

# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## NOTICE OF APPLICATION

**To:** Kittitas County Sheriff's Department  
Kittitas County Fire District 2  
Kittitas County Environmental Health  
Kittitas County Solid Waste Programs  
Kittitas County Public Works  
Kittitas County Enforcement and Investigation  
Kittitas County Fire Marshal  
Ellensburg School District  
Fairpoint Communications  
Kittitas Reclamation District  
Adjacent Property Owners  
Applicant

**From:** Mike Elkins, Staff Planner

**Date:** October 29, 2007  
**Publish:** November 1, 2007 (Daily Record)  
November 1, 2007 (Northern Kittitas County Tribune)

**Subject:** **Miller Short Plat, File Number SP-07-136**

Herbert & Vicki Miller, landowners, submitted an application for a 2 lot Short Plat pursuant to Kittitas County Code 16.32 on approximately 20 acres of land that is zoned AG-20, located approximately 6.5 miles northwest of the City of Ellensburg, 1 mile west of Lower Green Canyon Road, south of Smithson Road, situated on Howard Road, Ellensburg, WA, 98926, located in a portion of Section 31, T19N, R18E, WM, in Kittitas County. Map Number 19-18-31054-0001.

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Please find enclosed the Short Plat application and a vicinity map for the above referenced project. The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services office at 411 N. Ruby, Suite 2, Ellensburg, WA. 98926. Phone (509)962-7506.

Please send comments regarding the application and potential adverse environmental impacts by November 16, 2007 @5:00pm to Kittitas County Community Development Services, 411 N. Ruby, Suite 2, Ellensburg, WA., 98926, Attention: Mike Elkins, Staff Planner.

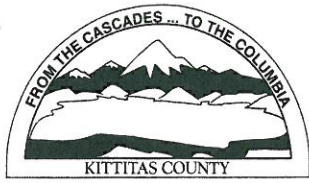
Conditional preliminary approval may be granted based on timely comments received prior to November 16, 2007.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

*SP-07-136*

**SHORT PLAT APPLICATION**

*(To divide lot into 2-4 lots)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS 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.
- Certificate of Title (Title Report)
- Computer lot closures
- Address list of all landowners within <sup>500</sup>300 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the <sup>500</sup>300 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.

**FEES:**

\$190 plus \$10 per lot for Public Works Department;  
~~\$240~~ <sup>\$376.00</sup> plus \$50/hr. over ~~2.5~~ <sup>5.0</sup> hrs. for Environmental Health Department;  
 \$450 for Community Development Services Department  
 (One check made payable to KCCDS)

**FOR STAFF USE ONLY**

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

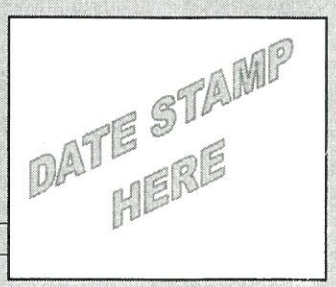
RECEIPT #

*X Lisa M. Dorman*

*8.6.07*

*052809*

NOTES:



1. Name, mailing address and day phone of land owner(s) of record:

Name: Herbert G + Vicki A. Miller  
Mailing Address: 80 Backcountry dr.  
City/State/ZIP: Ellensburg, WA. 98926  
Day Time Phone: 899-2229 or 933-3379

2. Name, mailing address and day phone of authorized agent (if different from land owner of record):

Agent Name: N/A  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_

3. Contact person for application (select one):

Owner of record     Authorized agent  
All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 80 BACKCOUNTRY drive  
City/State/ZIP: Ellensburg, WA. 98926

5. Legal description of property: Lot C-1 Howard's End No. 4 S.P. BLD.  
Bs 123 + 124 Being PTN of Section 31, Twp 19N, R 18E, W.M.

6. Tax parcel number(s): 19-18-3154-0001-00

7. Property size: Twenty (20) (acres)

8. Narrative project description: Please include 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 (be specific, attach additional sheets as necessary):

SPLIT Existing 20 Acres into 2 10 acres sites.  
WATER IS supplied by wells (1 exists)  
sewage is septic systems.

9. Are Forest Service roads/easements involved with accessing your development?

Yes No (Circle) If yes, explain: NO

10. What County maintained road(s) will the development be accessing from?

Howard ROAD

11. 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.

Signature of Authorized Agent:

Date:

X \_\_\_\_\_

\_\_\_\_\_

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

Date:

X 

7-25-07

RECEIVING NO. \_\_\_\_\_

**SHORT PLAT NO.**

IN THE NORTHEAST QUARTER OF  
SECTION 31, T. 19 NORTH, R. 18 EAST, W.M.  
KITITAS COUNTY, WASHINGTON

**VICINITY MAP**

**APPROVALS**

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS: EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2007

DIRECTOR, DEPARTMENT OF PUBLIC WORKS \_\_\_\_\_

KITITAS 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 \_\_\_\_\_, 2007

KITITAS COUNTY HEALTH OFFICER \_\_\_\_\_

CERTIFICATE OF COUNTY PLANNING DIRECTOR \_\_\_\_\_

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

KITITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

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.

PARCEL NO. \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007

KITITAS COUNTY TREASURER \_\_\_\_\_

NAME AND ADDRESS - ORIGINAL TRACT OWNERS  
NAME: HERB MILLER  
ADDRESS: 80 BLACK COUNTRY DRIVE  
ELLENSBURG, WA 98926  
PHONE: (509) 833-3379  
EXISTING ZONE: AG-20  
SOURCE OF WATER: INDIVIDUAL WELLS  
SEWER SYSTEM: SEPTIC TANKS  
WIDTH AND TYPE OF ACCESS: 60' COUNTY ROADS  
NO. OF SHORT PLATTED LOTS: TWO (2)  
SCALE: 1"=200'

SUBMITTED ON: \_\_\_\_\_  
AUTOMATIC APPROVAL ON: \_\_\_\_\_  
RETURNED FOR CAUSE ON: \_\_\_\_\_

**RECEIVED**

**AUG 06 2007**

**Kititas County CDS**

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_  
AT THE REQUEST OF MCKAY & SPOSITO, INC.

DEPUTY COUNTY AUDITOR \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, PETER H. KOMATICH, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREIN CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS INDICATED HEREON.

**LEGEND**

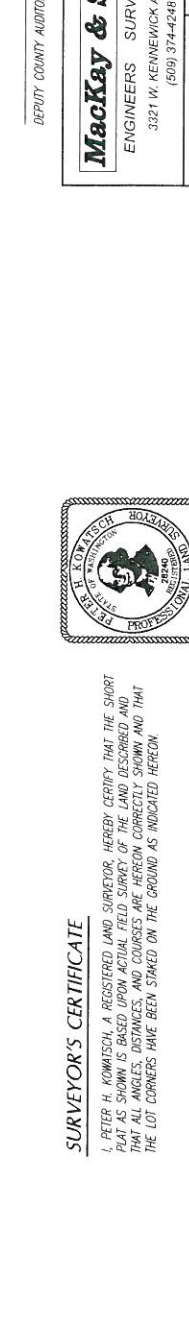
- SET 5/8" x 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KOMATICH 28240"
- NOT FOUND OR SET.
- MONUMENT AS NOTED.

**MACKay & Sposito, Inc.**

ENGINEERS SURVEYORS PLANNERS & S

3321 W. KENNEWICK AVE., SUITE 220 KENNEWICK, WA 98936  
(509) 374-4248 FAX (509) 374-4248

CALC. BY: ADM  
DRAWN BY: ADM  
CHECKED BY: PHK  
JOB NO.: 14695  
SHEET 1 OF 2



DEPUTY COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

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DEPUTY COUNTY AUDITOR

**SHORT PLAT NO.**  
IN THE NORTHEAST QUARTER OF  
SECTION 31, T. 19 NORTH, R. 18 EAST, WM  
KITITAS COUNTY, WASHINGTON

**LEGAL DESCRIPTION**

PARCEL ~~6~~-1 OF HOWARD'S END NO. 44 SHORT PLAT AS RECORDED IN BOOK "D" OF SHORT PLATS AT PAGE 123 UNDER AUDITOR'S FILE NUMBER 572103 RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

**OWNERS CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER IN FEE, SHARLENE M. HERB, DOES HEREBY ACKNOWLEDGE THIS SHORT PLAT AND DESCRIPTION AND THE LOCATION OF ROADS HEREBY GRANTED, FURTHER UNTO ALL OWNERS OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN THIS SHORT PLAT COMMON OWNERSHIP OF ALL ROADS SHOWN AS PRIVATE ROAD.

THE COSTS OF CONSTRUCTION, MAINTENANCE AND SNOW REMOVAL OF ALL ROADS, STREETS, AND ALLEYS WITHIN THIS PLAT AND ALL ACCESS ROADS TO THIS PLAT SHALL BE THE OBLIGATION OF A NONPROFIT CORPORATION COMPOSED OF ALL THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL PLATS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

IN THE EVENT THAT THE OWNERS OF ANY OF THE LOTS OF THIS PLAT OR ANY ADDITIONAL PLATS SHALL PETITION THE COUNTY COMMISSIONERS TO INCLUDE THE ROADS IN THE COUNTY ROAD SYSTEM, IT IS UNDERSTOOD THAT THE ROADS SHALL FIRST BE BUILT UP TO MINIMUM COUNTY STANDARDS BY SAID NON-PROFIT CORPORATION.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2007

HERB MILLER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HERB MILLER SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

NOTARY PUBLIC \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

**NOTES**

1. THE UTILITY EASEMENTS SHOWN HERON ARE HEREBY GRANTED FOR THE USE, ACCESS, AND MAINTENANCE BY SHORT PLATED PROPERTY'S CURRENT UTILITY PROVIDER, SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS, AND MAINTENANCE OF ELECTRIC POWER, TELEPHONE, CABLE, AND ANY OTHER DEFINED UTILITIES, TO AND OR THROUGH SAID TRACT.
2. ADDRESS NUMBERS (NOTED IN BRACKETS) ARE SUBJECT TO CHANGE UNTIL THE EXACT LOCATION OF ACCESS ONTO THE SHORT PLAT IS DETERMINED.
3. THIS SURVEY WAS PERFORMED USING A TOPCON HIRER LITE RTK GPS SYSTEM.

**\* BASIS OF BEARINGS**

THE BEARING OF N01°46'42"E ALONG THE EAST SECTION LINE AS SHOWN ON SHORT PLAT 93-23 ORIENTED BETWEEN EXISTING MONUMENTS.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_ AT THE REQUEST OF MCKAY & SPOSITO, INC.

DEPUTY COUNTY AUDITOR \_\_\_\_\_



**Mackay & Sposito, Inc.**  
ENGINEERS SURVEYORS PLANNERS & S  
3321 W. KENNEWICK AVE., SUITE 220 KENNEWICK, WA 98336  
(509) 374-4248 FAX (509) 374-4267

CALC. BY: ADM  
DRAWN BY: ADM  
CHECKED BY: PHK  
DWG. NAME: 14695SP1

JOB NO. 14695  
SHEET 2 OF 2