

Blue - Plats  
Buff - Short Plats

Plat Name Hansen Short Plat

File Number JP-94-16 Date Received 5-27-94

Surveyor/Engineer M.W. Marshall

Engineer Fee Received 5-27-94

Health Fee Received 6-1-94

Planning Fee Received 6-1-94

Auditor Fee Received \_\_\_\_\_

Title Report Received 5-27-94 Computer Closures \_\_\_\_\_

Copy to Health Department 6-1-94

Copy to Engineer 5-27-94

Copy to Assessor \_\_\_\_\_

List of Adjacent Owners Attached 5-27-94

Notices to Adjacent Owners \_\_\_\_\_

(PLAT)  
Public Hearing Date \_\_\_\_\_

Legal Notice Delivered \_\_\_\_\_

Final Approval Date \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

KITTITAS COUNTY PLANNING DEPARTMENT

Kittitas County Courthouse

ELLENSBURG, WA 98926

**CASH RECEIPT**

Date 6-1-94 19     001307

Received From Bob Hanson

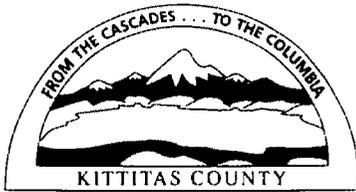
Address \_\_\_\_\_

Dollars \$ 135.<sup>00</sup>

For Short plat SP-94-16

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	<u>135.00</u>	
BALANCE DUE			MONEY ORDER		

By Catherine Dunn



## Kittitas County Planning Department

Room 182, Courthouse • Ellensburg, WA 98926 • (509) 962-7506

# FINDINGS OF FACT

Bob Hansen Short Plat  
SP-94-16

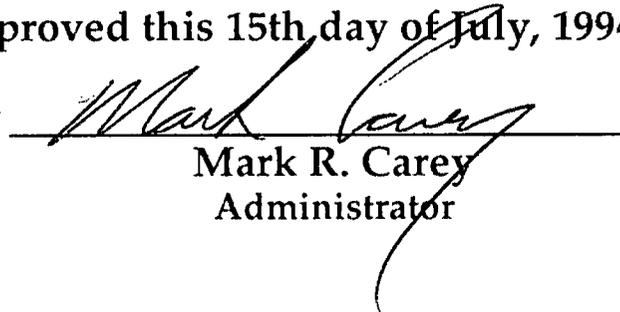
Pursuant to 58.17.195 RCW, the Kittitas County Planning Department formally establishes the following Findings of Fact:

1. The Bob Hansen Short Plat (SP-94-16) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. The Subject Property was created by virtue of a Planned Unit Development Amendment. Said amendment to the 1983 PUD was approved by the Board of County Commissioners on May 5, 1994. No further division of these parcels shall be permitted under current zoning regulations.
3. The United States Forest Service was notified of said development and received a copy of the preliminary short plat. To date, no response has been received from USFS.
4. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies and the adequacy of soil conditions for on-site sewage disposal systems.
5. The applicant has demonstrated to the satisfaction of the County Public Works Director that access provisions are in the interest of public safety and general welfare.

**Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.**

Approved this 15th day of July, 1994

by



Mark R. Carey  
Administrator

NOTIFICATION CHECKLIST FOR SEPA DS/DNS  
(to be kept in file at all times)

PROPOSAL NAME: *Hanson prelim. approval*

NOTIFICATION MAILING DATE:  
*6-17-94*

**Mailer:** In addition to reverse side mailing, send • signed DS/DNS ACTION • COMMENT DEADLINE • SHORT DESCRIPTION OF PROPOSAL, and if known • PUBLIC HEARING DATE to adjacent property owners and newspaper(s).

**Mailer: Initial items when completed.**

- \_\_\_\_\_ Attach address list of notified adjacent landowners and agencies.
- \_\_\_\_\_ Deliver Daily Record notice. Requested publish dates: \_\_\_\_\_
- \_\_\_\_\_ Deliver Northern Kittitas County Tribune notice (when proposal is located within upper county). Requested publish dates: \_\_\_\_\_
- \_\_\_\_\_ Attach Affidavit of Publication when returned from newspaper(s).

State of Washington  
County of Kittitas

I certify that the acts of notification of SEPA actions described in this document have occurred or been performed.

*Catherine J. Deen*  
\_\_\_\_\_  
signature

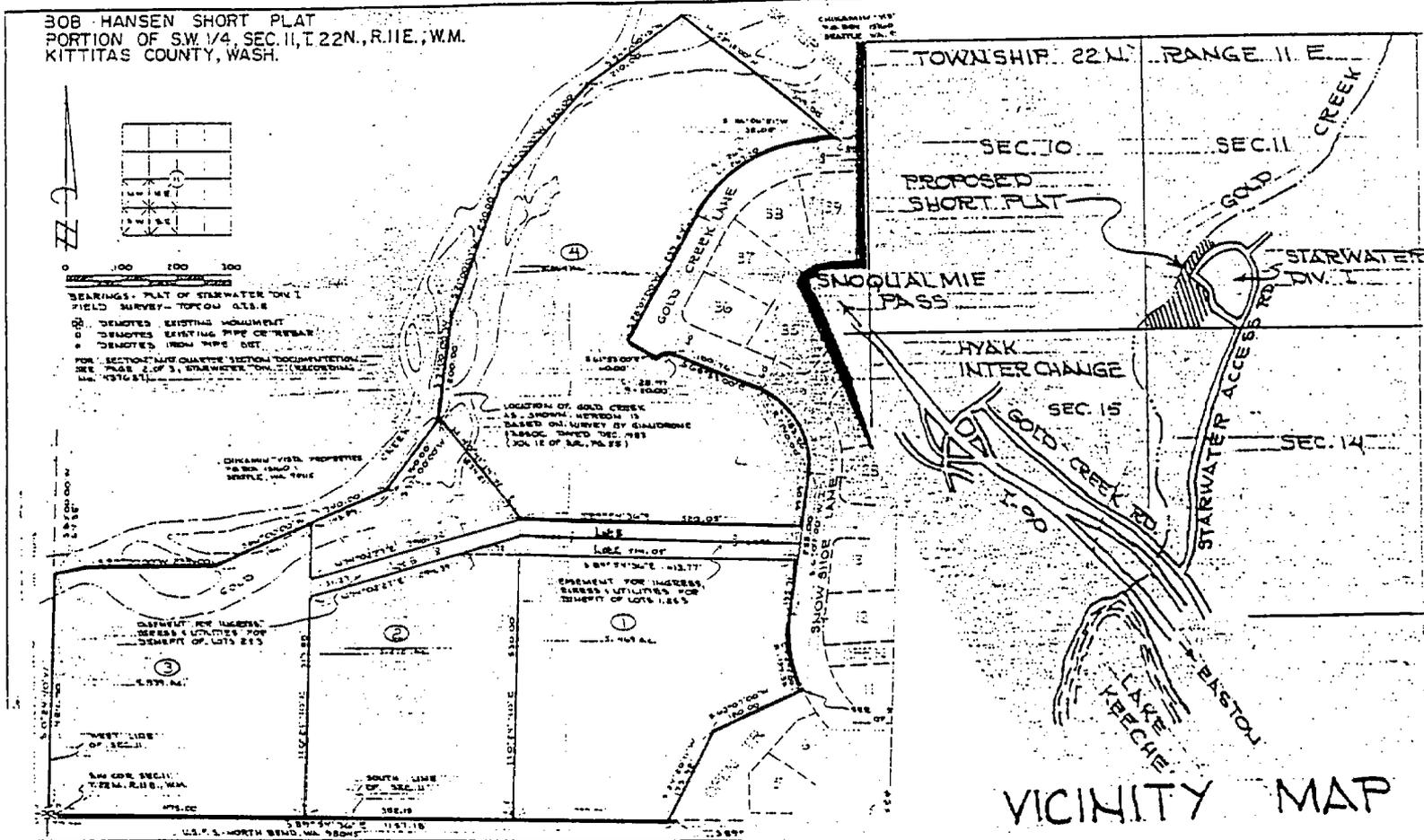
Subscribed and sworn to before me this *17* day of *June*, 19*94*.

*Jenny A. Jewett*  
\_\_\_\_\_  
Notary Public for the State of Washington residing in Ellensburg.  
My appointment expires *1-9-*199*8*

# NOTICE

Notice is hereby given that preliminary approval has been granted to an application for short subdivision of twenty-five acres into four (4) lots submitted by Bob Hansen. Location: SW 1/4 of Section 2, T22N, R11E, WM.

Said proposed division may be reviewed by the BOCC upon the request of any aggrieved party within twenty (20) days from the date listed below. Comments must be submitted by: July 7, 1994.



Original short plats and related information may be examined during business hours at the Kittitas County Planning Department, Rm. 182 County Courthouse, Ellensburg, Wa 98926.

You may appeal this determination, prepared to make specific factual objections to:

Kittitas County Board of Commissioners  
 Kittitas Co. Courthouse Rm. 182  
 Ellensburg, Wa 98926

Date: June 17, 1994

**Chikamin Vista Prop.**  
**P.O. Box 15160**  
**Seattle, WA 98115**

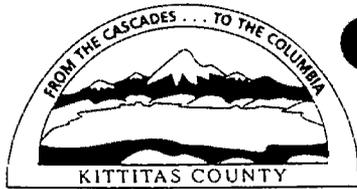
**Robert Christensen Jr.**  
**c/o Republic Leasing**  
**P.O. Box 919**  
**Olympia, WA 98507**

**Bob Hanson**  
**P.O. Box 1706**  
**Mercer Island, WA 98040**

**M. W. Marshall**  
**7834 S. E. 32nd**  
**Mercer Island, WA 98040**

**Miller Shingle Co.**  
**P.O. Box 29**  
**Grante Falls, WA 98252**

**U. S. F. S.**  
**42404 S. E. North Bend Wa**  
**North Bend , WA 98045**



## Kittitas County Planning Department

Room 182, Courthouse • Ellensburg, WA 98926 • (509) 962-7506

June 17, 1994

Mr. Mike Marshall  
Professional Land Surveyor  
7834 SE 32nd Suite 205  
Mercer Island, WA 98040

**RE: Bob Hanson Short Plat**

Dear Mike:

With respect to my conversation with Bob Hanson earlier this week, and previous correspondence routed from our office, the Planning Department has hereby granted preliminary approval to the Bob Hanson Short Plat (SP-94-16) subject to the following condition:

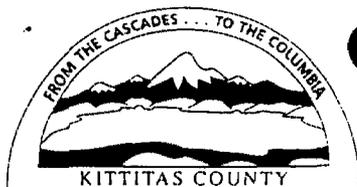
1. All drawing revisions shall be completed as specified in my letter dated June 3, 1994.

Short Plats may be reviewed by the Board of County Commissioners upon the request of any aggrieved party within twenty (20) days. This short plat shall be eligible for final administrative approval on July 17, 1994. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved (legally segregated) until so filed. If you have any questions please do not hesitate to contact our office.

Sincerely,  
The Kittitas County Planning Department

Neil R. White  
Planner

cc Greg Gifford P.E., Public Works Director  
John Wolpers, Environmental Health Director  
Bob Hanson, applicant



## Kittitas County Planning Department

Room 182, Courthouse • Ellensburg, WA 98926 • (509) 962-7506

June 3, 1994

Mr. Mike Marshall  
Professional Land Surveyor  
7834 SE 32nd Suite 205  
Mercer Island, WA 98040

**RE: Bob Hanson Short Plat**

Dear Mr. Marshall:

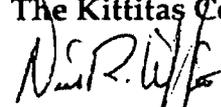
The County has received the referenced proposed short subdivision of approximately 25 acres located adjacent to Gold Creek near Snoqualmie Pass. Accordingly, the Planning Department offers the following comments:

1. All lots shall abut the public right-of-way. Lot reconfiguration should resemble the enclosed penciled flagstems.
2. Computer Sheets shall be submitted with the final short plat.
3. Appropriate utility easements must be disclosed according to code on the face of the short plat. An explanatory note may also be added on page two. Such notes should also explain access provisions.
4. The final short plat's scale shall be 1"=200'.
5. A space for recording and receiving numbers shall be reserved and appropriately labeled in the upper right hand corner of the short plat.
6. The centerline of all roads shall be established and delineated on the face of the short plat.
7. Approval certification blocks shall be depicted on the face of the short plat.
8. The dedication shall state that ".....all roads, streets, avenues, places or whatever public property shown hereon which shall be maintained by the individual property owners".

Please make the appropriate revisions as administrative approval is pending submittal of a revised final mylar. In addition, The Forest Service has been notified of this application and will be given two weeks to respond. Any pertinent recommendations from USFS will be routed to you as necessary.

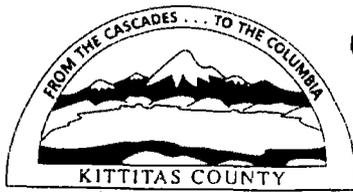
I have enclosed the applicable sections of the County Subdivision Code however should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,  
The Kittitas County Planning Department



Neil R. White  
Planner

cc Greg Gifford, P.E., Public Works Director  
Bob Hanson, applicant



## Kittitas County Planning Department

Room 182, Courthouse • Ellensburg, WA 98926 • (509) 962-7506

June 2, 1994

District Ranger/Forester  
USDA - Forest Service  
42404 S.E. North Bend Way  
North Bend, WA 98045

**RE: Bob Hanson Short Plat**

Dear District Supervisor:

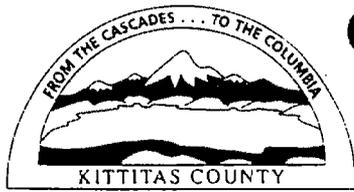
The County has received the referenced proposed short subdivision of approximately 25 acres located adjacent to Gold Creek near Snoqualmie Pass. Please take the time to review the enclosed short plat and related material as your comments and concerns would be deeply appreciated. As a preferable alternative to the original planned unit development consisting of 104 single family dwellings, the Board of County Commissioners have agreed to consider this amendment under 1992 minimum lot size requirements.

Thank you for your continued efforts to cooperate and coordinate with Kittitas County. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,  
The Kittitas County Planning Department

A handwritten signature in dark ink, appearing to read "Neil R. White".

Neil R. White  
Planner



## Kittitas County Planning Department

Room 182, Courthouse • Ellensburg, WA 98926 • (509) 962-7506

May 11, 1994

Mr. Robert Hansen  
P. O. Box 1706  
Mercer Island, Washington 98040

**RE: Board of County Commissioners - PUD Exchange**

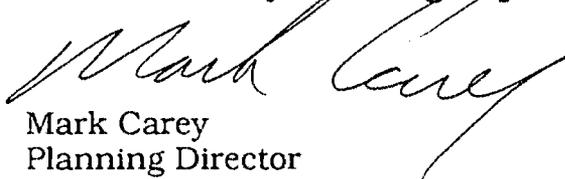
Dear Mr. Hansen:

The Board of County Commissioners approved your request to exchange or amend your 1983 Planned Unit Development binding site plan by allowing you to seek a 4 lot short plat. It is my understanding that the Board's decision was commensurate upon successful completion of the short plat and your rights would revert back to the old PUD should the short plat not be approved. Short plats are approved administratively and there is no review by the Board of County Commissioners, unless appealed.

I am enclosing the short plat process information and a sample of our short plat format. The normal processing time for a short plat is approximately 4-8 weeks, depending upon the issues involved. You will need to work with Mr. Neil White, the County's short plat administrator. Please don't hesitate to contact me if you further assistance.

Sincerely,

**Kittitas County Planning Department**



Mark Carey  
Planning Director

CC: Neil White, Kittitas County Short Plat Administrator

Moved to set public hearings on May 25, 1994 at 7:00 p.m. and June 7, 1994 at 9:30 a.m. in the Commissioners' Auditorium to consider the Kittitas County Critical Areas Interim Policy Document and Ordinance. Seconded and carried.

PLAT EXTENSION DENIAL SKI TUR VALLEY PLANNING

Moved request for additional 1 year extension for Ski Tur Valley Plat be denied as prior year extension exhausted statutory limit with recommendation to Owner to reapply when infrastructure service is in place, noting that zoning rights for same density level and approach will be reserved. Seconded and carried.

P.U.D. REVISION GOLD CREEK EXCHANGE/BOB HANSEN PLANNING

Moved request by Mr. Bob Hansen to amend his 1983 Gold Creek Planned Unit Development to reflect a 4 lot short plat application rather than 104 single dwelling units, be approved. Seconded and carried.

APPOINTMENT BOARD OF ADJUSTMENT COMMISSIONERS

Moved appointment of Ms. Karen Poulsen to Board of Adjustment, District #1, to complete the term of Mr. Ken Cross through 12/31/96, be approved. Seconded and carried.

ORDINANCE 94-13 OWENS/CASE OPT OUT FOREST LANDS COMMISSIONERS

Moved Ordinance No. 94-13 approving the redesignation of 68.83 acres located in NE 1/4 of S.32, T. 21N, R. 15E owned by Owens/Case Families from Forest Land of Long Term Commercial Significance (Commercial Forest Zone) to Forest and Range and Amending the Kittitas County Zoning Map, be approved. Seconded, carried and signed.

RESOLUTION 94-56 FINDINGS/VIOLET BURKE SEPA MDNS APPEAL COMMISSIONERS

Moved Resolution No. 94-56 adopting 16 Findings of Fact and 3 Conclusions of Law supporting the decision rendered by the Board on the Appeals of Mr. Don Tidwell, Dr. Doris Thompson and Mr. Dorain Dexter to the Responsible Official's, the Kittitas County Planning Department, Mitigated Determination of Non-Significance on Violet Carollo Burke's Conditional Use Application, be approved. Seconded, carried and signed.

RESOLUTION 94-57 K.V.D.C. FUNDING SUPPORT COMMISSIONERS

Moved Resolution No. 94-57 In the Matter of Support for an Application to Economic Development Program by Kittitas Valley Development Council for funding of an Economic Development Coordinator, be approved. Seconded, carried and signed.

8.00

558100

KITTITAS COUNTY AUDITOR  
FILED REQUEST OF:  
*Dept. of Public Works*  
93 MAR 26 PH 2:46

Ret. Same.  
Attn: Macla

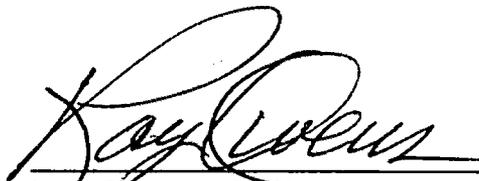
**ATTACHMENT TO PUBLIC ROAD EASEMENT**

**GRANTOR: United States of America, Forest Service, Department of Agriculture**

**GRANTEE: County of Kittitas**

**Recorded March 18, 1993  
Auditor's No. 557868  
Volume 340, Page 1216**

The attached is a photocopy of a letter received from John E. Lowe, Forest Service, which letter confirms an understanding on issues relative to the above recorded Public Road Easement.

  
\_\_\_\_\_  
Ray Owens, Chairperson  
Board of Kittitas County Commissioners



United States  
Department of  
Agriculture

Forest  
Service

Pacific  
Northwest  
Region

P.O. Box 3623  
Portland, OR 97208-3623  
333 S.W. First Avenue  
Portland, OR 97204

ROUTED TO:

DPW

*DON BERDAN 3/8*

PROSECUTOR \_\_\_\_\_

PLANNING \_\_\_\_\_

DEPT. \_\_\_\_\_

Reply To: 2730

Date: MAR 4 1993

Kittitas County Commissioners  
205 West Fifth, Room 110  
Kittitas County Courthouse  
Ellensburg, WA 98926

**RECEIVED**  
MAR 08 1993

RE: Bev Road No. 4300119 (old #2111)

1st \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_

BOARD OF KITTITAS COUNTY COMMISSIONERS

Dear Board of Commissioners:

This letter is to confirm our understanding on the issues discussed between the Wenatchee National Forest and your office regarding the above referenced public road easements.

1. It is the understanding of the parties that the County may delegate its obligation, under these easements, for road maintenance to a third party or parties. It is further understood, however, that such a delegation would not relieve the County of ultimate responsibility for its maintenance obligation.

2. The Forest Service will not exercise its right to use, or authorize the use of, any portion of the right-of-way for the non-highway purposes without prior written comment and review by the County. This comment and review includes, but is not limited to, the County providing project standards and specifications. The purpose of this is to avoid a use, or uses, which would interfere with the free flow of traffic or impair the full use and safety of the highway which has been granted to the County by the easements.

I believe this letter of understanding clarifies the areas of concern which were raised and meets the needs of both parties. If you are in agreement, record the easements for this road which are now in your possession. Following recording, please send a copy of each easement, with recording data, to the Cle Elum District Ranger.

Sincerely,

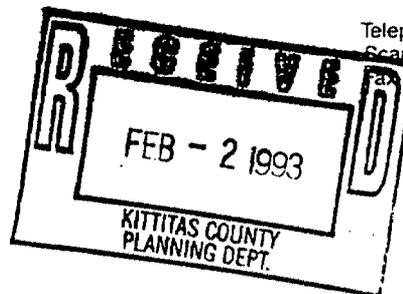
*for Richard A. Lowery*  
JOHN E. LOWE  
Regional Forester



KITTITAS COUNTY  
DEPARTMENT OF PUBLIC WORKS

Telephone: (509) 962-7523  
Scan No. 460-7523  
Fax No. (509) 962-7663

February 2, 1993



Ms. Catherine Stephenson  
District Ranger  
Cle Elum Ranger District  
803 West 2nd  
Cle Elum, WA 98922

Re: Public Road Easements

Dear Catherine:

This is in response to your letter of January 12, 1993, relating to Bev Road No. 4300119 (old #2111).

It appears that we may finally have reached a resolution to the long standing problem that has prevented the County from accepting easement agreements from the Forest Service. As you are aware, Kittitas County has been very reluctant to accept road easements from the U.S. Forest Service because of the wording regarding the maintenance obligations contained therein. The problem has been resolved in connection with Forest Service Road No. 9090 for the Chikamin Vista Properties which is in the North Bend Ranger District.

Enclosed are copies of a letter from John Lowe, Regional Forester, to Kittitas County concerning these issues and the response from the Board of County Commissioners to Mr. Lowe.

It would be appreciated if you would request the Regional Forester to write a like letter as it relates to Bev Road No. 4300119. Upon receipt of said letter Kittitas County will proceed with the acceptance and recording of the executed easements from the United States to Kittitas County. With the recording of the easement the proposed subdivision should be able to proceed to final recording.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Donald', with a long, sweeping underline that extends to the right.

Donald G. Berdan, P.E., P.L.S.  
Director

DGB:mjp  
enc

cc: Wenatchee Forest Supervisor  
cc: Kittitas County Commissioners  
cc: Planning

~~10~~  
10

**Oversized Document  
removed and scanned**

**Description** \_\_\_\_\_

**File Name** \_\_\_\_\_

**Parent Document** \_\_\_\_\_