

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

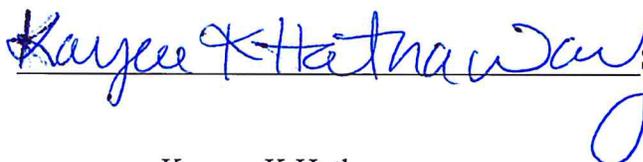
PROPOSAL NAME: Wagon Wheel Plat Amendment Permit (LP-14-00001)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: Thursday, May 14, 2015

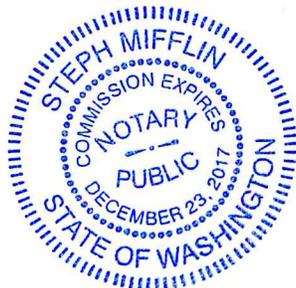
I certify that the following documentation:

- 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.

 Signature

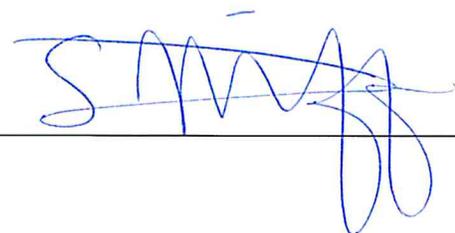
Kaycee K Hathaway
 Community Development Services Planner
 County of Kittitas
 State of Washington

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.

 Signature

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).

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.

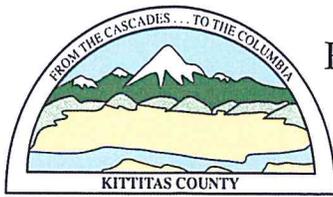
Designated Permit Coordinator (staff contact): Kaycee Hathaway Staff Planner: (509) 962-7079; email at: Kaycee.hathaway@co.kittitas.wa.us

Notice of Application: May 14, 2015

Application Received: September 8, 2015

Application Deemed Complete: April 30, 2015

Newspaper Publish: May 14, 2015



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Building Partnerships - Building Communities

NOTICE OF APPLICATION

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Application Deemed Complete: April 30, 2015

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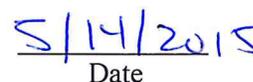
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Signature Planner of Record


Date

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 Descript: 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	SMTWTFSS
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
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ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

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

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NOTICE OF APPLICATION

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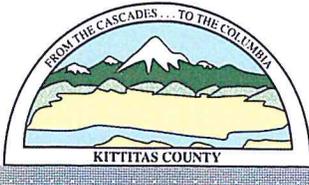
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Designated Permit Coordinator (staff contact): Kaycee Hathaway
Staff Planner: (509) 962-7079; email at:
Kaycee.hathaway@co.kittitas.wa.us

Notice of Application: May 14, 2015
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"Building Partnerships – Building Communities"

RECEIVED

AFFIDAVIT OF POSTING

MAY 06 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
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PLEASE COMPLETE THE FOLLOWING:

I, Robert J. Bailey, 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. Bailey, 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

Professional Land Management, P.L.L.C.
1000 N. 1st Street, Suite 100, Reno, NV 89501
Description: Professional Land Management, P.L.L.C. is a professional land management company that provides a wide range of services to its clients. We are currently seeking qualified individuals to join our team. For more information, please contact us at (509) 962-7506.

(509) 962-7506

LAND USE ACTION

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

Description: 9 lot Plat Amendment to the Teanaway Wagon Wheel Plat (66-00000) to dedicate a new location for the alignment of Boondoggle Rd (00) and to dedicate a new location for a portion of East Boondoggle Rd.

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 COMMUNITY DEVELOPMENT SERVICES

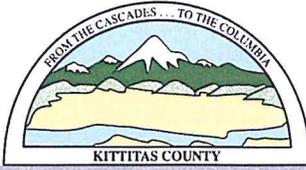
(509) 962-7506



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

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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 your 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

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 ETVIR 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

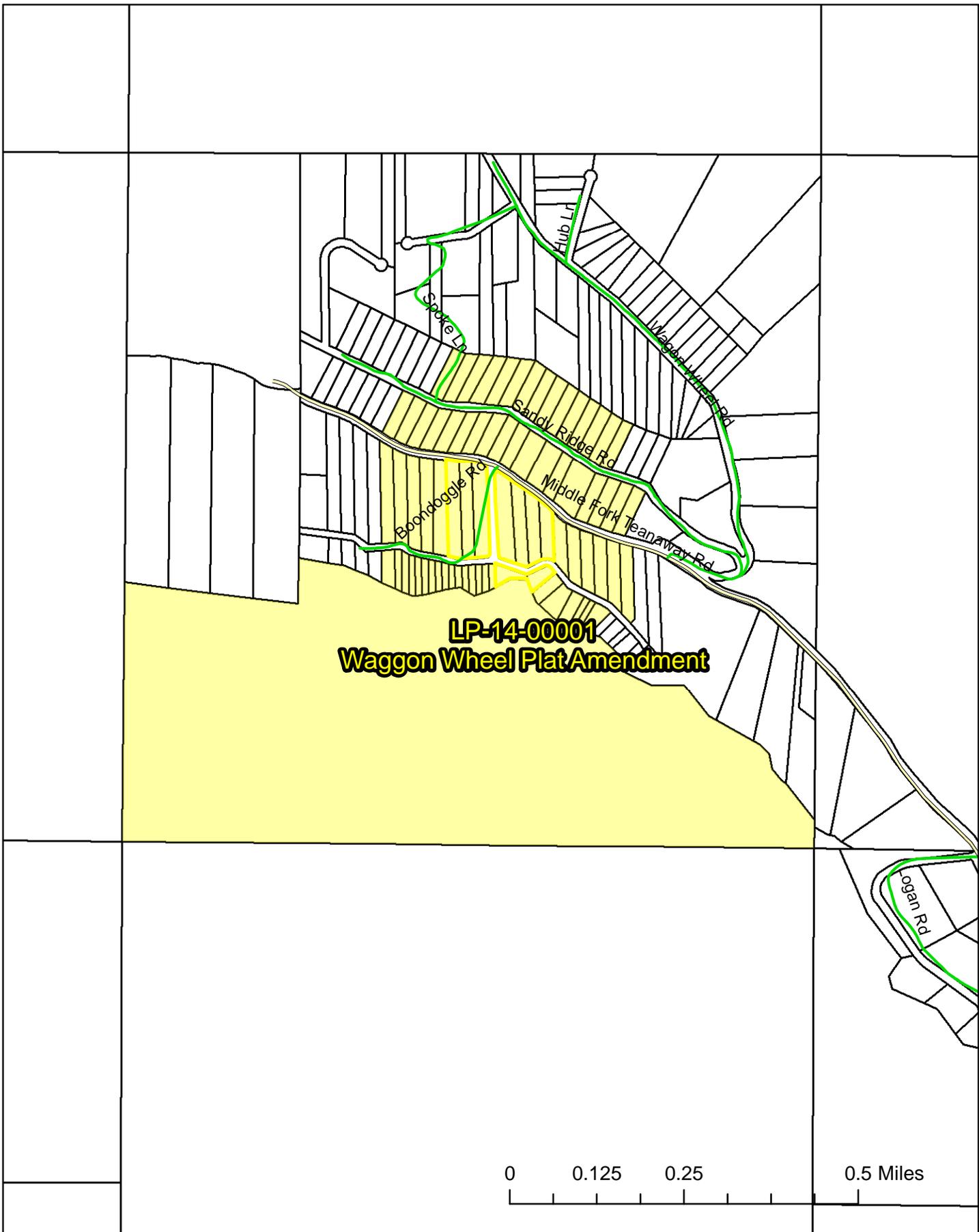
WATSON, DWIGHT
STEHLE, JOSEPH
20425B POPLAR WAY
LYNNWOOD, WA 98036-7840

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

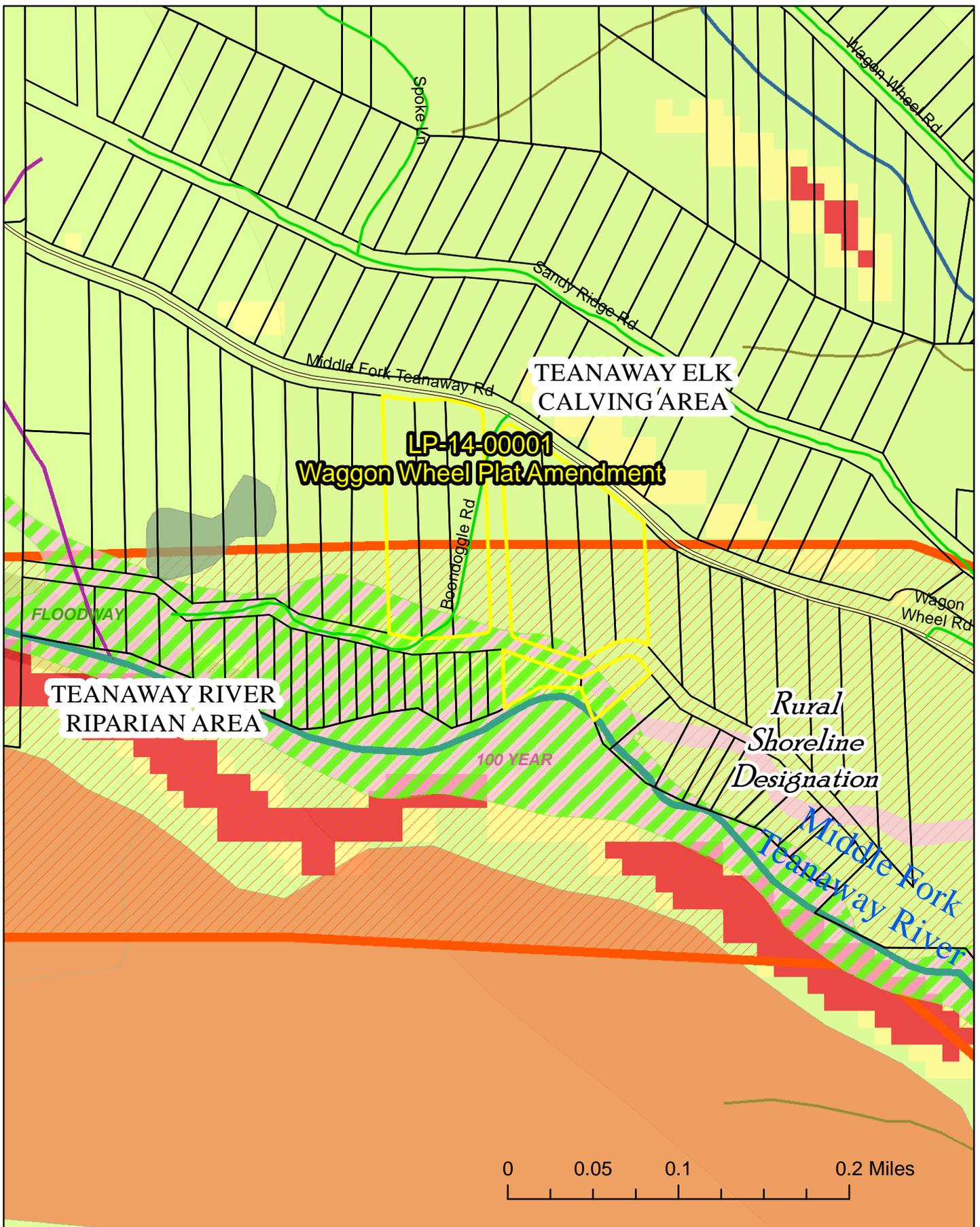


LP-14-00001
Waggon Wheel Plat

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



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?

Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

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?

What is the FIRM Panel Number?

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?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

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?

Is there hazardous slope in the project parcel? Yes No

If so, what type?



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?

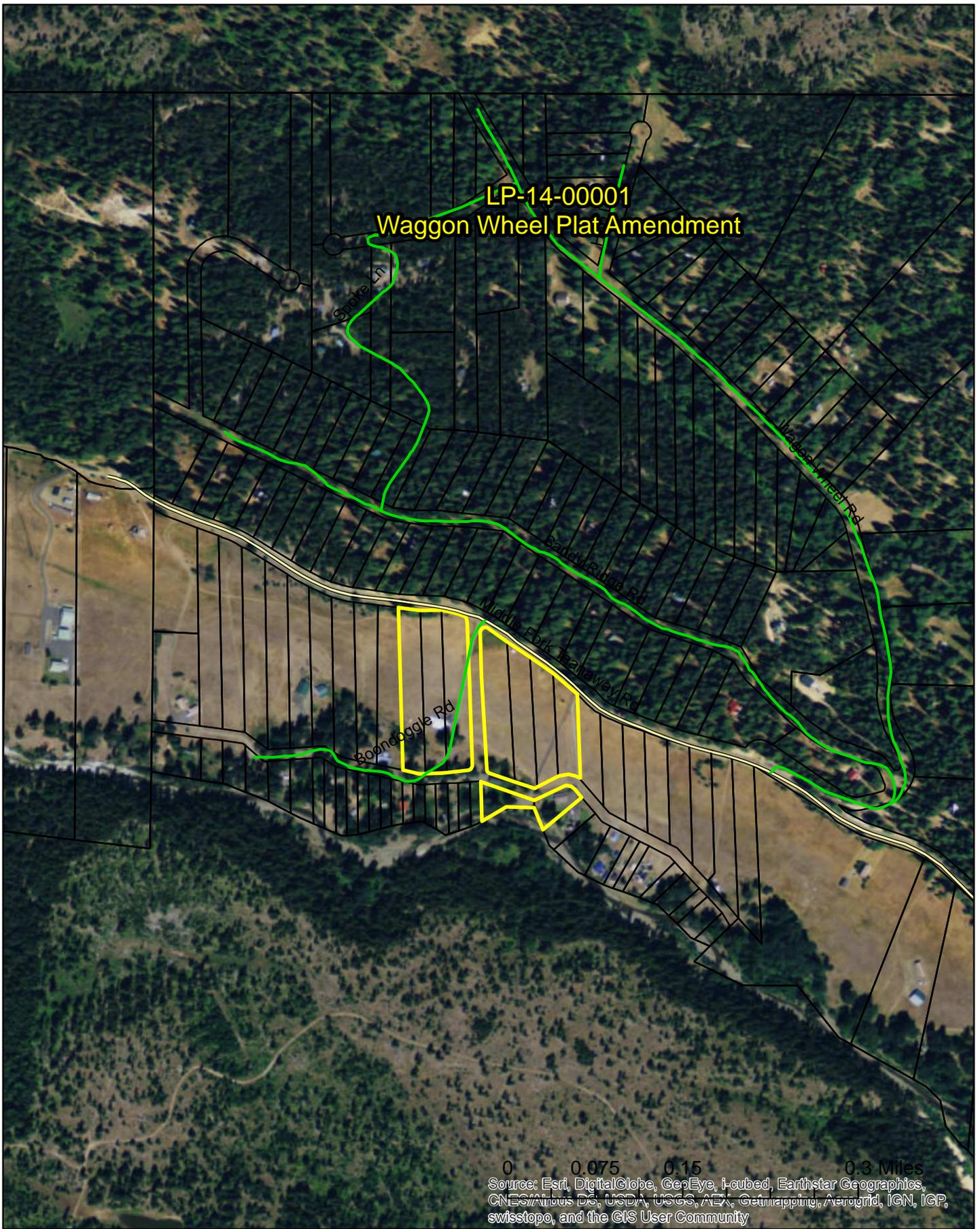
Is the project parcel in or near a Coal Mine area? Yes No

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?



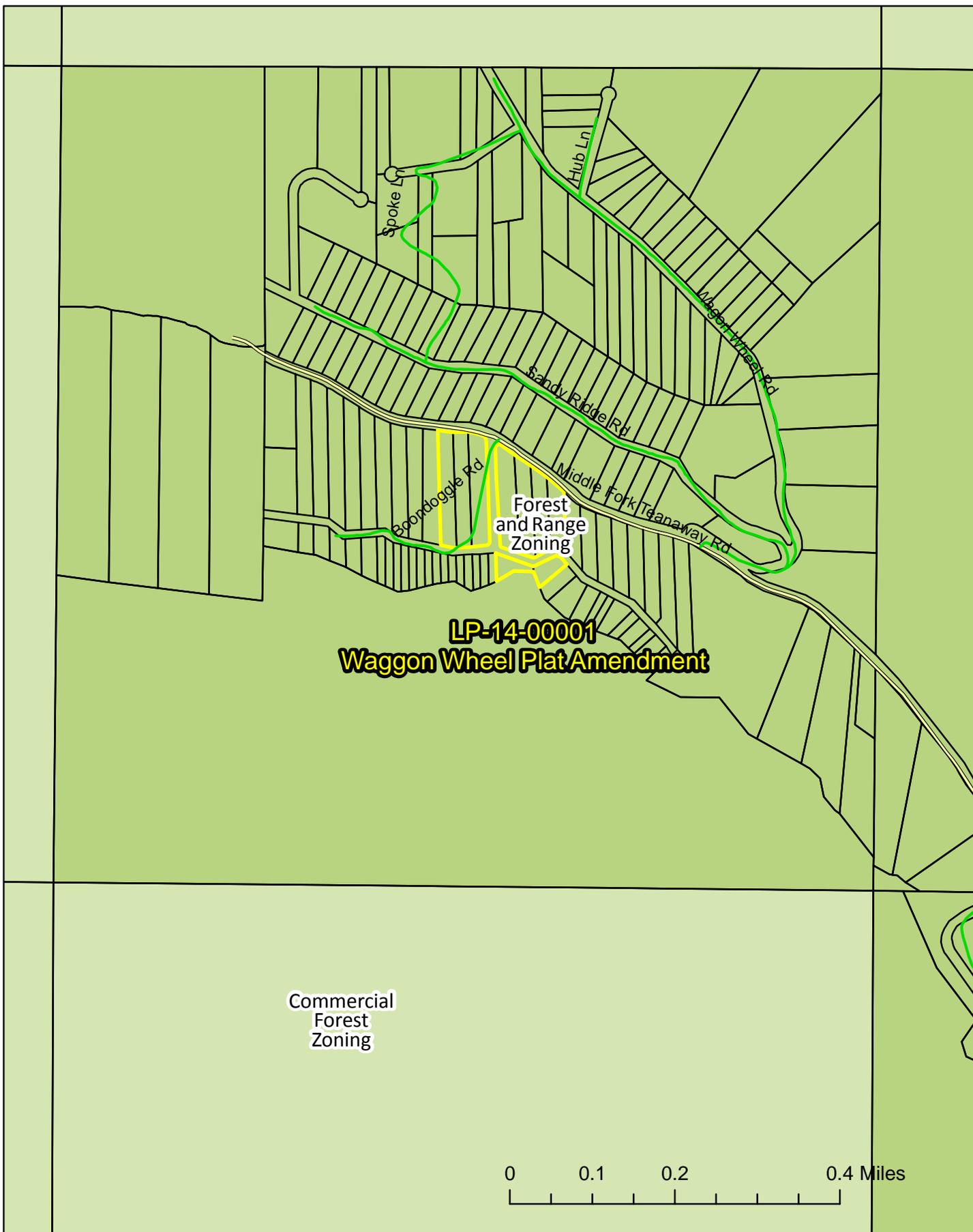
LP-14-00001
Waggon Wheel Plat Amendment

LP-14-00001
Waggon Wheel Plat

5/12/2015

Air
Photo

kaycee.hathaway



**LP-14-00001
Waggon Wheel Plat Amendment**

Commercial
Forest
Zoning

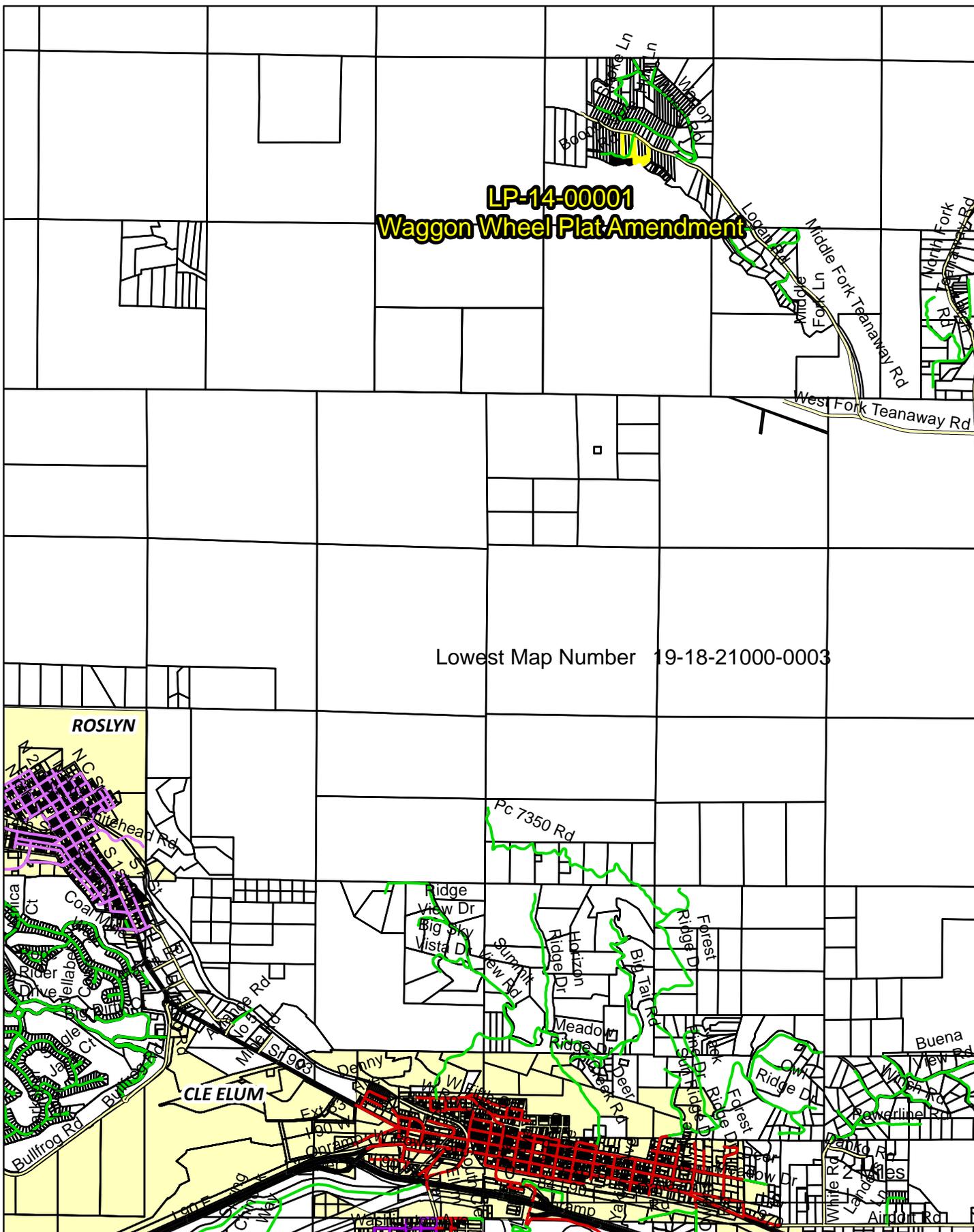
0 0.1 0.2 0.4 Miles

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

ROSLYN

CLE ELUM

**LP-14-00001
Waggon Wheel Plat**

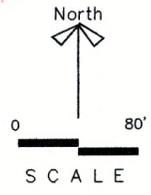
**Area
Map**

5/12/2015

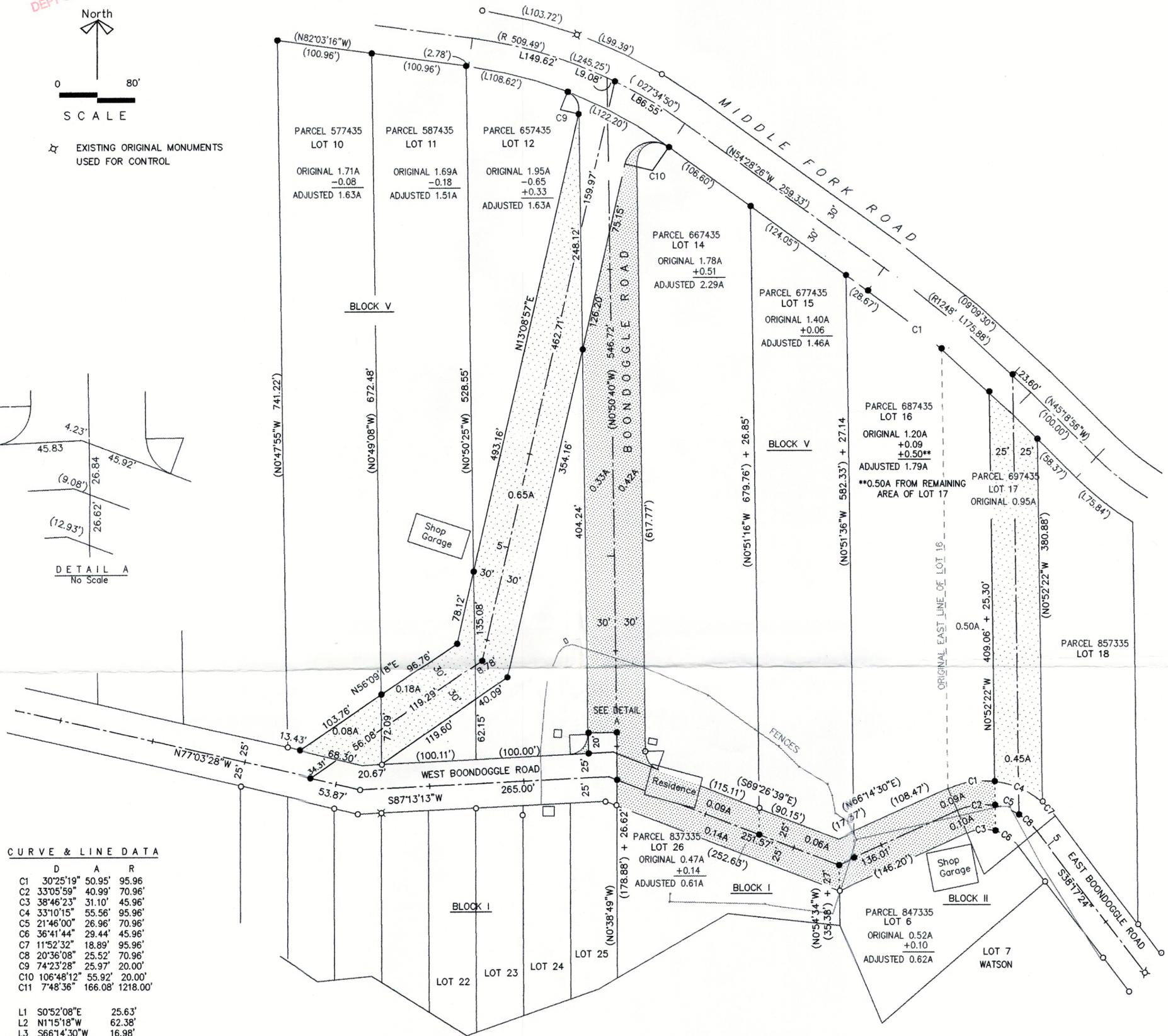
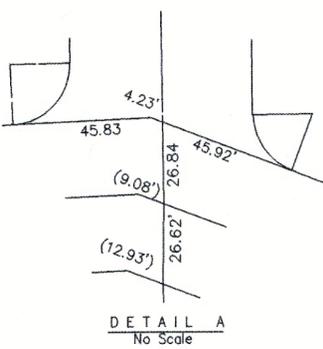
kaycee.hathaway

RECEIVED
 DEC 01 2014
 KITTITAS COUNTY
 DEPT OF PUBLICWORKS

TEANAWAY WAGON WHEEL PLAT
VACATE PORTIONS OF BOONDOGGLE ROAD AND EAST BOONDOGGLE ROAD
 Portions of Blocks 1, 2, 5; In Parts of the SE4NW4; SW4NE4; NE4SW4; NW4SE4; S26, T21N R15E WM
 Book 6 of Plats, Pages 30 - 43; Records of Kittitas County; November 1973



☆ EXISTING ORIGINAL MONUMENTS USED FOR CONTROL



CURVE & LINE DATA

D	A	R
C1	30°25'19"	50.95' 95.96'
C2	33°05'59"	40.99' 70.96'
C3	38°46'23"	31.10' 45.96'
C4	33°10'15"	55.56' 95.96'
C5	21°46'00"	26.96' 70.96'
C6	36°41'44"	29.44' 45.96'
C7	11°52'32"	18.89' 95.96'
C8	20°36'08"	25.52' 70.96'
C9	74°23'28"	25.97' 20.00'
C10	106°48'12"	55.92' 20.00'
C11	7°48'36"	166.08' 1218.00'

L1	S0°52'08"E	25.63'
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L3	S66°14'30"W	16.98'
L4	N0°22'13"E	30.22'
L5	N0°50'40"W	24.96'
L6	S89°09'21"W	30.00'
L7	S0°50'33"E	21.01'
L8	N77°03'28"W	13.43'

LOT AREAS (ACRES)

LOT	ORIGINAL (+)	(-)	ADJUSTED
LOT 10 BK V	1.71	-0.08	1.63
LOT 11 BK V	1.69	-0.18	1.47
LOT 12 BK V	1.95	+0.34	1.64
LOT 14 BK V	1.78	+0.51	2.20
LOT 15 BK V	1.40	+0.06	1.46
LOT 16 BK V	1.20	+0.09	1.29
LOT 17 BK V	0.95	-0.45	0.50**
LOT 06 BK II	0.52	+0.10	0.62
LOT 26 BK I	0.47	+0.14	0.61

COMPARISON'S

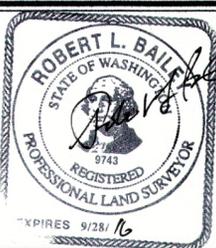
Original Area of 9 Lots Involved	11.67A
Adjusted Area 9 Lots Involved	11.98A
Proposed Relocated Access Alignment	0.93A
Proposed Main Boondoggle Vacate	0.76A
Proposed E Boondoggle Vacate	0.53A

ROWS WHICH ENCOMPASS PRE-EXISTING ESTABLISHED ACCESS ROADS.
 PROPERTY OWNERS ADJACENT TO THE PRE-EXISTING ACCESS ROADS WILL DEDICATE OR GRANT UNRESTRICTED EASEMENTS FOR THE ROW'S SHOWN ON THIS DRAWING WHICH ENCOMPASS PRE-EXISTING ESTABLISHED ACCESS ROADS.
 ROW'S TO BE VACATED

**REMAINING 0.50A FROM LOT 17 to LOT 16

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me in conformance with the requirements of the Survey Recording Act at the request of



DEC 1, 2014

ROBERT L. BAILEY, PLS/PE 9743

808's LLC
 Professional Land Surveying
 4201 HWY 970, CLE ELUM, WA 98922
 509 674 5551

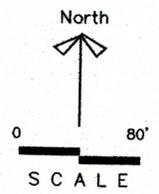
TEANAWAY WAGON WHEEL PLAT AMENDMENT
BOUNDARY LINE ADJUSTMENTS: 1.) L11/L12 B5 2.) L14 B5/L26 B1 3.) L26 B1/L15 B5 4.) L16/L17 B5

Portions of Blocks 1, 2, 5; In Parts of the SE4NW4, SWANE4; NE4SE4; NW4SE4; S26, T21N R15E WM
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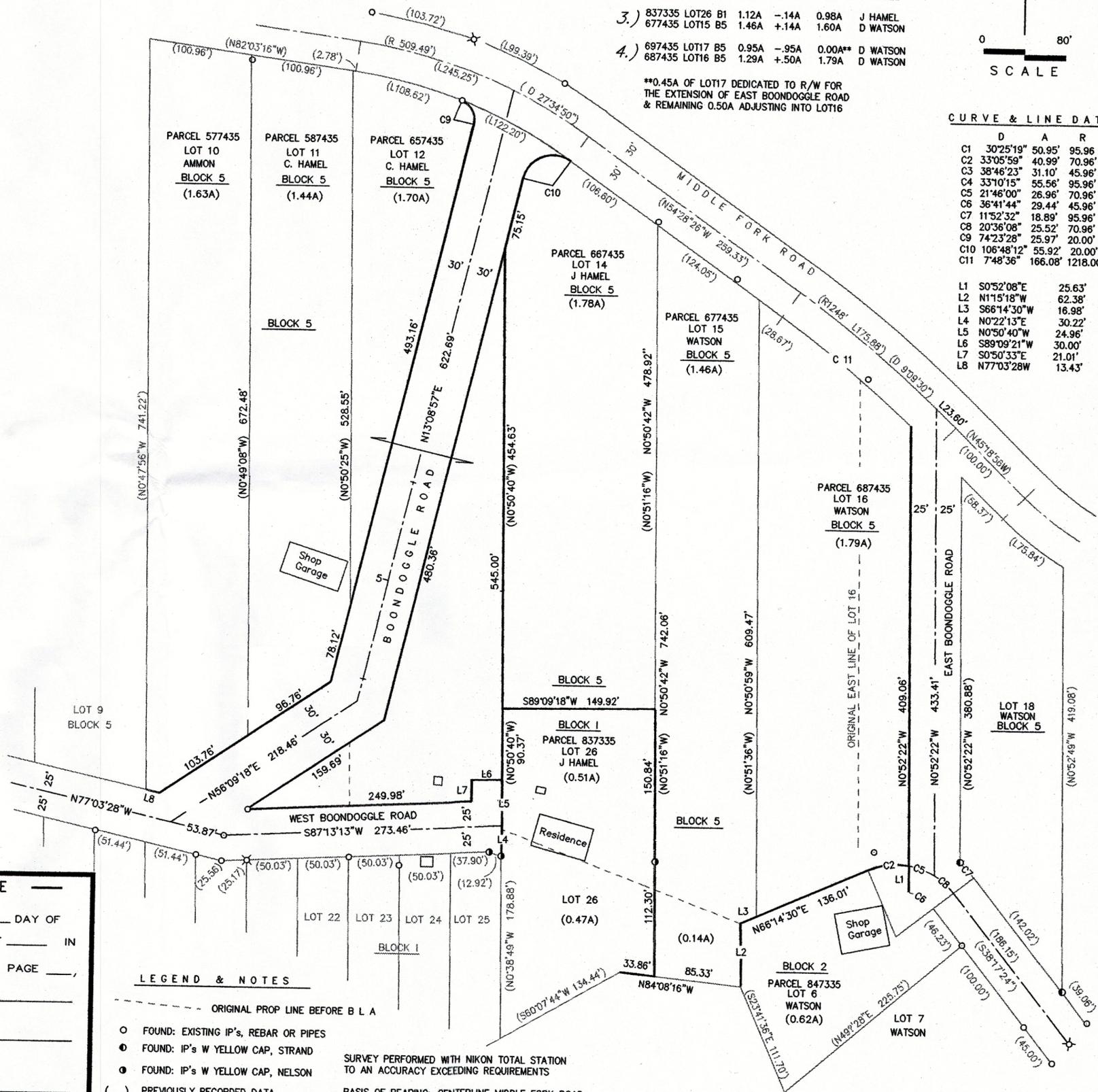
PRELIMINARY

BOUNDARY LINE ADJUSTMENT AREAS					
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657435 LOT12 B5 1.63A	+0.7A	1.70A	C HAMEL		
2.) 667435 LOT14 B5 2.29A	-51A	1.78A	J HAMEL		
837335 LOT26 B1 0.61A	+51A	1.12A	J HAMEL		
3.) 837335 LOT26 B1 1.12A	-14A	0.98A	J HAMEL		
677435 LOT15 B5 1.46A	+14A	1.60A	D WATSON		
4.) 697435 LOT17 B5 0.95A	-95A	0.00A**	D WATSON		
687435 LOT16 B5 1.29A	+50A	1.79A	D WATSON		

**0.45A OF LOT17 DEDICATED TO R/W FOR THE EXTENSION OF EAST BOONDOGGLE ROAD & REMAINING 0.50A ADJUSTING INTO LOT16



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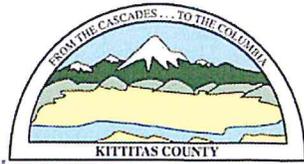


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 ROBERT L. BAILEY, PE/PLS #9743
S O B ' S L L C
 Professional Land Surveying
 4201 Hwy 970, Cle Elum, WA. 98922
 509-674-5551

AUDITOR'S CERTIFICATE
 FILED OF RECORD THIS _____ DAY OF _____ 2001 AT _____ IN BOOK _____ OF SHORTPLATS, PAGE _____ AT THE REQUEST OF _____
 Kittitas County Auditor, by: _____
 Deputy County Auditor

LEGEND & NOTES
 ○ FOUND: EXISTING IP'S, REBAR OR PIPES
 ● FOUND: IP'S W YELLOW CAP, STRAND
 ● FOUND: IP'S W YELLOW CAP, NELSON
 () PREVIOUSLY RECORDED DATA
 SURVEY PERFORMED WITH NIKON TOTAL STATION TO AN ACCURACY EXCEEDING REQUIREMENTS
 BASIS OF BEARING: CENTERLINE MIDDLE FORK ROAD





KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.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)

\$5,261.00 Total fees due for this application (One check made payable to KCCDS)

1/2 FEE \$2630.50

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): EM DATE: 9-8-14 RECEIPT # LP-14-00001

RECEIVED

SEP 08 2014

KITTTITAS COUNTY

DATE STAMP IN BOX

Per Doc

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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: CHAD HAMEL, 3440 TEANAWAY RD. MF. CLEELUM 509 674 2982 LOT 11, 12, B5
City/State/ZIP: LINDA A. AMMONS, 12526 W SKYMARK DR, SUN CITY WEST, AZ 85375 LOT 10, B5
Day Time Phone: DWIGHT WATSON 20425 B POPLAR WAY, LYNNWOOD, WA 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 PS/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 R.D. 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: RLB

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

FLAT 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, TENNAWA*

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

KITHIAS 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

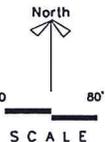
THIS PROPOSED PLAT AMENDMENT WILL DEDICATE A NEW LOCATION FOR THE ALIGNMENT OF BOONDOGGLE ROAD & DEDICATE A NEW LOCATION FOR A PORTION OF EAST BOONDOGGLE ROAD.

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

ROBERT BAKER, 4721 HWY 970 - CHELSEA 98722 SDG 679 7017
SEPT 8 2014

RECEIVED
SEP 08 2014
KITITIAS COUNTY
CDS

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 SE4NW4; SW4NE4; NE4SW4; NW4SE4; S26, T21N R15E WM
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AUDITOR'S CERTIFICATE
FILED OF RECORD THIS ___ DAY OF _____ 2001 AT _____ IN _____
BOOK ___ OF SHORTPLATS, PAGE _____, AT THE REQUEST OF _____
Kittitas County Auditor, by: _____
Deputy County Auditor

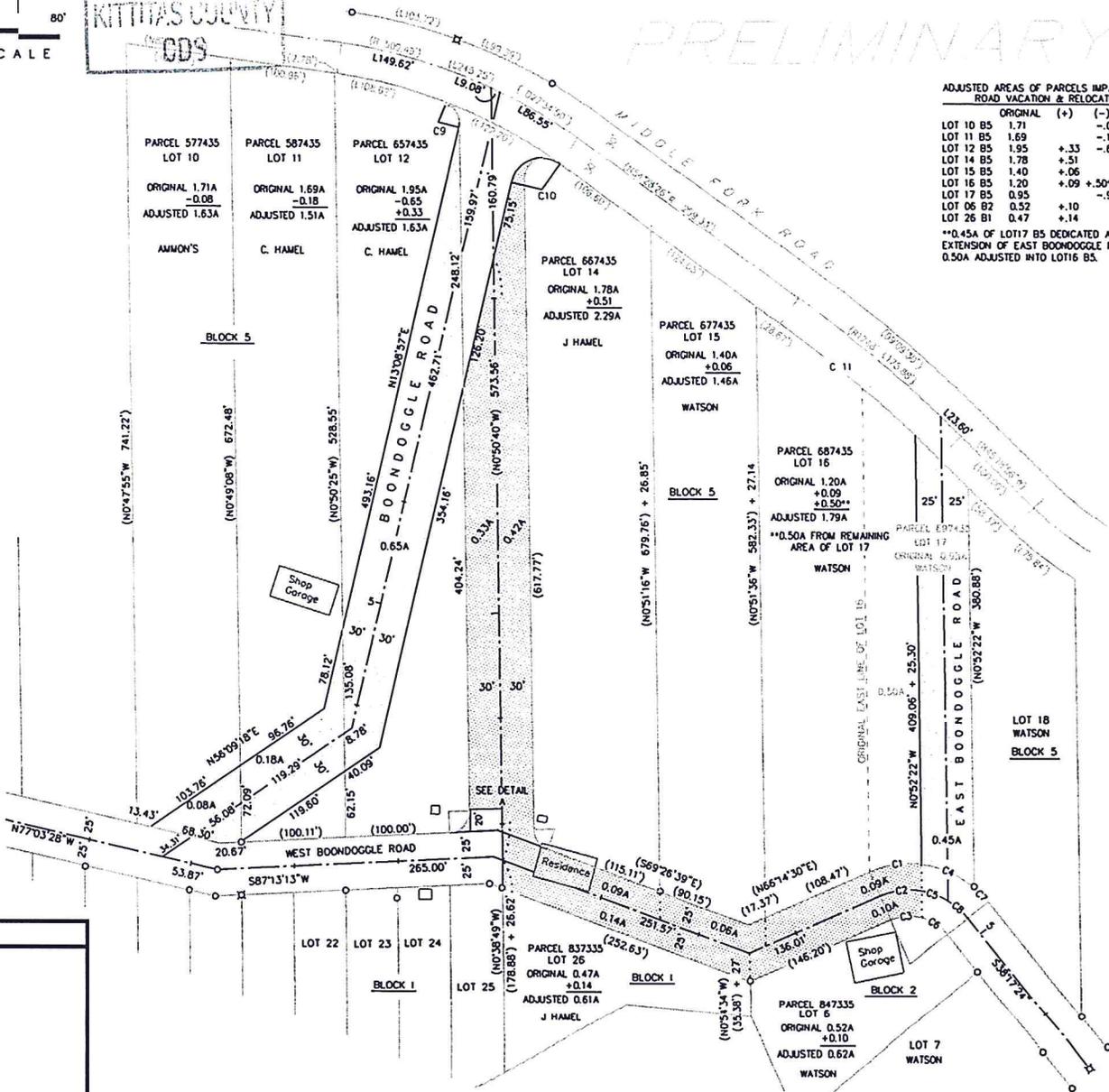
KITITIAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS ___ DAY OF _____ 20 ___ AD.
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITIAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW THE USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL, BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITITIAS COUNTY HEALTH DEPARTMENT ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
DATED THIS ___ DAY OF _____ 20 ___ AD.
KITITIAS 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 KITITIAS COUNTY PLANNING COMMISSION.
DATED THIS ___ DAY OF _____ 20 ___ AD.
KITITIAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITIAS 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.
KITITIAS COUNTY TREASURER

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



ADJUSTED AREAS OF PARCELS IMPACTED BY ROAD VACATION & RELOCATION

	ORIGINAL	(+)	(-)	ADJUSTED
LOT 10 B5	1.71		-0.08	1.63
LOT 11 B5	1.69		-0.18	1.51
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LOT 14 B5	1.78	+0.51		2.29
LOT 15 B5	1.40	+0.06		1.46
LOT 16 B5	1.20	+0.09	+0.50**	1.79
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LOT 06 B2	0.52	+0.10		0.62
LOT 26 B1	0.47	+0.14		0.61

**0.45A OF LOT17 B5 DEDICATED AS R/W FOR THE EXTENSION OF EAST BOONDOGGLE ROAD; REMAINING 0.50A ADJUSTED INTO LOT16 B5.

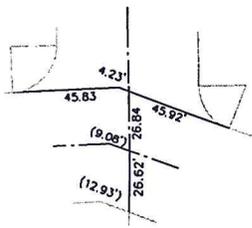
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LEGEND & NOTES

- o FOUND; IP's, REBAR OR PIPES
- () PREVIOUSLY RECORDED DATA
- z EXISTING MONUMENTS FOR CONTROL
- NEW ROAD ALIGNMENTS
- VACATED ROAD ALIGNMENTS

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



DETAIL A
No Scale

TEANAWAY WAGON WHEEL PLAT AMENDMENT

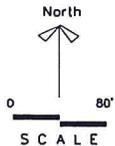
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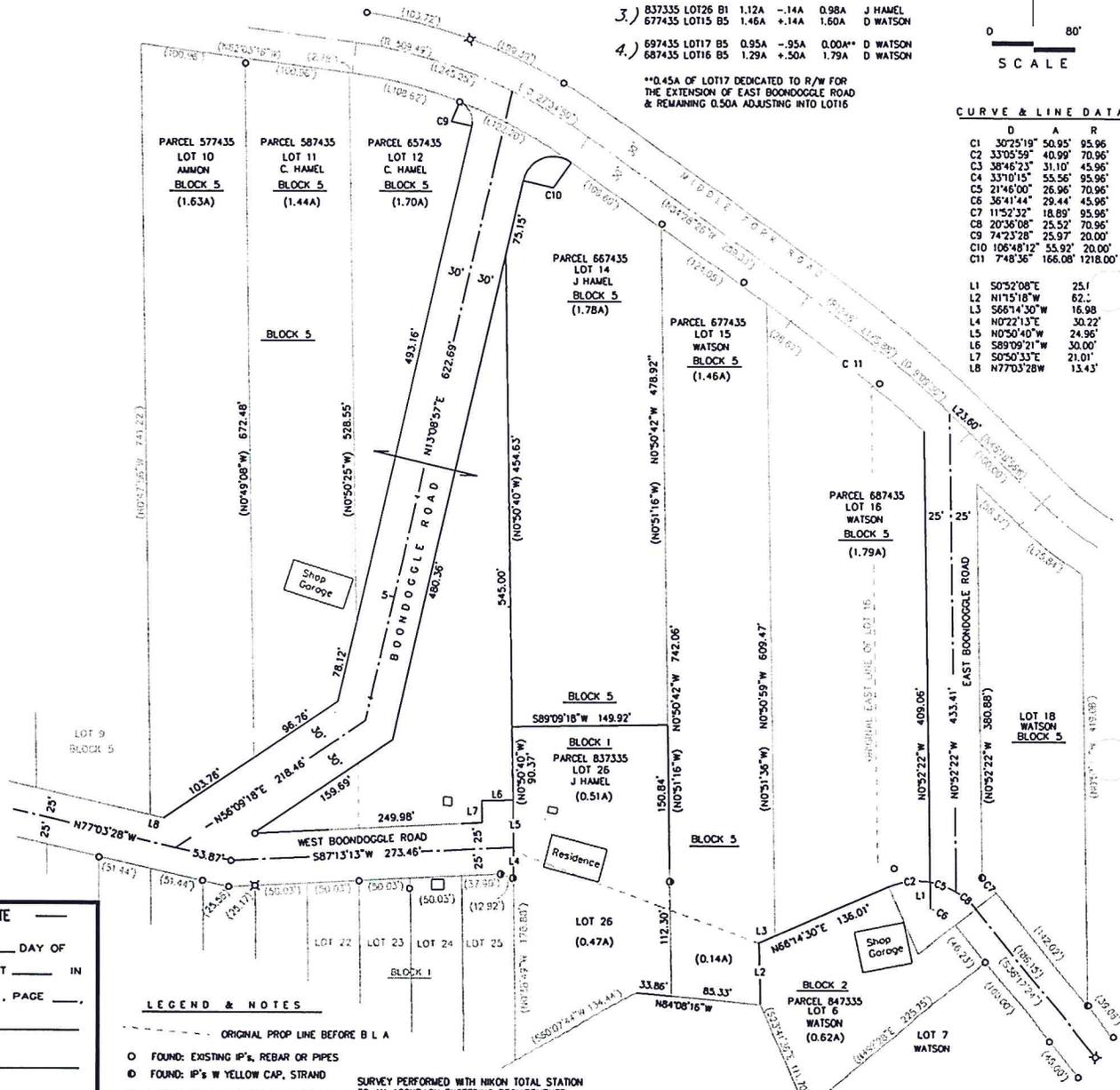
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ROBERT L. BAILEY, PE/PLS #9743

SOB'S L L L C
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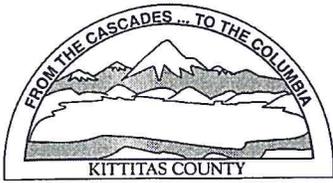
AT THE REQUEST OF

Kittitas County Auditor, by: _____

Deputy County Auditor _____

LEGEND & NOTES

- FOUND: EXISTING IP'S, REBAR OR PIPES
 - FOUND: IP'S W YELLOW CAP, STRAND
 - FOUND: IP'S W 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: CENTERLINE MIDDLE FORK ROAD



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
	<u>Total:</u>	<u>2,630.50</u>