

Arvin A. Marchel  
1410 N Pfenning Road  
Ellensburg, WA 98926

Washington State Department of Ecology  
ATTN: Gwen Clear  
15W Yakima Ave, Ste 200  
Yakima, WA 98902-3452



# 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 MAILING

**PROPOSAL NAME:** A. Marchel Short Plat, SP-13-00004

**NAME OF DOCUMENT:** *Notice of Decision*

**NOTIFICATION MAIL DATE:** *Friday, April 25, 2014*

I certify that the following documentation:

- Notice of Decision for the A. Marchel Short Plat SP-13-00004

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*

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

Subscribed and sworn to before me

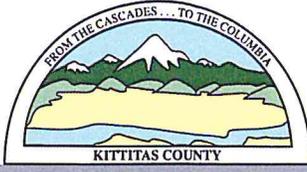
*April 25, 2014*  
Date



Allison Rose Shriner  
Notary Public for the State of Washington residing  
In Ellensburg.

My appointment expires January 9, 2018.

*Allison Rose Shriner*  
Signature



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"Building Partnerships – Building Communities"

April 25, 2014

Arvin A. Marchel  
1410 N Pfenning Road  
Ellensburg, WA 98926

**RE: A. Marchel Short Plat (SP-13-00004)**

Dear Mr. Marchel,

The Kittitas County Community Development Services Department has determined that the A. Marchel Short Plat (SP-13-00004) is a complete application and hereby grants *conditional preliminary approval* subject to the following conditions:

1. Both sheets of the final mylars shall reflect short plat number SP-13-00007 and an accurate legal description shall be shown on the face of the final plat.
2. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
3. The following plat notes shall be recorded on the final mylar drawings:
  - All development must comply with International Fire Code.
  - This short plat has exhausted the use of the one time split provision allowed per Kittitas County Code. No further one time splits are allowed for the subject parcels and subsequent parcels created via this short plat.
  - The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
  - Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel.
  - Prospective purchasers of lots are urged to make inquiries at the Kittitas County Department of Public Works regarding road and access development requirements and permits.
4. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than 1/2 acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
5. A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision shall be reflected on the final mylars.
6. Applicants shall submit the necessary information to the Kittitas County Public Health Department (KCPHD) to prove that a sufficient adequate potable water supply exist as outlined in the Board of County Commissioners Resolution 2012-027 and Kittitas County Code Title 13 prior to KCPHD being able to recommend final approval.
7. As required by WAC 246-272A-0320 (2) (c) prior to preliminary approval of a subdivision at least one soil log hole per proposed lot must be dug and inspected by the local health officer to determine if existing soil and lot size can allow for on-site sewage systems. Soil logs have been completed and approved per a September 20, 2013 email from Joe Gilbert of Kittitas County Environmental Health Department.
8. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please contact the Kittitas County Public Health Department for further information and requirements at (509) 962-7515.

9. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.
10. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
11. The addresses shall be clearly visible from both directions at the County Road for all properties.
12. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
13. Please review KCC 16.12 (at [http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter\\_16.12](http://www.co.kittitas.wa.us/boc/countycode/title16.asp#Chapter_16.12)) to insure that all plat drawing requirements are met.
14. Private Road roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
15. Bridge: The Bridge over the KRDC canal shall meet all requirements of the International Fire Code, Kittitas County Road Standards 12.07, the building code, and the KRDC. A KRDC permit is required prior to construction. New bridges shall be the same width of the roadway and be rated to 75,000 lbs. Inspection of bridges shall be conducted by a Washington State licensed professional engineer familiar with bridge design, construction and load ratings. The inspection shall be submitted to Public Works with the road certification and prior to the issuance of a building permit.
16. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 60' wide. The roadway width shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
  - b. Minimum centerline radius will be 60'.
  - c. The surface requirement is for a minimum gravel surface depth of 6".
  - d. Maximum grade is 12%.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.
  - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development of roads that provide access to this development shall be constructed to current county road standards unless and other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - j. All easements shall provide for AASHTO radius at the intersection of county road.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
17. Cul-de-sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
18. Joint-use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards,

9/6/05 edition.

- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'
- b. The surface requirement is for a minimum gravel surface depth of 6".
- c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/5/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
19. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  20. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  21. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
  22. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
  23. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
  24. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Approval of the A. Marchel Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after May 9, 2014. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

**You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by May 9, 2014 at 5:00p.m.**

Sincerely,



Kaycee K Hathaway  
Staff Planner

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 04/22/14 09:06 by dde18

Acct #: 84329

Ad #: 1083120

Status: N

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

Start: 04/25/2014 Stop: 04/25/2014  
Times Ord: 1 Times Run: \*\*\*  
STD6 1.00 X 6.62 Words: 188  
Total STD6 6.62  
Class: 0001 LEGAL NOTICES  
Rate: 1.00 Cost: 56.93  
# Affidavits: 1

Contact: MANDY  
Phone: (509)962-7506  
Fax#:  
Email:  
Agency:

Ad Descript: NOTICE OF DECISION  
Given by: \*  
Created: dde18 04/22/14 09:04  
Last Changed: dde18 04/22/14 09:06

COMMENTS:  
COPIED from AD 1077474

PIR	ZONE	ED	TP	START	TNS	STOP	SMTWTFSS
DR	A		97 S	04/25			
IN	A		97 S	04/25			

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 04/22/14 09:06 by dde18

Acct #: 84329

Ad #: 1083120

Status: N

**Notice of Decision**

A.Marchel Short Plat  
(SP-13-00004)

Notice is hereby given that on Friday April 25, 2014 conditional preliminary approval was granted to Arvin A. Marchel, landowners, for a short subdivision of 40.00 acres into four 10 acre lots. The subject property is located approximately 5.5 miles east of the city of Kittitas, 1500 feet due west of the intersection of Stevens Road and Bonaza Drive, in a portion of Section 14, T17N, R20E, WM in Kittitas County, bearing Assessor's map numbers 17-20-14020-0017 and 17-20-14030-0004.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

**Friday May 9, 2014 at  
5:00 p.m.**

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2 Ellensburg, WA 98926 or online at: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short%20Plats).

Publish: April 25, 2014

## Kaycee Hathaway

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**From:** DAILY RECORD/KITTITAS PUB <classified2@kvnews.com>  
**Sent:** Tuesday, April 22, 2014 9:07 AM  
**To:** Kaycee Hathaway  
**Cc:** classified2@kvnews.com  
**Subject:** Order Confirmation - Ad # 1083120  
**Attachments:** AD1083120\_jnl.pdf

Hi Kaycee,  
Attached is your legal proof for 4/25. Please let me know if this is OK .  
Thanks!

Danielle

Danielle Renwick, Classified AdVisor  
Daily Record Newspaper  
Ph: 509-925-1414  
Fx: 509-925-5696  
[classified2@kvnews.com](mailto:classified2@kvnews.com)  
[legals@kvnews.com](mailto:legals@kvnews.com)

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## **Notice of Decision**

A. Marchel Short Plat  
(SP-13-00004)

Notice is hereby given that on Friday April 25, 2014 conditional preliminary approval was granted to Arvin A. Marchel, landowners, for a short subdivision of 40.00 acres into four 10 acre lots. The subject property is located approximately 5.5 miles east of the city of Kittitas, 1500 feet due west of the intersection of Stevens Road and Bonaza Drive, in a portion of Section 14, T17N, R20E, WM in Kittitas County, bearing Assessor's map numbers 17-20-14020-0017 and 17-20-14030-0004.

Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5<sup>th</sup>, Room 108 Ellensburg, WA 98926. The appeal and comment deadline for this project is:

**Friday May 9, 2014 at 5:00 p.m.**

Original short plats and related information may be examined during the business hours at the Kittitas County Community Development Services Department, 411 N. Ruby Suite 2 Ellensburg, WA 98926 or on line at: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short Plats](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Short%20Plats).



*To Protect and Promote the Health and the Environment of the People of Kittitas County*

May 22, 2013

Jeff Watson, Staff Planner  
Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

RE: A. Marchel Short Plat SP-13-00003

Mr. Watson,

Thank you for the opportunity to comment on the A. Marchel Short Plat, SP-13-00004.

**ADEQUATE POTABLE WATER SUPPLY STATEMENT:**

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval.

Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (Attachment B).

**SEPTIC AVAILABILITY STATEMENT:**

KCPHD's recommendation shall state that preliminary approval be conditioned upon the developer/owner of the plat providing satisfactory sewage disposal. Satisfactory sewage disposal can be provided through several different ways depending on the source of disposal proposed.

**PUBLIC SEWER SYSTEM:** In order to recommend approval, KCPHD will need a signed letter from the sewer district stating that the proposed project's connection will be allowed.

**ON-SITE SEWAGE SYSTEMS:** Soil logs must be performed prior to KCPHD recommending preliminary approval of the plat application per WAC 246-272A-0320(2)(c). Once the soil logs are conducted and approved by KCPHD, the requirement for septic availability will have been satisfied. See soil log fact sheet (Attachment A).

**OTHER REQUIREMENTS & CONDITIONS:**

**REVIEW OF THE APPLICATION FILE:** At this point in time this application does not contain sufficient information to make a determination that there is an adequate potable water supply available and soil logs have not been conducted to verify soil conditions for on-site sewage systems. The above mentioned

**Kittitas County  
Public Health Department**  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F:509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**Environmental  
Health Services**  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F:509.962.7581

requirements need to be satisfied and the appropriate documentation needs to be submitted to KCPHD for review and approval in order for the plat application to be recommended for final approval.

Kittitas County reserves the ability to require additional proof that adequate provisions for potable water and septic availability have been made by the applicant depending on any health, safety and environmental concerns specific to the project and as governing laws may change in the future.

If you should have any questions or comments, please feel free to contact me at (509) 962-7515.

Sincerely,

Joe Gilbert  
Environmental Health Specialist II  
Kittitas County Public Health Department

Enc: Attachment A: Soil Log Fact Sheet  
Attachment B: Resolution 2012-027

CC: Property owner or agent; Surveyor

**Attachment A:**

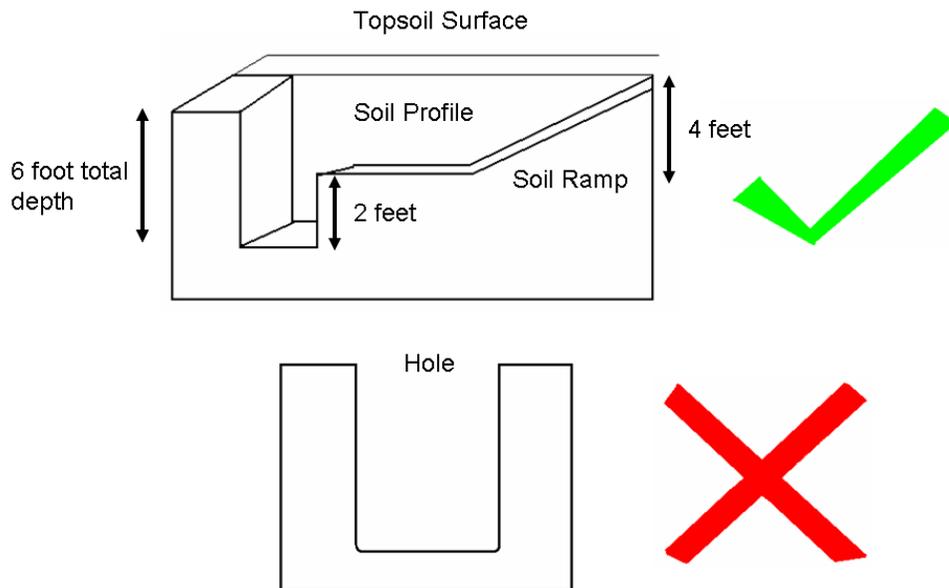
## Soil Log Fact Sheet Directions for Land Division

**Purpose:** The purpose of a soil log is to ensure that future property owners can be assured that they will be able to install a septic system on the property. A soil log is performed to ensure that suitable depth and type of soil is present on the property prior to preliminary plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, soil logs are required before a recommendation for preliminary plat approval can be made.

**Requirements:** In order for a soil log to be conducted, test holes must meet specific criteria according to Chapter 246-272A-0320 WAC, Kittitas County Code and Labor and Industries safety standards.

- 1) A minimum of one soil log per lot shall be dug to a depth of six feet, unless an impermeable layer such as bedrock, hardpan clay, or the existing water table prevents such a depth from being obtained. In some instances, additional holes may be required to determine if the minimum standards for septic support are present on the lot.
- 2) The design of a test hole shall be sloped to four feet beneath surface, leveled and then dug down an additional two feet for a total depth of six feet (see the diagram below for reference). Such a test hole is designed to prevent possible injury as a result of the surrounding soil bank collapsing into the test hole and to grant the local health officer ease of access to the soil profile.
- 3) In order to sub-divide property at least twelve inches of native, suitable soil must be present at the time the soil log is performed.
- 4) A soil log does not constitute a site-evaluation. A site evaluation determines the type of septic system required. A soil log only determines whether soils present on the property can support a septic system.



**Minimum Land Area Requirements:** According to the WAC 246-272A-0320 Table X (provided below) the minimum land area requirement from a public health perspective for subdivision of property is determined by the source of the drinking water and the soil type present to support an on-site sewage system. These guidelines have been put in place to protect human health and the environment from the

potential health hazards that an on-site sewage system imposes. The type of water source available and soil type present must be determined by the local health officer. However, other minimum land area requirements may be subject to local government zoning regulations and restrictions, and it is advisable that property land owners seek advice from Community Development Services at (509) 962-7506 for assistance in this area.

**TABLE X**  
**Minimum Land Area Requirement**  
**Single-Family Residence or Unit Volume of Sewage**

Type of Water Supply	Soil Type (defined by WAC 246-272A-0220)					
	1	2	3	4	5	6
Public	0.5 acre	12,500 sq. ft.	15,000 sq. ft.	18,000 sq. ft.	20,000 sq. ft.	22,000 sq. ft.
	2.5 acre <sup>1</sup>					
Individual, on each lot	1.0 acre	1 acre	1 acre	1 acre	2 acres	2 acres
	2.5 acres <sup>1</sup>					

<sup>1</sup> See WAC 246-272A-0234(6).

**Other Considerations:** Since open holes present a potential danger to people, livestock, wild animals, and vehicles, it is advisable that such a hole be roped off or covered to prevent unwanted entry or marked to caution and facilitate finding. After the soil log has been performed the hole may be filled in by the property owner or contractor to eliminate the potential hazard.

**Scheduling a soil log:** Currently, soil logs are performed on a weekly basis by an Environmental Health Specialist. To schedule a soil log please contact the Kittitas County Public Health Department Office located at 507 N Nanum Street, Suite 102 or call (509) 962-7515 to arrange an appointment.

**Attention:** Do not overlook the water requirements to getting a subdivision approved. (Refer to comment letter for requirements).

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

RESOLUTION  
NO. 2012- 027

RATIFYING THE REVISED KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY  
RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and

WHEREAS, Chapter 58.17 RCW requires that the finding that provisions are made for potable water supplies including whether there is adequate quantity, quality and a legal right to the water; and

WHEREAS, during a public hearing the Board of County Commissioners considered a revision to the Administrative Policy Related to Potable Water for Subdivision (Resolution 2010-082) presented by Kittitas County Public Health Department; and

WHEREAS, the revision to Resolution 2010-082 presented by Kittitas County Public Health Department addressed updates to current county policy and practices; and

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

WHEREAS, it is the desire of the Board of County Commissioners to rescind Resolution 2010-082 and ratify the Kittitas County Public Health Department revisions to the Administrative Policy Related to Potable Water for Subdivision as presented.

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 6<sup>th</sup> day of March 2012, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS  
KITITITAS COUNTY, WASHINGTON**



*Mandy Robinson*

ATTEST:  
CLERK OF THE BOARD *Deputy*

*Alan Crankovich*  
\_\_\_\_\_  
Commissioner Alan Crankovich, Chairman

*Obie O'Brien*  
\_\_\_\_\_  
Commissioner Obie O'Brien, Vice Chairman

*Paul Jewell*  
\_\_\_\_\_  
Commissioner Paul Jewell

**Kittitas County Public Health Department  
Administrative Policy**

**Potable Water for Subdivisions**

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the following minimum requirements:

1. **GROUP A PUBLIC WATER SYSTEM:** Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group A public water systems as a Group A water system is held to a higher standard under Washington Administrative Code.
2. **GROUP B PUBLIC WATER SYSTEM:** Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or Washington State Department of Health (DOH) for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Satellite Management Agency. In addition to these requirements all infrastructure for the Group B Water System including, but not limited to the well/pump house and storage tanks must be completed and water budget neutrality determination(s) from Washington State Department of Ecology (DOE) referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC) must be provided to KCPHD prior to final approval. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH and wellhead protection areas shall be required on final mylars prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group B public water systems as a Group B water system is held to a higher standard under Washington Administrative Code.
3. **INDIVIDUAL OR SHARED WATER SYSTEM:** Section 16.24.210 KCC applies to individual and shared water systems. Applicants shall submit a well log(s) and four hour draw down test from each proposed parcel within a subdivision, water budget neutrality determination(s) from DOE referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC), and passing bacteriological and nitrate water quality test from each well. If the proposed subdivision does not have an existing well within the boundaries of each lot, a well must be drilled and the above information shall be provided to KCPHD prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, in addition to

the above requirements a copy of a shared well user's agreement shall be recorded at the Kittitas County Auditor's Office for each proposed parcel that proposes to utilize a 2-party shared water system.

This policy is meant as a guideline for applicants, however Kittitas County reserves the ability to require additional proof that adequate provisions for potable water have been made by the applicant depending on any health, safety and environmental concerns specific to the project. Compliance with all current state and local rules and regulations is required and if this policy is found to be in conflict with any applicable rule, regulation or ordinance, then the rule, regulation or ordinance shall control. All applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the applicant.



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

May 1, 2013



Jeff Watson  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: SP-13-00004

Dear Mr. Watson:

Thank you for the opportunity to comment on the short subdivision of approximately 40.00 acres into 4 lots, proposed by Arvin Marchel. We have reviewed the application and have the following comments.

### **WATER RESOURCES**

The proposed project will create four 10 acre lots from two parcels totaling 40 acres. The SEPA checklist and project overview state that individual or shared wells will be used for domestic water supply. Please be advised that in Washington State prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells to serve each lot in the development if in combination, the withdrawal will exceed the exemption criteria.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited, your use could be curtailed by those with senior water rights.

Mr. Watson  
May 1, 2013  
Page 2

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

If you have any questions or would like to respond to these Water Resources comments, please contact **Mark Dunbar** at (509) 575-2024.

### **WATER QUALITY**

Dividing or platting of a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if a subsequent individual or common plan of development that has potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact **Bryan Neet** with the Department of Ecology, (509) 575- 2808, with questions about this permit.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012

## Jeff Watson

---

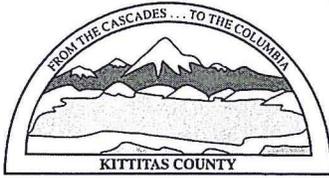
**From:** Betty <bhopper@fairpoint.net>  
**Sent:** Monday, April 29, 2013 10:11 AM  
**To:** Jeff Watson  
**Subject:** Arvin Marchel property subdivision

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a property owner at 570 Stevens Rd. I am uneasy about Arvin's plans for these subdivisions. He still allows large junk trailers full of trash into his illegal dump off of Stevens Rd. He has put a foundation under the junked house that previously was right next to Stevens Rd. and is now in the area that he is asking for the subdivision. Does he have a permit for the work he has already done? I am concerned that he is, by subdividing setting it up to put in many more of these empty junk houses that serve no purpose except to lower property values of those of us who own homes in the area. His previous actions on this property have contained illegal activities and he has not demonstrated to us that anything is changing. I don't understand why more has not been done by the county to protect the lands and the people that surround his "operation".

Concerned property owner,

Betty Hopper  
[bhopper@fairpoint.net](mailto:bhopper@fairpoint.net)



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

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### MEMORANDUM

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TO: Jeff Watson, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: April 16, 2013

SUBJECT: A. Marchel Short Plat SP-13-00004

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1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the structures within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Bridge: The bridge over the KRD canal shall meet all requirements of the International Fire Code, Kittitas County Road Standards 12.07, the building code, and the KRD. A KRD permit is required prior to construction. New bridges shall be the same width of the roadway and be rated to 75,000 lbs. Inspection of bridges shall be conducted by a Washington State licensed professional engineer familiar with bridge design, construction and load ratings. The inspection shall be submitted to Public Works with the road certification and prior to the issuance of a building permit.
4. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
  - b. Minimum centerline radius will be 60'.
  - c. The surface requirement is for a minimum gravel surface depth of 6".
  - d. Maximum grade is 12%.
  - e. Stopping site distance, reference AASHTO.
  - f. Entering site distance, reference AASHTO.

- g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
  - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
  - j. All easements shall provide for AASHTO radius at the intersection of county road.
  - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
5. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
6. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
  - b. The surface requirement is for a minimum gravel surface depth of 6".
  - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
- a. The roadway shall be a minimum of 8' wide with gravel surface.
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.

9. Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
10. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
12. Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.

## Jeff Watson

---

**From:** Keli Bender <krd.keli@fairpoint.net>  
**Sent:** Tuesday, April 16, 2013 7:30 AM  
**To:** Jeff Watson; Dan Valoff  
**Subject:** Re: Kittitas County Notice of Application SP-13-00004 A. Marchel

On 4/15/2013 1:29 PM, Jeff Watson wrote:

[SP-13-00004 A. Marchel](#)

THIS PROJECT IS EXEMPT FROM SEPA REVIEW

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link:

<http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses. Comments within the body of an email are encouraged, but may be submitted as attachments to:

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

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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

Good morning Jeff,  
There are no KRD lands west of the KRD. Let me know if you need anything further.  
keli



# KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

April 1, 2013

Lindsey Ozbolt  
Staff Planner  
Department of Community Development  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: A. Marchel Short Plat (SP-13-00004)

Dear Ms. Ozbolt:

After conducting a review of the above named project, I have the following comments:

- The access to the property appears to cross over the KRD canal. If a bridge is currently existing in place, it is not required to be brought up to County Code, however if a new bridge needs to be built, or any structural work needs to be done to an existing bridge, it must be approved through a permit from the Fire Marshal's Office.
- All future development must comply with the International Fire Code.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at 509-962-7000.

Sincerely,

Brenda Larsen  
Fire Marshal

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Monday, April 15, 2013 1:29 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPCOORDINATOR@ECY.WA.GOV'; 'Clear, Gwen (ECY)'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier; 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'  
**Cc:** Doc Hansen; RichElliott; Keli Bender (krd.keli@fairpoint.net); 'lonnie\_allphin@ksd403.org'; KCCDS@encompasses.net  
**Subject:** Kittitas County Notice of Application SP-13-00004 A. Marchel

[SP-13-00004 A. Marchel](#)

### THIS PROJECT IS EXEMPT FROM SEPA REVIEW

Kittitas County has received the above referenced land use application; see attached. Agencies within the county network may review the application master file via the above link or through EDEN. Agencies outside of the county network can use the attachment or view better resolution documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses. Comments within the body of an email are encouraged, but may be submitted as attachments to:

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## Jeff Watson

---

**From:** Microsoft Outlook  
**To:** 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACCOORDINATOR@ECY.WA.GOV'; 'Clear, Gwen (ECY)'; 'enviroreview@yakama.com'; 'Gretchen.Kaehler@DAHP.wa.gov'; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; 'linda.hazlett@dnr.wa.gov'; 'Mike Johnston'; 'nelmsk@cwu.edu'; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'tribune@nkctribune.com'; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'Richard.Benson@doh.wa.gov'; 'heather.cannon@doh.wa.gov'; 'RichElliott'; 'Keli Bender (krd.keli@fairpoint.net)'; 'lonnie\_allphin@ksd403.org'; 'KCCDS@encompasses.net'  
**Sent:** Monday, April 15, 2013 1:29 PM  
**Subject:** Relayed: Kittitas County Notice of Application SP-13-00004 A. Marchel

**Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:**

['Brent Renfrow \(Brent.Renfrow@dfw.wa.gov\)'](mailto:Brent.Renfrow@dfw.wa.gov)

['Cindy Preston \(cindy.preston@dnr.wa.gov\)'](mailto:cindy.preston@dnr.wa.gov)

['CROSEPACCOORDINATOR@ECY.WA.GOV'](mailto:CROSEPACCOORDINATOR@ECY.WA.GOV)

['Clear, Gwen \(ECY\)'](#)

['enviroreview@yakama.com'](mailto:enviroreview@yakama.com)

['Gretchen.Kaehler@DAHP.wa.gov'](mailto:Gretchen.Kaehler@DAHP.wa.gov)

['Jan Jorgenson \(jorgenja@cwu.edu\)'](mailto:jorgenja@cwu.edu)

['Jessica Lally \(jessica@yakama.com\)'](mailto:jessica@yakama.com)

['jmarvin@yakama.com'](mailto:jmarvin@yakama.com)

['Johnson Meninick \(johnson@yakama.com\)'](mailto:johnson@yakama.com)

['linda.hazlett@dnr.wa.gov'](mailto:linda.hazlett@dnr.wa.gov)

[Mike Johnston](#)

['nelmsk@cwu.edu'](mailto:nelmsk@cwu.edu)

['russell.mau@doh.wa.gov'](mailto:russell.mau@doh.wa.gov)

['Teske, Mark S'](#)

['rivers@dnr.wa.gov'](mailto:rivers@dnr.wa.gov)

[Thalia Sachtleben \(enviroreview@yakama.com\)](mailto:enviroreview@yakama.com)

[Tom Justus \(tom.justus@doh.wa.gov\)](mailto:tom.justus@doh.wa.gov)

[tribune@nkctribune.com](mailto:tribune@nkctribune.com)

[Allison Kimball \(brooksideconsulting@gmail.com\)](mailto:brooksideconsulting@gmail.com)

[Richard.Benson@doh.wa.gov](mailto:Richard.Benson@doh.wa.gov)

[heather.cannon@doh.wa.gov](mailto:heather.cannon@doh.wa.gov)

[RichElliott](#)

[Keli Bender \(krd.keli@fairpoint.net\)](mailto:krd.keli@fairpoint.net)

[lonnie\\_allphin@ksd403.org](mailto:lonnie_allphin@ksd403.org)

[KCCDS@encompasses.net](mailto:KCCDS@encompasses.net)

Subject: Kittitas County Notice of Application SP-13-00004 A. Marchel

---

Sent by Microsoft Exchange Server 2007

## Jeff Watson

---

**From:** Microsoft Outlook  
**To:** Candie M. Leader; Erin Moore; Brenda Larsen; Doc Hansen; Bill Steele; James Rivard; Patti Johnson; Jan Ollivier; Kim Dawson; Julie Kjorsvik; Holly Duncan; Christina Wollman; Lisa Lawrence; Lisa Iammarino  
**Sent:** Monday, April 15, 2013 1:29 PM  
**Subject:** Delivered: Kittitas County Notice of Application SP-13-00004 A. Marchel

### Your message has been delivered to the following recipients:

[Candie M. Leader](#)

[Erin Moore](#)

[Brenda Larsen](#)

[Doc Hansen](#)

[Bill Steele](#)

[James Rivard](#)

[Patti Johnson](#)

[Jan Ollivier](#)

[Kim Dawson](#)

[Julie Kjorsvik](#)

[Holly Duncan](#)

[Christina Wollman](#)

[Lisa Lawrence](#)

[Lisa Iammarino](#)

Subject: Kittitas County Notice of Application SP-13-00004 A. Marchel

---

Sent by Microsoft Exchange Server 2007

## Jeff Watson

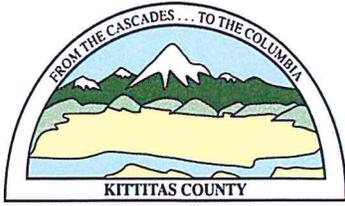
---

**From:** MAILER-DAEMON@av-mx.com  
**To:** krd.keli@fairpoint.net  
**Sent:** Monday, April 15, 2013 1:30 PM  
**Subject:** Delivered: Kittitas County Notice of Application SP-13-00004 A. Marchel

**Your message has been delivered to the following recipients:**

[krd.keli@fairpoint.net](mailto:krd.keli@fairpoint.net)

Subject: Kittitas County Notice of Application SP-13-00004 A. Marchel



# KITITITAS 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:** Friday, April 19, 2013  
**Application Received:** Friday, March 29, 2013  
**Application Complete:** Friday, March 29, 2013

**Project Name (File Number):** A. Marchel (SP-13-00004)

**Applicant:** Dave Nelson authorized agent for Arvin Marchel, landowner

**Location:** 2 parcels, located approximately 5.5 miles east of the city of Kittitas, 1500 ft due west of the intersection of Stevens Road and Bonaza Drive, in a portion of Section 14, T17N, R20E, WM in Kittitas County, bearing Assessor's map numbers 17-20-14020-0017 and 17-20-14030-0004.

**Proposal:** Dave Nelson authorized agent for Arvin Marchel, landowner, has submitted a preliminary short plat application to subdivide approximately 40.00 acres into four 10 acre lots. The subject property is zoned Agriculture 20.

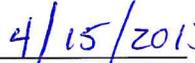
**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Saturday, 4 May, 2013. Any person has the right to comment on the application and request a copy of the decision once made.

**Under Title 15A.03.080**, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: (509) 933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

  
\_\_\_\_\_  
Signature Planner of Record

  
\_\_\_\_\_  
Date

BASS, RANDALL S ETUX  
871 BENTLY RD  
ELLENSBURG WA 98926-

BASS, C TRAVIS ETUX  
21 BONANZA DRIVE  
ELLENSBURG WA 98926-

HOLMES, HAROLD  
1511 STEVENS RD  
ELLENSBURG WA 98926

HAMPTON, DONALD C ETUX  
1971 STEVENS RD  
ELLENSBURG WA 98926

MARCHEL, ARVIN A  
1410 N PFENNING RD  
ELLENSBURG WA 98926-

ALBERTINE, MARK R & MARY R  
6100 70TH DR SE  
SNOHOMISH WA 98290-

THURNAU, TODD M &  
QUICK, SUSAN A  
1221 STEVENS RD  
ELLENSBURG WA 98926-

HOPPER, BETTY J  
570 STEVENS RD  
ELLENSBURG WA 98926-

Record NOT Found For:

EL RANCHO KITTITAS LLC  
ALBERG, THOMAS A MGR  
800 SHALE PIT RD  
ELLENSBURG WA 98926-

HUSS, BRIAN D ETUX  
2222 STEVENS RD  
ELLENSBURG WA 98926-

CLERF, HOWARD F  
PO BOX 689  
KITTITAS WA 98934-

THURNAU, TODD & SUSAN  
1221 STEVENS RD  
ELLENSBURG WA 98926-

POISON SPRINGS LLC  
PO BOX 1015  
KITTITAS WA 98934-

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE DECATO

Printed at 04/15/13 11:47 by dde18

-----  
Acct #: 84066

Ad #: 873124

Status: N

KITTITAS CO PUBLIC WORKS  
411 N. RUBY ST, SUITE 1  
ELLENSBURG WA 98926

Start: 04/19/2013 Stop: 04/19/2013  
Times Ord: 1 Times Run: \*\*\*  
STD6 1.00 X 11.02 Words: 306  
Total STD6 11.02  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 94.77  
# Affidavits: 1

Contact:

Phone: (509)962-7523

Fax#:

Email: maria.fischer@co.kittitas.wa.us, dora.vanepps@co.kittitas.wa.us Last Cha

Agency:

Ad Descrpt: N/AP SP-13-00004 MARCHEL

Given by: \*

Created: dde18 04/15/13 11:34

-----  
COMMENTS:

COPIED from AD 843941

-----  
PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 04/19  
IN A 97 S 04/19  
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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.

Jeff Watson  
Name (print or type)

[Signature]  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE DECATO

Printed at 04/15/13 11:47 by dde18

-----  
Acct #: 84066

Ad #: 873124

Status: N

**NOTICE OF APPLICATION**

**Project Name (File Number):**

A. Marchel (SP-13-00004)

**Applicant:** Dave Nelson authorized agent for Alvin Marchel, landowner.

**Location:** 2 parcels, located approximately 5.5 miles east of the city of Kittitas, 1500 ft due west of the intersection of Stevens Road and Bonaza Drive, in a portion of Section 14, T17N, R20E, WM in Kittitas County, bearing Assessor's map numbers 17-20-14020-0017 and 17-20-140-0004.

**Proposal:** Dave Nelson authorized agent for Alvin Marchel, landowner, has submitted a preliminary short plat application to subdivide approximately 40.00 acres into four 10 acre lots. The subject property is zoned Agriculture 20.

**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 401 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/shortplats.asp>. Phone: (509) 962-7506.

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**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: 509-933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Notice of Application: April 19, 2013  
Application Received: March 29, 2013  
Application Complete: March 29, 2013  
Publish Daily Record: April 19, 2013

With

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Monday, April 15, 2013 11:27 AM  
**To:** legals@kvnews.com  
**Subject:** Publication Request SP-13-00004 A Marchel  
**Attachments:** SP-13-00004 A. Marchel Notice of Application Legal.docx

Please publish the attached on: Friday April 19<sup>th</sup> 2013.

Thank You,

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

## NOTICE OF APPLICATION

**Project Name (File Number):** A. Marchel (SP-13-00004)

**Applicant:** Dave Nelson authorized agent for Arvin Marchel, landowner

**Location:** 2 parcels, located approximately 5.5 miles east of the city of Kittitas, 1500 ft due west of the intersection of Stevens Road and Bonaza Drive, in a portion of Section 14, T17N, R20E, WM in Kittitas County, bearing Assessor's map numbers 17-20-14020-0017 and 17-20-14030-0004.

**Proposal:** Dave Nelson authorized agent for Arvin Marchel, landowner, has submitted a preliminary short plat application to subdivide approximately 40.00 acres into four 10 acre lots . The subject property is zoned Agriculture 20.

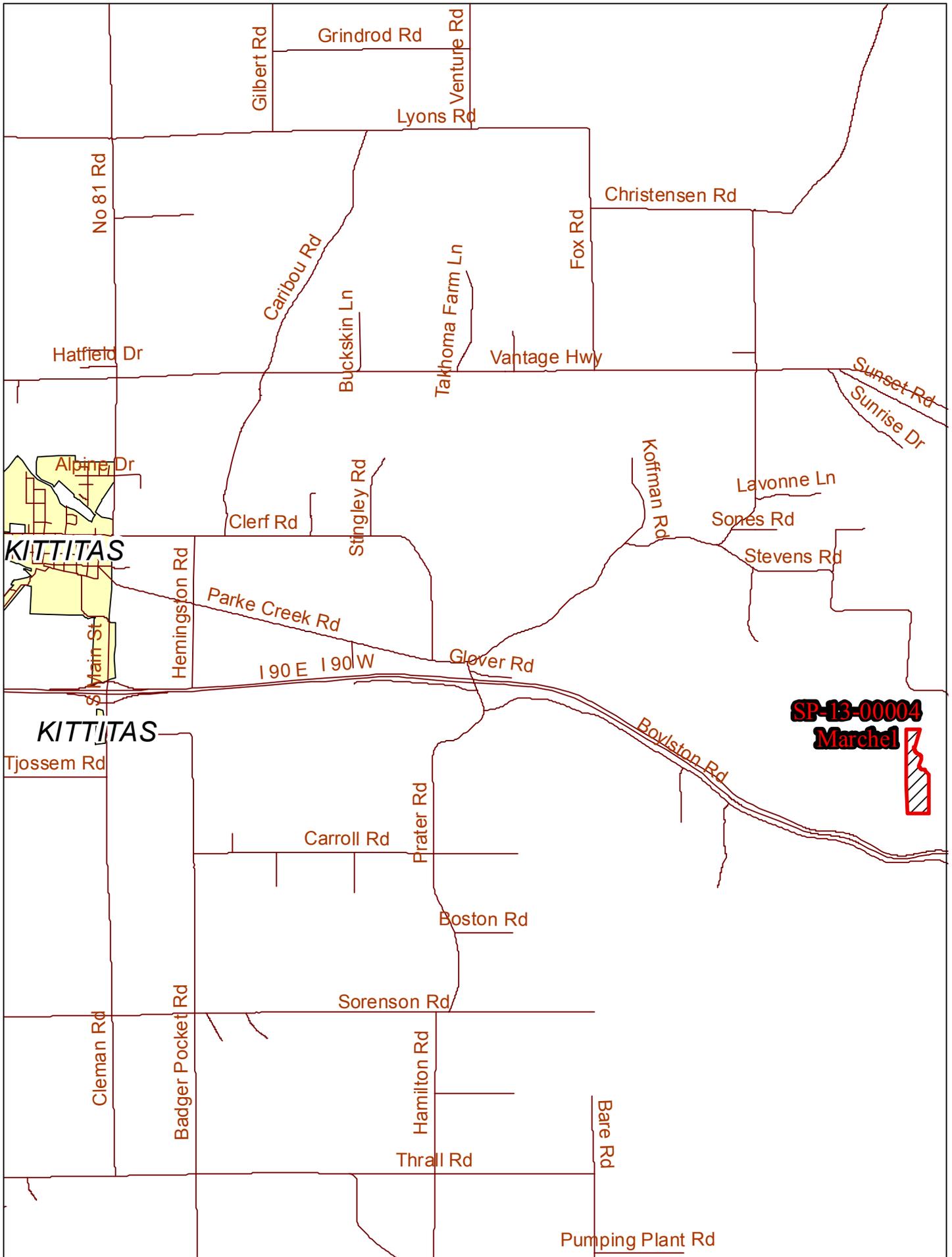
**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Saturday, May 4, 2013. Any person has the right to comment on the application and request a copy of the decision once made.

**Under Title 15A.03.080**, Short Plat Projects are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: (509) 933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

<b>Notice of Application:</b>	<b>Friday, April 19, 2013</b>
<b>Application Received:</b>	<b>Friday, March 29, 2013</b>
<b>Application Complete:</b>	<b>Friday, March 29, 2013</b>
<b>Publication Date:</b>	<b>Friday, April 19, 2013</b>



**KITTITAS**

**KITTITAS**

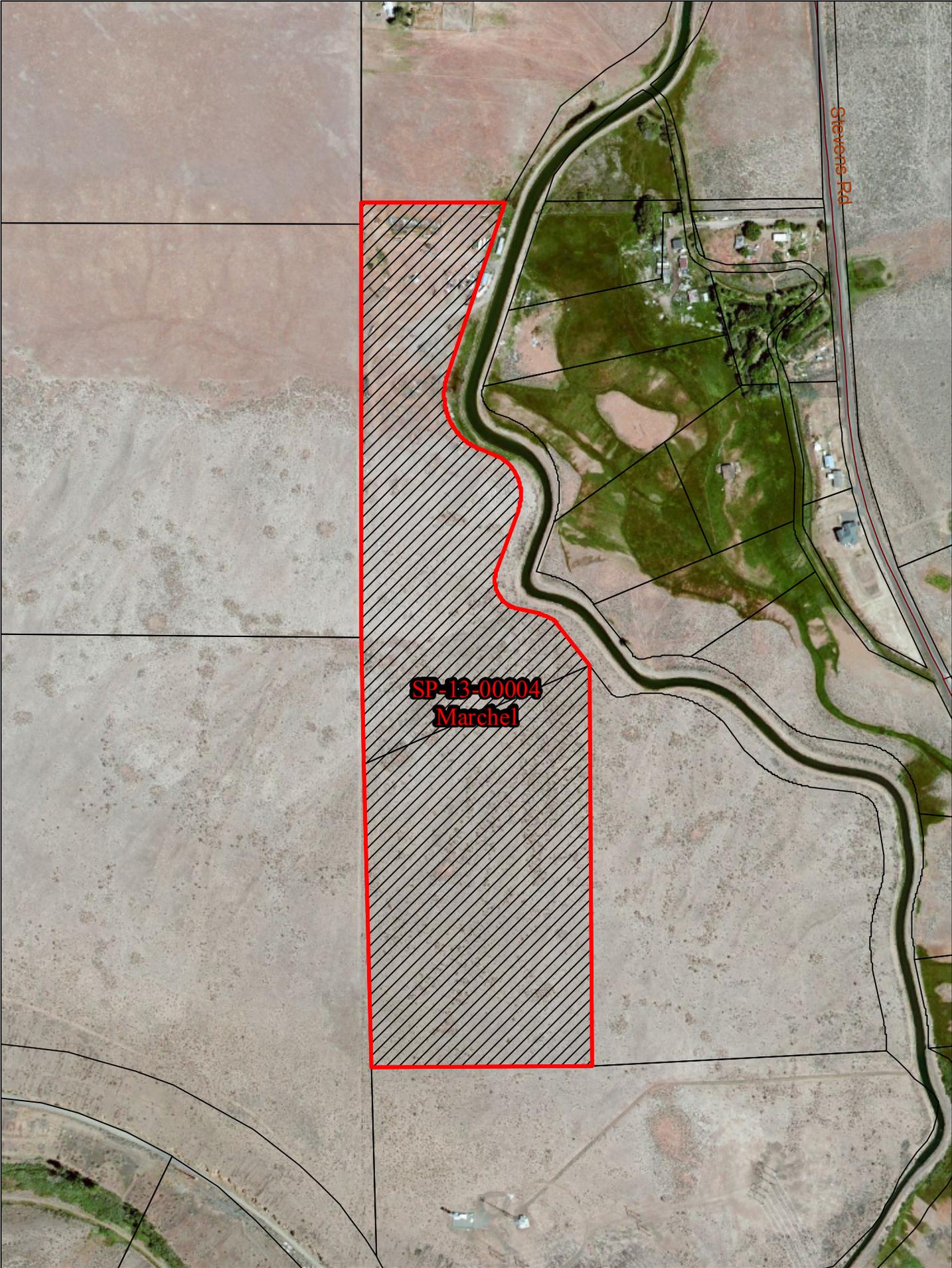
**SP-13-00004  
Marchel**

90

Boylston Rd

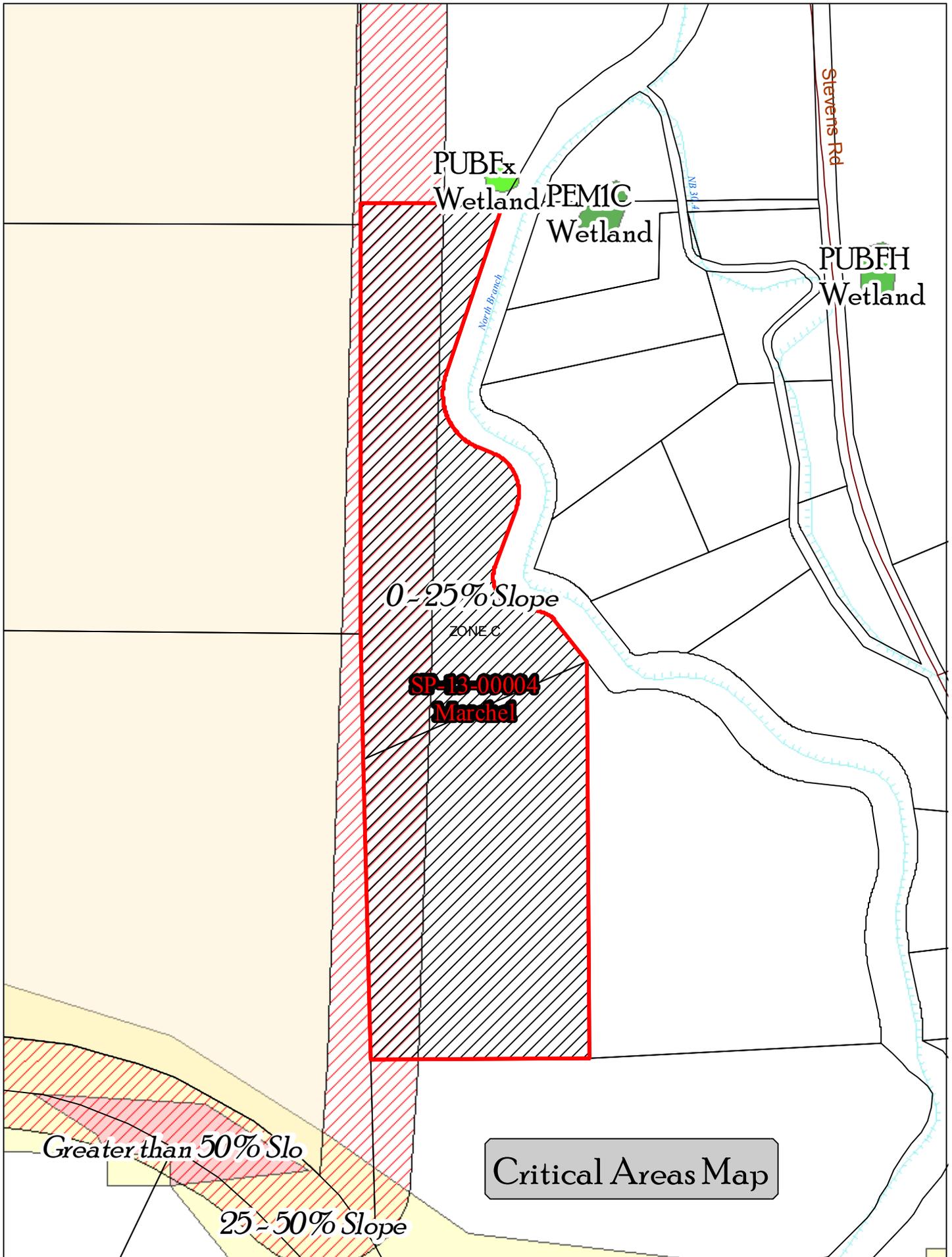
Hot Horse Trail





**SP-13-00004**  
**Marchel**

Stevens Rd



Critical Areas Map

# Critical Areas Checklist

Monday, April 01, 2013

Application File Number



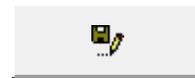
Planner

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 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

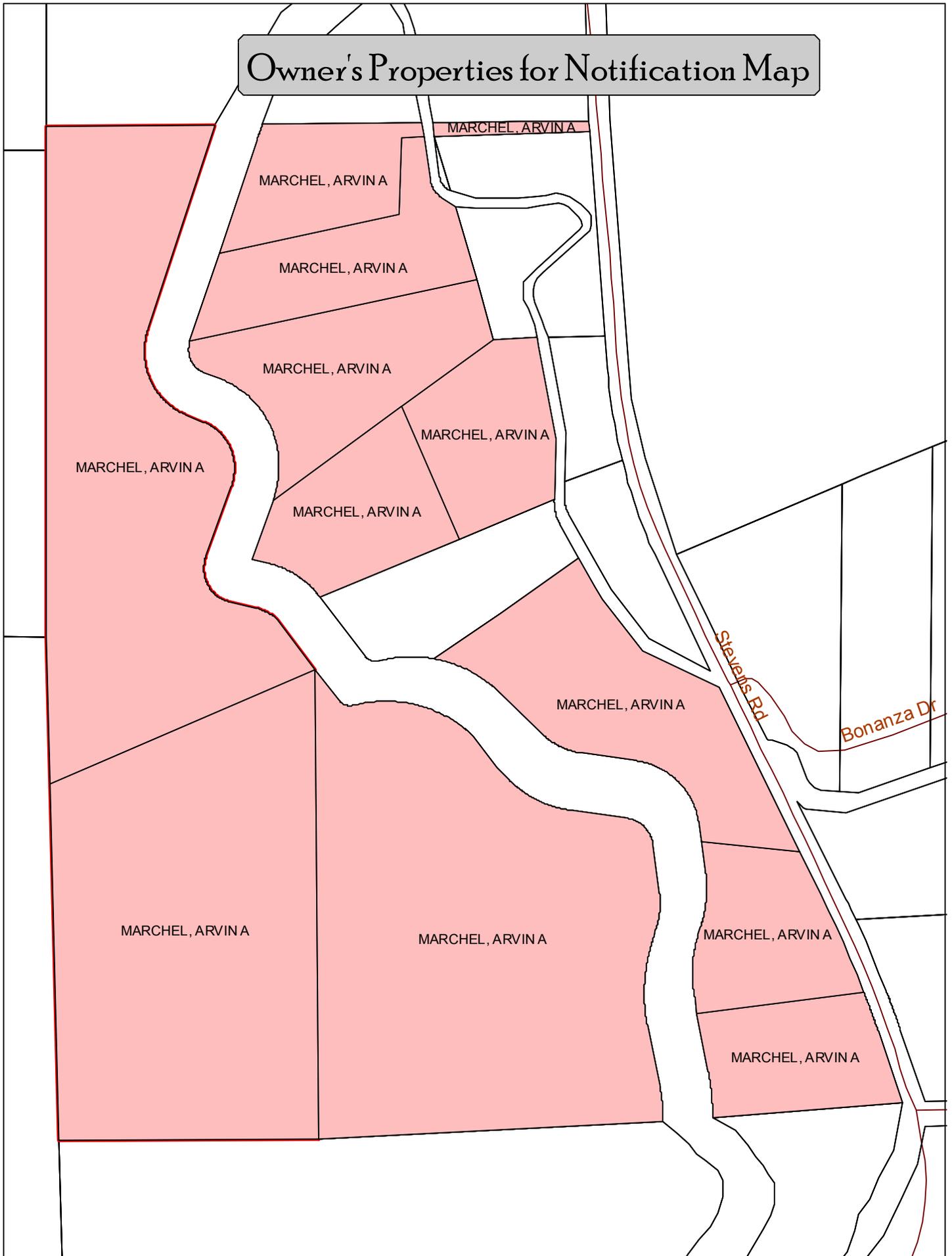
What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

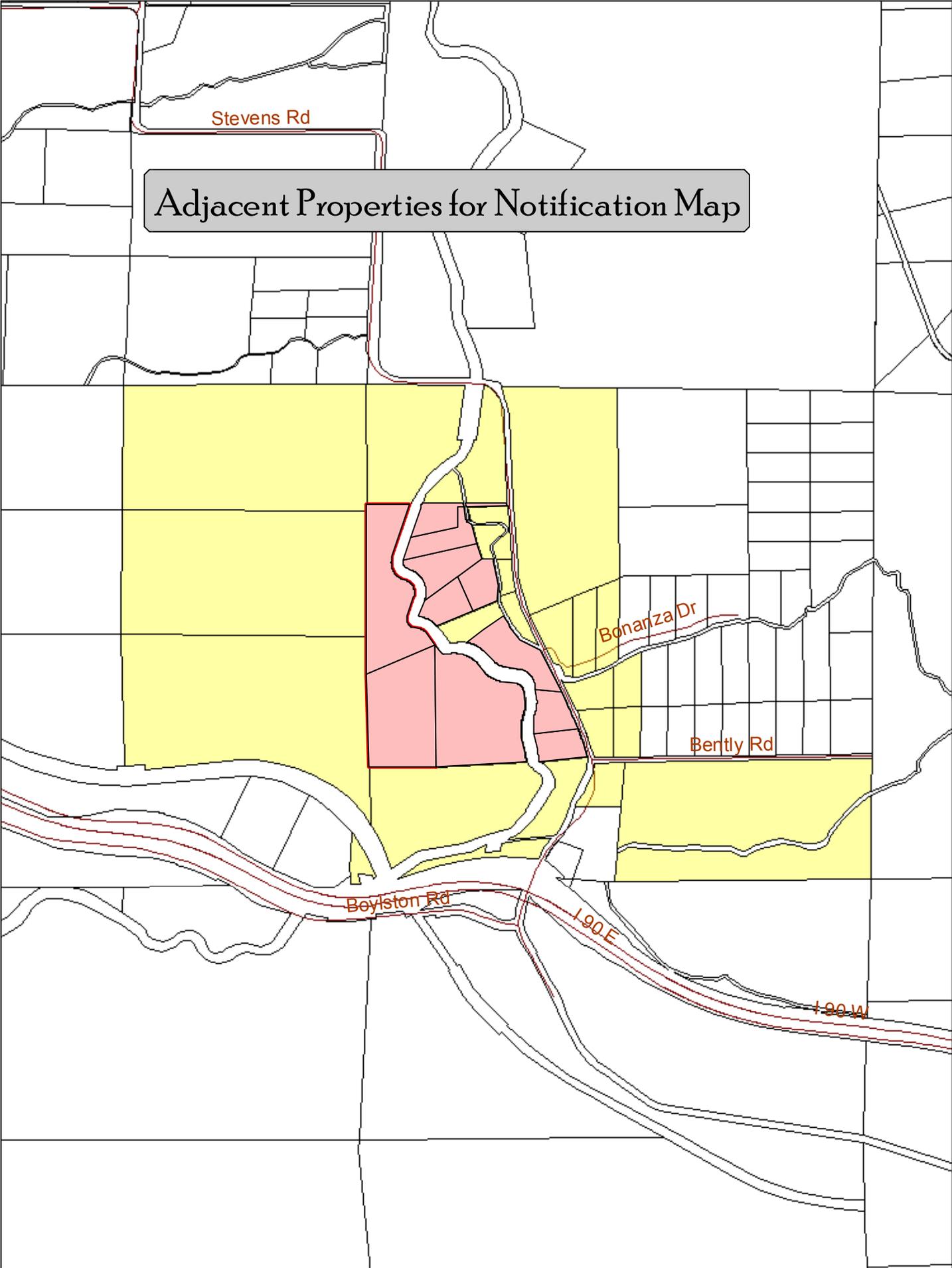
Does the Project Application have a Recorded Survey Attached?

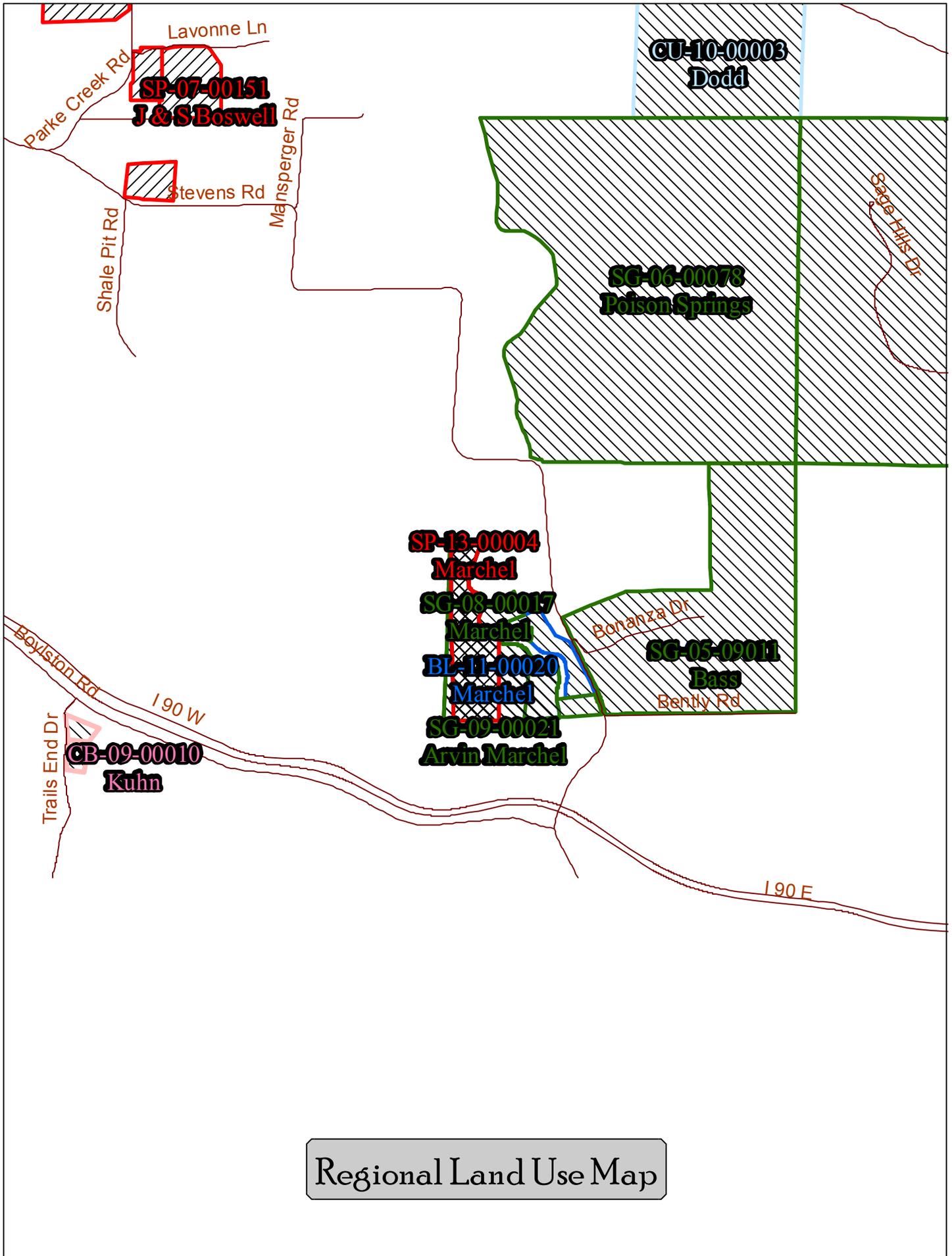
Have the Current Years Taxes been paid?

# Owner's Properties for Notification Map



# Adjacent Properties for Notification Map





Regional Land Use Map

37-208

FND U.S. BUREAU OF RECLAMATION BRASS CAP LAST VISITED 02/2003

FND ROCK SCRIBED W AN "X" AND 1/4 LAST VISITED 10/1992

# BOUNDARY LINE ADJUSTMENT A PORTION OF THE WEST HALF OF SECTION 14, T.17N., R.20E., W.M., KITTITAS COUNTY, WASHINGTON.

11/08/2011 04:48:20 PM V: 37 P: 208 2011110800059  
ENCORPSS  
Kittitas County Auditor

GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

### LEGEND

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- QUARTER CORNER AS NOTED
- SET REBAR AND CAP LS #18092
- FOUND 2" BRASS GLO MONUMENT

### EXISTING LEGAL:

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- 17-20-14030-0003
  - 17-20-14030-0004
  - 17-20-14030-0009
  - 17-20-14030-0011
  - 17-20-14020-0005
  - 17-20-14020-0017



INDEX LOCATION:  
SEC. 14 T. 17N. R. 20E. W.M.



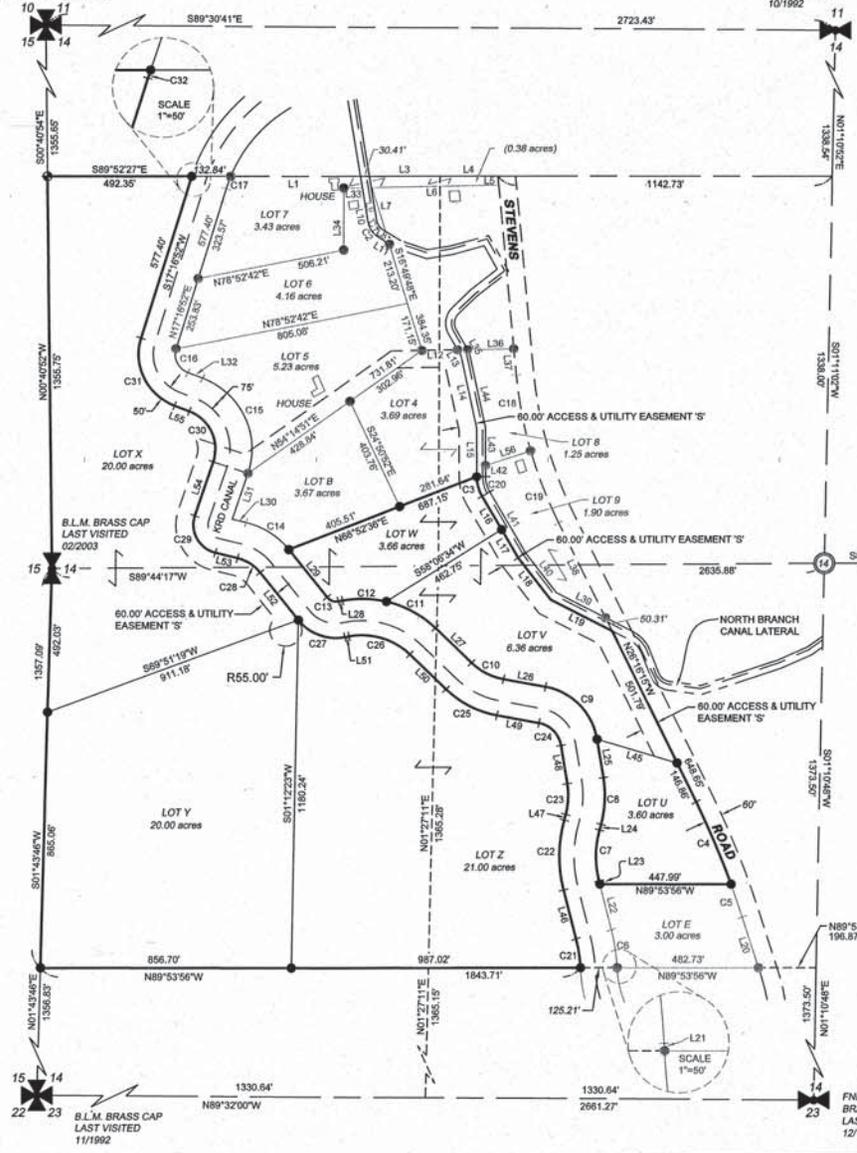
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L7	S16°49'48"E	157.72	L36	N89°10'12"E	167.77	C7	29°52'22"	334.30'	174.30'
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### NOTES:

- THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 AND TRIMBLE S6 TOTAL STATIONS. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF SURVEYS, PAGE 42 AND BOOK 19 OF SURVEYS, PAGES 47-50 AND BOOK 29 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 200311170023 AND BOOK 36 OF SURVEYS, PAGE 240, UNDER AUDITOR'S FILE NO. 201003100018 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY AS RECORDED IN BOOK 36, PAGE 240.
- THE BOUNDARY CORNERS AND LINES AS DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUST LOT 2 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 29 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 200311170023 AND LOTS A, C, D, F AND G OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 36 OF SURVEYS, PAGE 240, UNDER AUDITOR'S FILE NO. 201003100018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, TO THE CONFIGURATION AS SHOWN HEREON.
- ACCESS AND UTILITY EASEMENTS 'R' AND 'S' ARE TO BE CREATED BY SEPARATE DOCUMENTS.

### KRD NOTES:

- ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT U HAS 0 IRRIGABLE ACRES, LOT V HAS 3 IRRIGABLE ACRES, LOT W HAS 3 IRRIGABLE ACRES, LOT X HAS 0 IRRIGABLE ACRES, LOT Y HAS 0 IRRIGABLE ACRES AND LOT Z HAS 0 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.



RECORDER'S CERTIFICATE 2011080059  
 FILED FOR RECORD THIS 8 DAY OF NOV 2011 AT 4:49 PM  
 IN BOOK 37 OF SURVEYS AT PAGE 208 AT THE REQUEST OF  
 DAVID P. NELSON  
 SURVEYOR'S NAME  
 JERALD V. PETTIT  
 County Auditor

SURVEYOR'S CERTIFICATE  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY  
 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY  
 RECORDING ACT AT THE REQUEST OF ARVIN MARCHEL  
 IN SEPT 20 11  
 DAVID P. NELSON  
 DATE  
 10/17/2011  
 CERTIFICATE NO. 18092

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT  
 PREPARED FOR  
 ARVIN MARCHEL  
 A PORTION OF THE WEST 1/2 OF SECTION 14,  
 TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.

KITTITAS COUNTY	DATE	JOB NO.
DWN BY	09/2011	062921
T. ROLETTO	SCALE	SHEET
CHKD BY	1"=300'	1 OF 1
D. NELSON		

## Jeff Watson

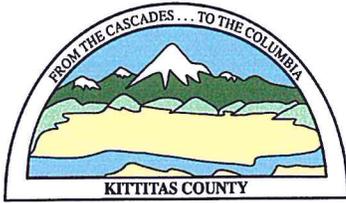
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**From:** Jeff Watson  
**Sent:** Monday, April 01, 2013 12:11 PM  
**To:** KCCDS@encompasses.net  
**Subject:** SP-13-00004 Marchel  
**Attachments:** SP-13-00004 Marchel Deem Complete Signed.pdf

SP-13-00004 Marchel

The above application has been deemed complete, please see attached.

Jeffrey A. Watson  
Planner II  
[Kittitas County Public Works/Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274



## 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 1, 2013

Arvin Marchel  
1410 Phenning Road  
Ellensburg WA 98926

Subject: Marchel Short Plat, SP-13-00004

Dear Applicant,

Your application for a 4 lot short plat on approximately 20.00 acres of land that is zoned Agriculture 20, located in a portion of section 14, township 17 N, range 20 E, WM in Kittitas County; Assessor's map numbers 17-20-14020-0017 and 17-20-14030-0004, was received on Friday, March 29, 2013. Your application has been determined complete as of Monday, April 1, 2013.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

Sincerely,

Jeff Watson  
Staff Planner

CC via email Encompass Engineering to [KCCDS@encompasses.net](mailto:KCCDS@encompasses.net)

SP-13-00004 Marchel Master File@T:\CDS\Projects\Short Plats\SP 2013\SP-13-00004 Marchel

37-208

FND U.S. BUREAU OF RECLAMATION BRASS CAP LAST VISITED 02/2003

FND ROCK SCRIBED W AN "X" AND 1/4 LAST VISITED 10/1992

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11/08/2011 04:48:20 PM V: 37 P: 208 201111080059  
1:28 00  
Boundary Line Adjustment ENCUMBRANCES  
Kittitas County Auditor Page 1 of 1

### GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

### LEGEND

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INDEX LOCATION:  
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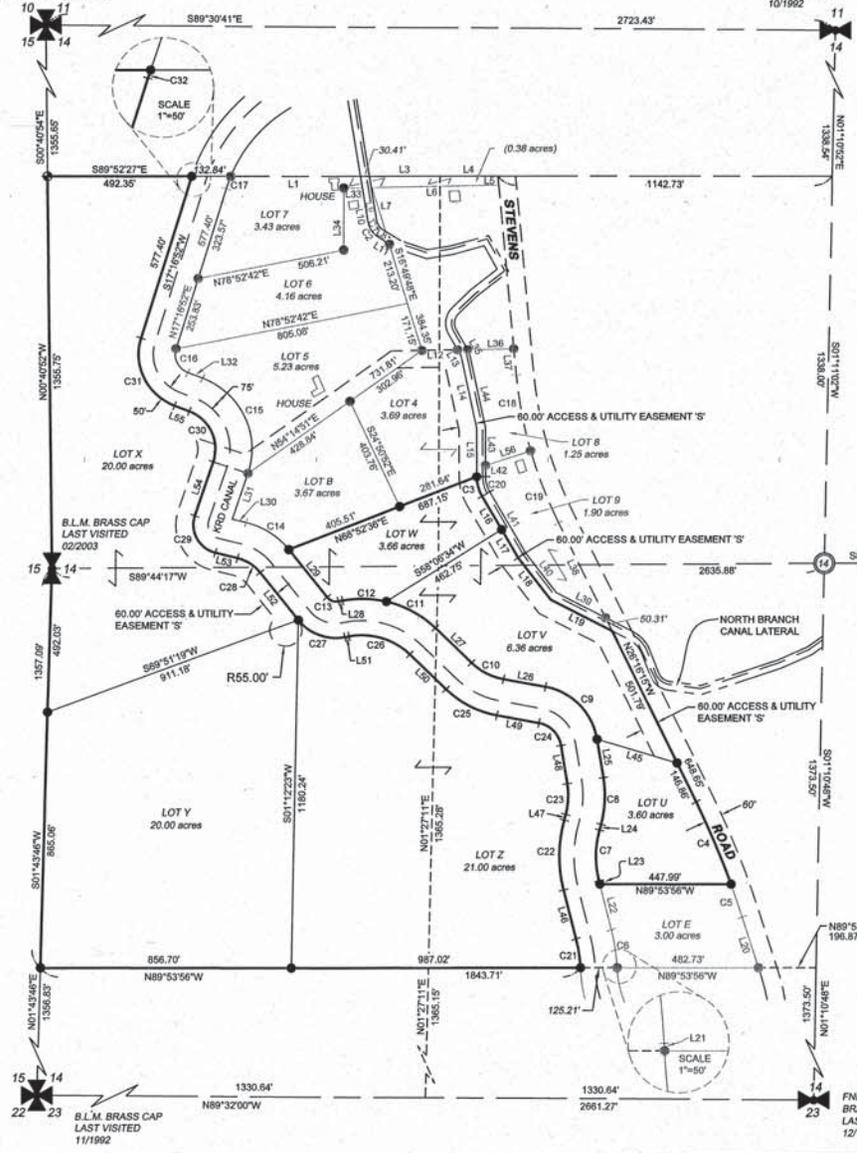
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- THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 AND TRIMBLE S6 TOTAL STATIONS. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 14 OF SURVEYS, PAGE 42 AND BOOK 19 OF SURVEYS, PAGES 47-50 AND BOOK 29 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 200311170023 AND BOOK 36 OF SURVEYS, PAGE 240, UNDER AUDITOR'S FILE NO. 201003100018 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY AS RECORDED IN BOOK 36, PAGE 240.
- THE BOUNDARY CORNERS AND LINES AS DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE PURPOSE OF THIS SURVEY IS TO BOUNDARY LINE ADJUST LOT 2 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 29 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 200311170023 AND LOTS A, C, D, F AND G OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 36 OF SURVEYS, PAGE 240, UNDER AUDITOR'S FILE NO. 201003100018, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, TO THE CONFIGURATION AS SHOWN HEREON.
- ACCESS AND UTILITY EASEMENTS 'R' AND 'S' ARE TO BE CREATED BY SEPARATE DOCUMENTS.

### KRD NOTES:

- ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT U HAS 0 IRRIGABLE ACRES, LOT V HAS 3 IRRIGABLE ACRES, LOT W HAS 3 IRRIGABLE ACRES, LOT X HAS 0 IRRIGABLE ACRES, LOT Y HAS 0 IRRIGABLE ACRES AND LOT Z HAS 0 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.



RECORDER'S CERTIFICATE 2011080059  
 FILED FOR RECORD THIS 8 DAY OF NOV 2011 AT 4:49 PM.  
 IN BOOK 37 OF SURVEYS AT PAGE 208 AT THE REQUEST OF  
 DAVID P. NELSON  
 SURVEYOR'S NAME  
 JERALD V. PETTIT  
 County Auditor

SURVEYOR'S CERTIFICATE  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ARVIN MARCHEL  
 IN SEPT 20 11  
 DAVID P. NELSON  
 DATE  
 10/17/2011  
 CERTIFICATE NO. 18092

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

BOUNDARY LINE ADJUSTMENT  
 PREPARED FOR  
 ARVIN MARCHEL  
 A PORTION OF THE WEST 1/2 OF SECTION 14,  
 TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.

KITTITAS COUNTY	DATE	JOB NO.
DWN BY	09/2011	062921
T. ROLETTO	SCALE	SHEET
CHKD BY	1"=300'	1 OF 1
D. NELSON		

SP-13-00004



**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"

**SHORT PLAT APPLICATION**

*(To divide a lot into no more than 4 lots, according to KCC 16.32)*

**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**

- Five large copies of short plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5"x11"copy.
- Project Narrative responding to Questions 9-11 on the following pages.

**OPTIONAL ATTACHMENTS**

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

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

**APPLICATION FEES:**

\$720.00 Kittitas County Community Development Services (KCCDS)  
 \$220.00 Kittitas County Department of Public Works  
 \$130.00 Kittitas County Fire Marshal  
 \$470.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

**\$1,540.00 Total fees due for this application (One check made payable to KCCDS)**

**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE: *3/29/13*

RECEIPT # *110849*

**RECEIVED**

MAR 29 2013

KITTITAS COUNTY

DATE STAMP IN BOX

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

FORM LAST REVISED:01-02-13

Page 1 of 3

**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: ARVIN A. MARCHEL  
Mailing Address: 1410 N PFENNING ROAD  
City/State/ZIP: ELLENSBURG WA 98926  
Day Time Phone: (509) 925-3066 OR (253) 459-5536  
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: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

Name: ENCOMPASS ENGR. AND SURVEYING  
Mailing Address: 108 E 2ND ST  
City/State/ZIP: CLE ELUM WA 98922  
Day Time Phone: (509) 674-7433  
Email Address: DPNelson@EncompassES.net

- 4. Street address of property:**

Address: STEVENS ROAD  
City/State/ZIP: ELLENSBURG WA 98926

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

LOTS X AND Y OF SURVEY BOOK 37, PAGE 208. A PORTION OF THE WEST 1/2 OF SEC. 14, TWN. 17N.,  
RGE. 20E.

- 6. Tax parcel number(s):** 17-20-14020-0017 (20393) & 17-20-14030-0004 (920633)

- 7. Property size:** 40.00 (acres)

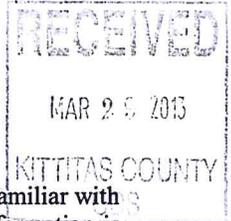
- 8. Land Use Information:**

Zoning: AG-20 Comp Plan Land Use Designation: RURAL

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 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?** If yes, explain.
- 11. **What County maintained road(s) will the development be accessing from?**



**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)

Date:

X \_\_\_\_\_

\_\_\_\_\_

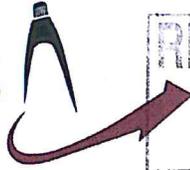
Signature of Land Owner of Record  
(Required for application submittal):

Date:

X Jimmy Marcel

3/28/13

# Letter of Transmittal



**Western Washington Division**  
 165 NE Juniper St., Suite 201, Issaquah, WA 98027  
 Tel (425) 392-0250 Fax (425) 391-3055

**Eastern Washington Division**  
 108 East 2<sup>nd</sup> Street, Cle Elum, WA 98922  
 Tel (509) 674-7433 Fax (509) 674-7419

**To:** KITTITAS COUNTY CDS  
 ELLENSBURG WA

**Date:** 3-28-2013

**Job No.** 13028

**Attn:**

**Re:** A. MARCHEL SHORT PLAT (PRELIMINARY)

**WE ARE SENDING YOU**     Attached     Under separate cover via overnight mail/regular mail the following items:

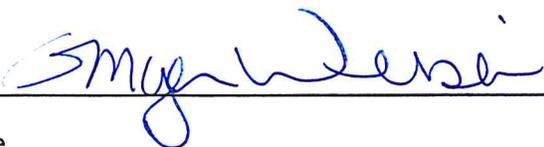
PRINTS	PLANS	SHOP DRAWINGS	COPY OF LETTER	CHANGE ORDER	SAMPLES	SPECIFICATIONS	SUBMITTAL

COPIES	DATE	NO.	DESCRIPTION
5		2	COPIES WITH CONTOURS
			COUNTY FEES
*3			OVERVIEW LETTER - *1 FOR CDS, 1 FOR PUBLIC WORKS & 1 FOR HEALTH
1			APPLICATION & PUBLIC DISCLOSURE STATEMENT
1			8 ½ X 11 MAP

**THESE ARE TRANSMITTED as checked below:**

- For approval
- For your use
- As requested
- For review and comment \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_
- Approved as submitted
- Approved as noted
- Returned for corrections
- Resubmit \_\_\_\_\_ copies for approval
- Submit \_\_\_\_\_ copies for distribution
- Return \_\_\_\_\_ corrected prints
- For signature
- PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Signature:  Title: ENGR. & SURV. TECH.

Copy to: File



## **A. MARCHEL SHORT PLAT PROJECT OVERVIEW**

### **OVERVIEW:**

The attached proposal is to create a Short Plat from two existing parcels totaling 40.00 acres and create four 10.00 acre lots. The property is located within the AG-20 zoning of Kittitas County.

### **UTILITIES:**

The project's proposed sewer shall be individual septic/drainfield and proposed water will be individual wells.

### **TRANSPORTATION:**

Access via easements onto Stevens Road.

### **COMMENTS:**

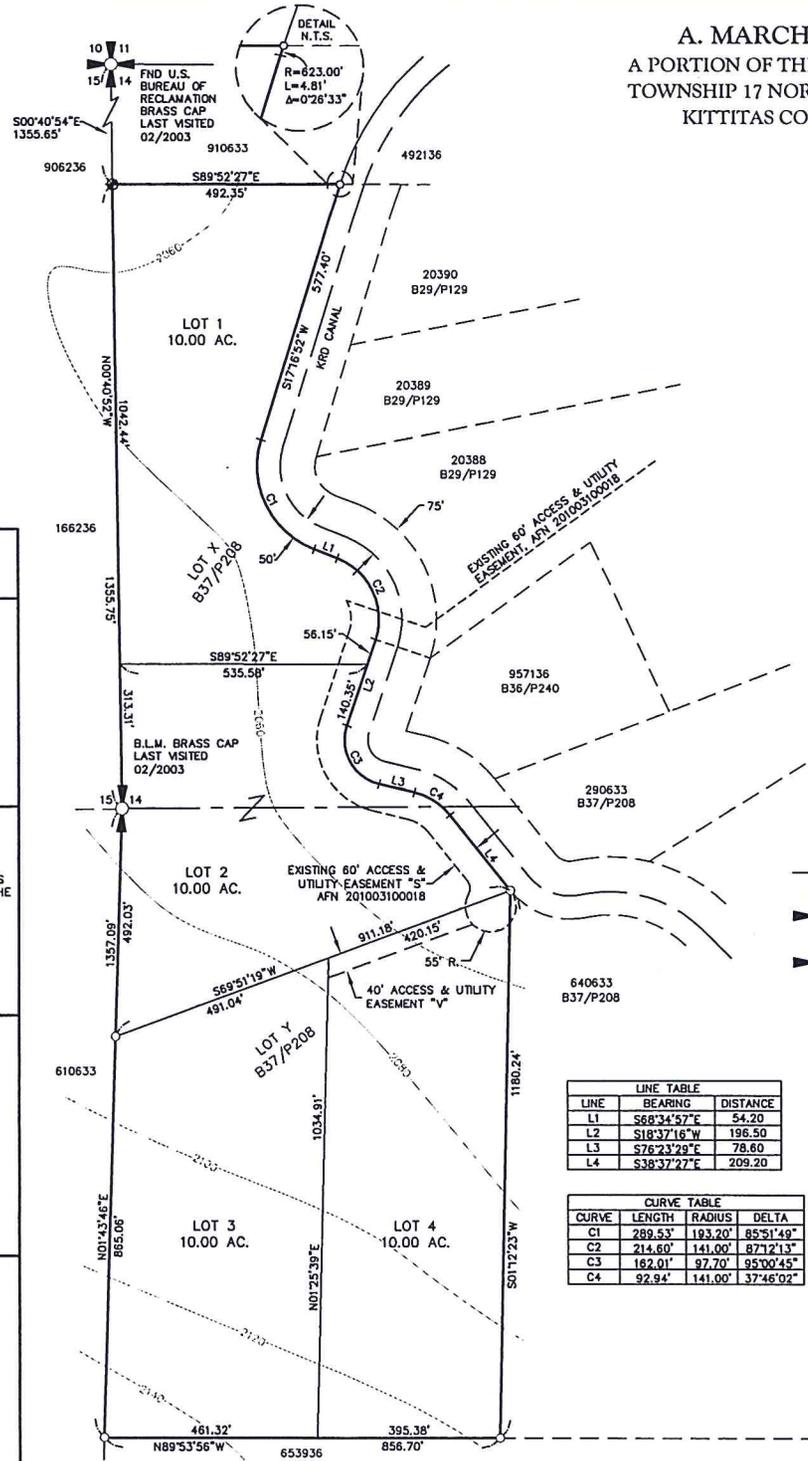
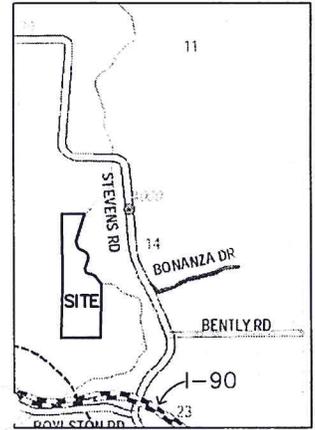
Attached are copies of the proposed Short Plat for your review and comment.



**A. MARCHEL SHORT PLAT**  
 A PORTION OF THE WEST 1/2 OF SECTION 14,  
 TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

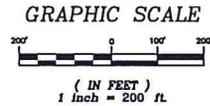
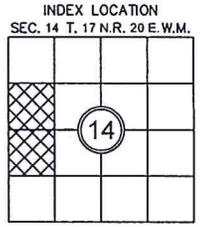
RECEIVED  
 MAR 29 2013  
 KITTITAS COUNTY  
 CDD

SP-13-XXXXX  
 00004



**SURVEY NOTES:**

1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT X AND LOT Y OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 37 OF SURVEYS, AT PAGE 208, RECORDED UNDER AUDITOR'S FILE NUMBER 201111080059, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, TO THE CONFIGURATION SHOWN HEREON.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
  3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
  4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
    - BOOK 37 OF SURVEYS, PAGE 208, AFN: 201111080059
    - BOOK 36 OF SURVEYS, PAGE 240, AFN: 201003100018
    - BOOK 29 OF SURVEYS, PAGE 129, AFN: 200311170023
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.



**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_

\_\_\_\_\_  
 KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "A. MARCHEL" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_

\_\_\_\_\_  
 KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW 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 COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_

\_\_\_\_\_  
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20 \_\_\_\_

\_\_\_\_\_  
 KITTITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 17-20-14020-0017 (20393) & 17-20-14030-0004 (920633)

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 5/8" IRON ROD & CAP, LS# 18092
- FOUND IRON ROD & CAP
- FOUND 2" BRASS GLO MONUMENT

LINE	BEARING	DISTANCE
L1	S68°34'57"E	54.20
L2	S18°37'16"W	196.50
L3	S76°23'29"E	78.60
L4	S38°37'27"E	209.20

CURVE	LENGTH	RADIUS	DELTA
C1	289.53'	193.20'	85°51'49"
C2	214.60'	141.00'	87°12'13"
C3	182.01'	97.70'	95°00'45"
C4	92.94'	141.00'	37°46'02"



RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at.....M in book.....of.....at page.....at the request of  
**DAVID P. NELSON**  
 Surveyor's Name

..... County Auditor      ..... Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of.....**ARMIN MARCHEL**..... in.....**MARCH**.....20..13.

.....**DAVID P. NELSON**..... DATE  
 Certificate No.....18092.....

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7413 • Fax: (509) 674-7419

**A. MARCHEL SHORT PLAT**  
 A PTN. OF THE WEST 1/2 OF SECTION 14  
 TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

DWN BY <b>G. WEISER</b>	DATE <b>03/2013</b>	JOB NO. <b>13028</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>

OWNER:

ARVIN A. MARCHEL  
1410 N PFENNING ROAD  
ELLENSBURG WA 98926

PARCEL NOS.: 20393 & 920633  
MAP NOS.: 17-20-14020-0017 &  
17-20-14030-0004  
AREA: 40.00 ACRES  
LOTS: 4  
WATER SOURCE: INDIVIDUAL WELLS  
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS  
ZONE: AGRICULTURE 20 (AG-20)

A. MARCHEL SHORT PLAT  
A PORTION OF THE WEST 1/2 OF SECTION 14,  
TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON



SP-13-XXXXX  
00004

EXISTING LEGAL DESCRIPTION:

LOT X AND LOT Y OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 37 OF SURVEYS, AT PAGE 208, RECORDED UNDER AUDITOR'S FILE NUMBER 201111080059, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

NOTES:

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
- KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

ADJACENT OWNERS:

- 906236  
166236  
610633  
EL RANCHO KITITAS LLC  
THOMAS A ALBERG, MGR  
800 SHALE PIT ROAD  
ELLENSBURG WA 98926
- 653936  
HOWARD F CLERF  
PO BOX 689  
KITITAS WA 98934
- 910633  
BRIAN D HUSS ETUX  
2222 STEVENS ROAD  
ELLENSBURG WA 98926
- 492136  
DONALD C HAMPTON ETUX  
1971 STEVENS ROAD  
ELLENSBURG WA 98926
- 20390  
20389  
20388  
957136  
640633  
ARVIN A MARCHEL  
1410 N PFENNING ROAD  
ELLENSBURG WA 98926
- 290633  
TODD AND SUSAN THURNAU  
1221 STEVENS ROAD  
ELLENSBURG WA 98926

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, ARVIN A. MARCHEL, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

ARVIN A. MARCHEL

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SAME AS \_\_\_\_\_ FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
1-800-424-5555



RECORDER'S CERTIFICATE \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF

DAVID P. NELSON  
SURVEYOR'S NAME  
JERALD V. PETTIT  
County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ARVIN MARCHEL  
IN MARCH 2013

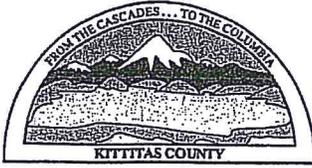
DAVID P. NELSON DATE  
CERTIFICATE NO. 18092

Encompass  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

A. MARCHEL SHORT PLAT  
PREPARED FOR  
ARVIN MARCHEL  
A PTN. OF THE WEST 1/2 OF SECTION 14  
TOWNSHIP 17N., RANGE 20E., W.M.

KITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
G. WEISER	03/2013	13028	
CHKD BY	SCALE	SHEET	
D. NELSON	N/A	2 OF 2	



# 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

## PUBLIC DISCLOSURE REQUEST FORM

All records maintained by state and local agencies are available for public inspection unless they are specifically **exempted** by law. You are entitled to access to public records, under reasonable conditions, and to copies of those records upon paying the costs of making the copy. In most cases, you do not have to explain why you want the records. An agency may require information necessary to establish if disclosure would violate certain provisions of law.

Name	Encompass Engineering & Surveying			
	First	Last	MI	
Address	108 East 2nd Street	Cle Elum	WA	98922
	Street or P.O. Box	City	State	Zip Code
Phone Number	(509) 674-7433			

You should make your request as specific as possible; it helps the agency to identify specific records you wish to inspect.

I am requesting public disclosure of

All past and future County correspondence related to this project that is normally sent to the applicant.  
PLEASE EMAIL ALL DOCUMENTS TO [information@encompasses.net](mailto:information@encompasses.net) AS WELL AS HARD COPIES TO ADDRESS ABOVE.

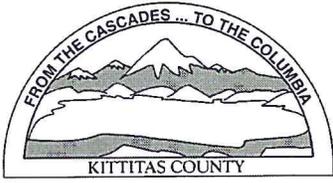


**A. Marchel Short + PLAT**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



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

**RECEIPT NO.: 00016849**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 000129

**Date:** 3/29/2013

**Applicant:** MARCHEL, ARVIN

**Type:** check # 459424

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-13-00004	CDS FEE FOR SHORT PLAT	720.00
SP-13-00004	EH SHORT PLAT FEE	470.00
SP-13-00004	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-13-00004	FIRE MARSHAL SHORT PLAT FEE	130.00
	<u>Total:</u>	<u>1,540.00</u>