0.60
LOT 55 B5	1.78	-1.18	0.60
LOT 56 B5	1.78	-1.18	0.60
LOT 57 B5	1.78	-1.18	0.60
LOT 58 B5	1.78	-1.18	0.60
LOT 59 B5	1.78	-1.18	0.60
LOT 60 B5	1.78	-1.18	0.60
LOT 61 B5	1.78	-1.18	0.60
LOT 62 B5	1.78	-1.18	0.60
LOT 63 B5	1.78	-1.18	0.60
LOT 64 B5	1.78	-1.18	0.60
LOT 65 B5	1.78	-1.18	0.60
LOT 66 B5	1.78	-1.18	0.60
LOT 67 B5	1.78	-1.18	0.60
LOT 68 B5	1.78	-1.18	0.60
LOT 69 B5	1.78	-1.18	0.60
LOT 70 B5	1.78	-1.18	0.60
LOT 71 B5	1.78	-1.18	0.60
LOT 72 B5	1.78	-1.18	0.60
LOT 73 B5	1.78	-1.18	0.60
LOT 74 B5	1.78	-1.18	0.60
LOT 75 B5	1.78	-1.18	0.60
LOT 76 B5	1.78	-1.18	0.60
LOT 77 B5	1.78	-1.18	0.60
LOT 78 B5	1.78	-1.18	0.60
LOT 79 B5	1.78	-1.18	0.60
LOT 80 B5	1.78	-1.18	0.60
LOT 81 B5	1.78	-1.18	0.60
LOT 82 B5	1.78	-1.18	0.60
LOT 83 B5	1.78	-1.18	0.60
LOT 84 B5	1.78	-1.18	0.60
LOT 85 B5	1.78	-1.18	0.60
LOT 86 B5	1.78	-1.18	0.60
LOT 87 B5	1.78	-1.18	0.60
LOT 88 B5	1.78	-1.18	0.60
LOT 89 B5	1.78	-1.18	0.60
LOT 90 B5	1.78	-1.18	0.60
LOT 91 B5	1.78	-1.18	0.60
LOT 92 B5	1.78	-1.18	0.60
LOT 93 B5	1.78	-1.18	0.60
LOT 94 B5	1.78	-1.18	0.60
LOT 95 B5	1.78	-1.18	0.60
LOT 96 B5	1.78	-1.18	0.60
LOT 97 B5	1.78	-1.18	0.60
LOT 98 B5	1.78	-1.18	0.60
LOT 99 B5	1.78	-1.18	0.60
LOT 100 B5	1.78	-1.18	0.60

CURVE & LINE DATA

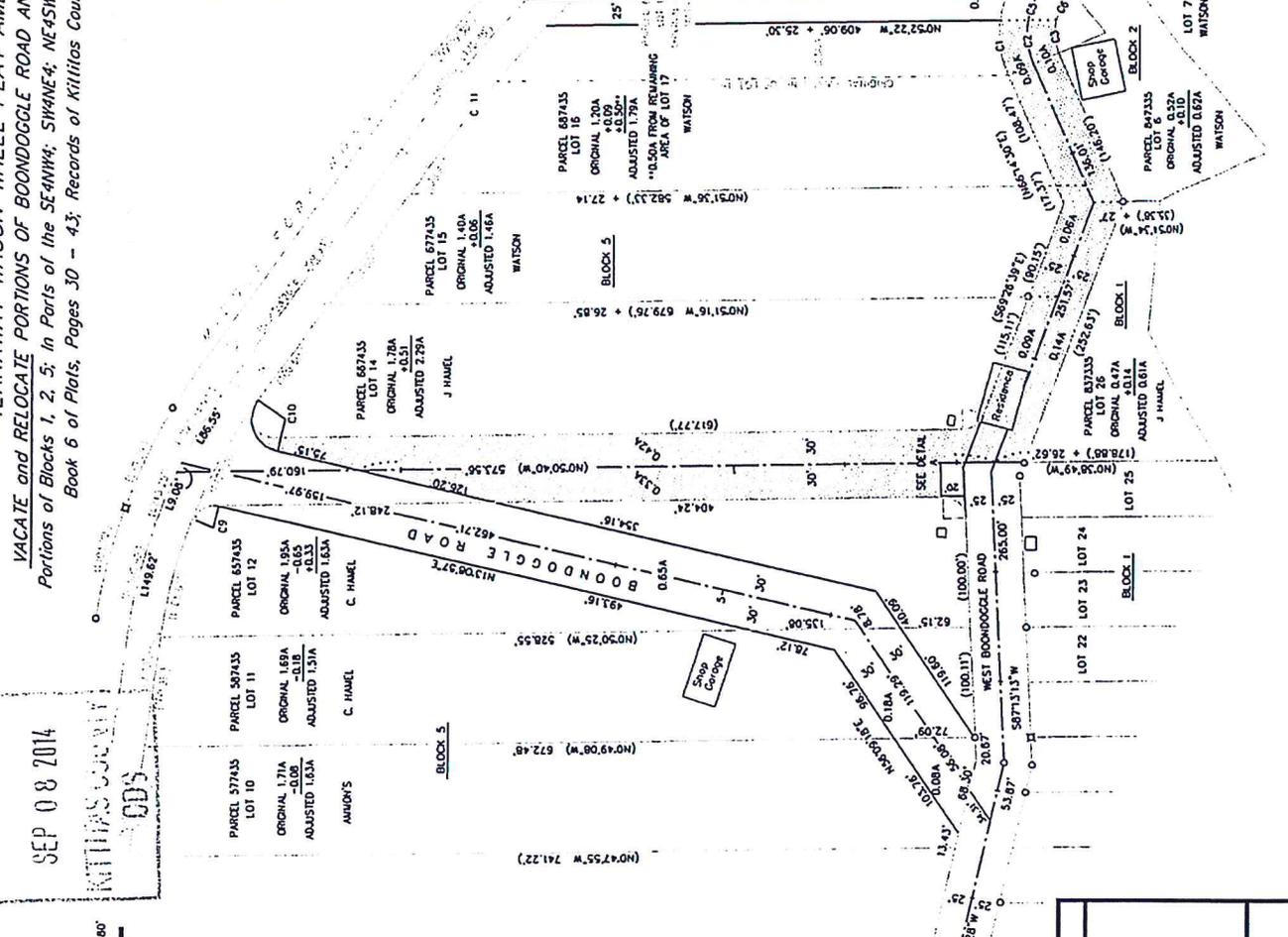
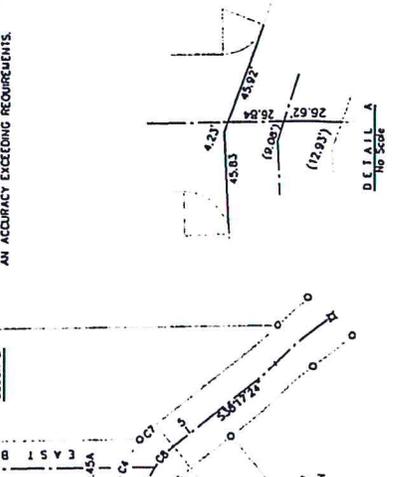
Curve	Station	Chord	Angle	Radius
C1	307519'	54.95'	93.96'	1.00'
C2	310323'	40.79'	70.96'	1.00'
C3	311015'	33.36'	60.86'	1.00'
C4	311015'	33.36'	60.86'	1.00'
C5	2114500'	28.94'	51.96'	1.00'
C6	354114'	29.44'	45.96'	1.00'
C7	2024520'	25.97'	45.96'	1.00'
C8	2024520'	25.97'	45.96'	1.00'
C9	2114500'	28.94'	51.96'	1.00'
C10	1064817'	55.93'	20.00'	1.00'
C11	718.36'	166.06'	1218.00'	1.00'
L1	6213700'	74.53'	62.30'	1.00'
L2	1112158'	62.30'	16.60'	1.00'
L3	5667130'	30.27'	30.27'	1.00'
L4	10722137'	24.96'	24.96'	1.00'
L5	10722137'	24.96'	24.96'	1.00'
L6	10722137'	24.96'	24.96'	1.00'
L7	5202033'	31.00'	31.00'	1.00'
L8	11770328'	13.43'	13.43'	1.00'

LEGEND & NOTES

○ FOUND: P'S, REBAR OR PIPES
 () PREVIOUSLY RECORDED DATA
 * EXISTING MONUMENTS FOR CONTROL

--- NEW ROAD ALIGNMENTS
 --- VACATED ROAD ALIGNMENTS

BASES OF BEARINGS: CENTERLINE MIDDLE FORK RD SURVEY PERFORMED WITH NIKON TOTAL STATION TO AN ACCURACY EXCEEDING REQUIREMENTS.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20__ AD.

 Deputy County Auditor

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATES SON CONDUITS MAY ALLOW THE USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL, BUILDING SITES WITH THIS SHORT PLAT. PROSPECTIVE OWNERS OF THESE SITES SHOULD CONSULT WITH THE KITTITAS COUNTY HEALTH DEPARTMENT ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ 20__ AD.

 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE PLAT AMENDMENT IN PORTIONS OF BLOCKS 1, 2 & 5; PLAT OF TEANAWAY WAGON WHEEL HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ 20__ AD.

 KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT AMENDMENT IS NOW TO BE FILED. PARCEL NUMBERS AS SHOWN ON PLAT AMENDMENT

DATED THIS _____ DAY OF _____ AD.

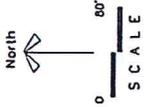
 KITTITAS COUNTY TREASURER

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SEPTIC TANK RECORDING ACT AT THE REQUEST OF _____

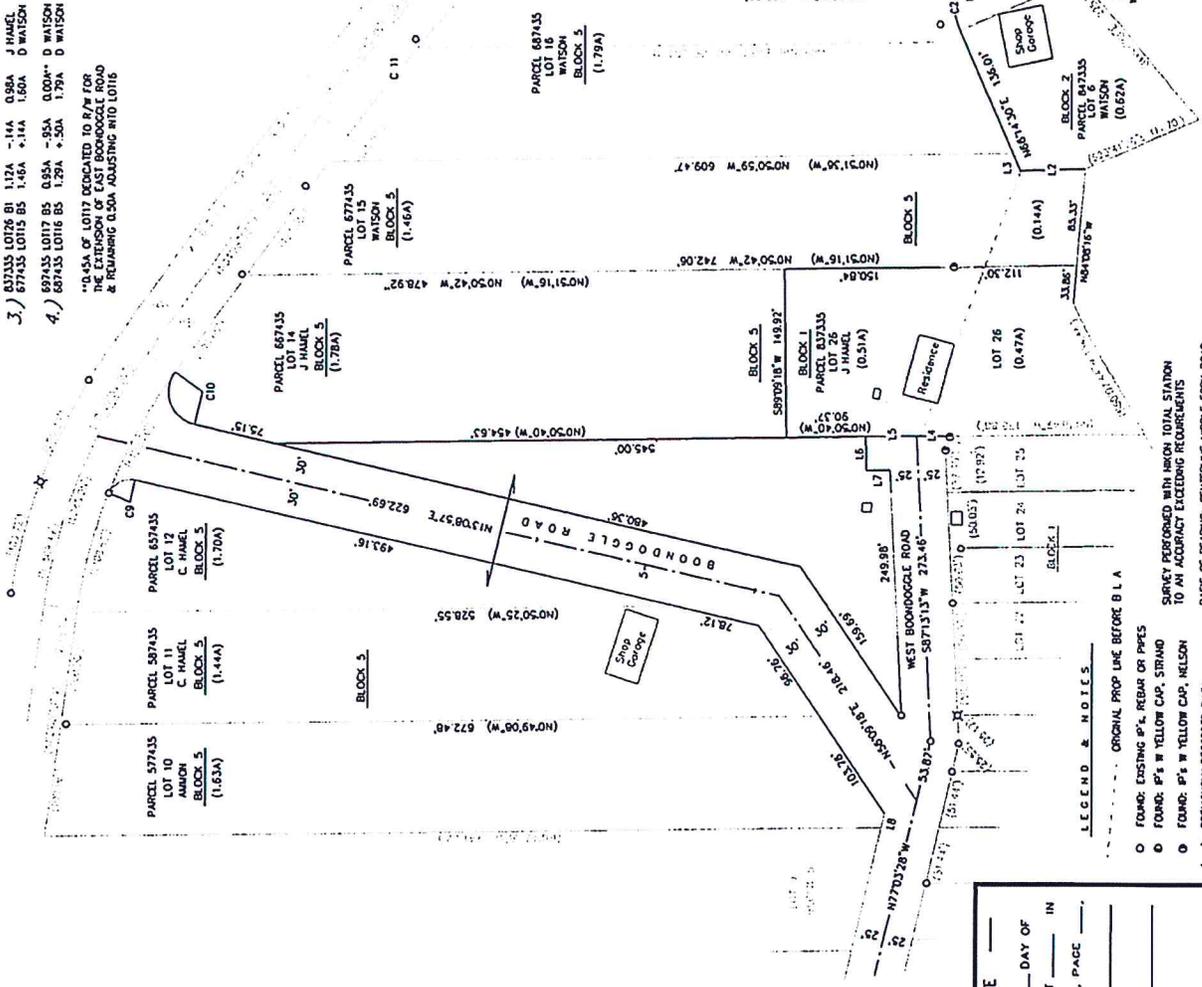
 ROBERT L. BAILEY, PE/PLS #9743
 Professional Land Surveying
 4201 Hwy 970, Cle Elum, WA, 98922
 509-674-5551

TEANAWAY WAGON WHEEL PLAT AMENDMENT
 BOUNDARY LINE ADJUSTMENTS: 1.) L11/L12 B5 2.) L14 B5/L26 B1 3.) L26 B1/L15 B5 4.) L16/L17 B5
 Portions of Blocks 1, 2, 5; In Parts of the SE-4NW4, SWNE4; NWSE4; S26, T21N R15E 11M
 Book 6 of Plats, Pages 30 - 43; Records of Kittitas County, November 1973



CURVE & LINE DATA

Curve	Station	Radius	Chord	Angle
C1	304.07	54.85	85.96	85.96
C2	3705.59	40.99	70.96	70.96
C3	3546.23	31.07	45.96	45.96
C4	3710.15	55.56	95.96	95.96
C5	340.00	28.96	70.96	70.96
C6	354.00	28.96	70.96	70.96
C7	1152.37	16.89	31.44	31.44
C8	2026.00	25.57	70.96	70.96
C9	7473.28	23.97	20.00	20.00
C10	106.77	23.97	20.00	20.00
C11	748.26	16.89	31.44	31.44
L1	5073.00	25.1	50.2	50.2
L2	1175.18	67.2	134.4	134.4
L3	5661.30	16.98	33.96	33.96
L4	1072.15	30.77	61.54	61.54
L5	1072.15	30.77	61.54	61.54
L6	5809.21	30.00	60.00	60.00
L7	5073.00	21.01	42.02	42.02
L8	11770.28	13.43	26.86	26.86

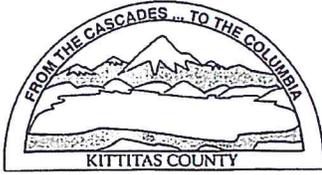


0.45A OF LOT 17 DEDICATED TO R/W FOR THE EXTENSION OF EAST BOONDOGGLE ROAD & REMAINING 0.50A ADJUSTING INTO LOT 16

LEGEND & NOTES
 ORIGINAL PROP. LINE BEFORE B.L.A.
 FOUND: EXISTING P'S, REBAR OR PIPS
 FOUND: P'S W YELLOW CAP, STRIAD
 FOUND: P'S W YELLOW CAP, NELSON
 PREVIOUSLY RECORDED DATA

AUDITOR'S CERTIFICATE
 FILED OF RECORD THIS _____ DAY OF _____ IN _____
 BOOK _____ OF SHORTPLATS, PAGE _____
 AT THE REQUEST OF _____
 Kittitas County Auditor, by: _____
 Deputy County Auditor _____

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE RECORDING ACT AT THE REQUEST OF _____
 ROBERT L. BAILEY, PE/PLS #9743
 Professional Land Surveying
 4201 Hwy 970, Cle Elum, WA 98922
 509-674-5551



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00022632

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028987

Date: 9/8/2014

Applicant: HAMEL, JOHN A ETUX

Type: check # 2475

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
LP-14-00001	CDS FEE FOR PLAT	1,667.50
LP-14-00001	FM PLAT	262.00
LP-14-00001	EH LONG PLAT FEE	400.00
LP-14-00001	PW LONG PLAT FEE	301.00
	Total:	2,630.50