



KITTTITAS 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: Thursday, January 14, 2016
Application Received: Wednesday, December 16, 2015
Application Complete: Tuesday, December 29, 2015

Project Name (File Number): Riste (SP-15-00007)
Applicant: Shirley A. Riste

Location: 2 parcels, located approximately 18 miles south of Ellensburg at 6620 State Route 821 (Yakima Canyon), in a portion of Section 33, T15N, R19E, WM in Kittitas County, bearing Assessor's map numbers 15-19-33000-0002 and 15-19-33000-0007.

Proposal: Shirley A. Riste, has submitted a preliminary short plat application to subdivide approximately 71.17 acres into One 20 acre parcel, one 22.22 acre parcel, and one 24.92 acre parcel. The subject property is zoned Forest and Range.

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 Friday, 29 January, 2016. 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



Signature Planner of Record



Date

USA (BLM)
% SCHURGER, BILL
915 WALLA WALLA AVE
WENATCHEE, WA 98801-1521

RISTE, LAWRENCE MATNY &
6624 STATE ROUTE 821
YAKIMA, WA 98901-9391

USA (DEPT OF INTERIOR)
BUREAU OF RECLAMATION
FISH PASSAGE & PROTECTIVE FAC
OLYMPIA, WA

RISTE LIVING TRUST

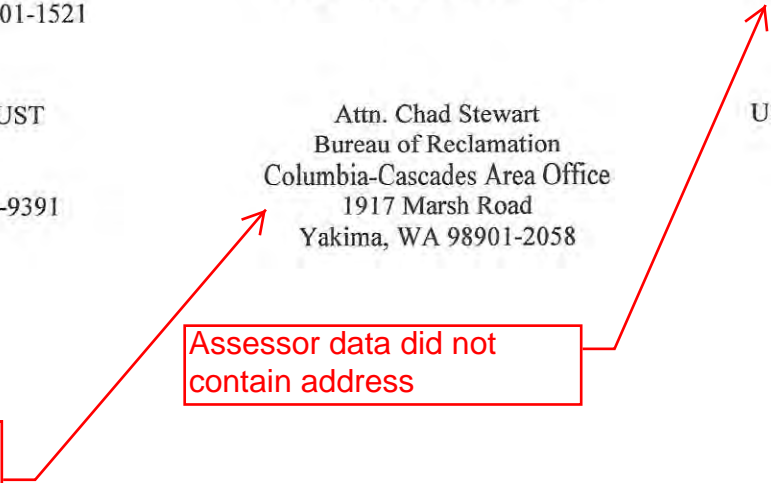
6620 SR 821
YAKIMA, WA 98901-9391

Attn. Chad Stewart
Bureau of Reclamation
Columbia-Cascades Area Office
1917 Marsh Road
Yakima, WA 98901-2058

USA (ARMY CORP OF ENGINEERS)
REAL ESTATE DIVISION
PO BOX 3755
Seattle WA 98124-3755

Contacted BoR for
this contact
address

Assessor data did not
contain address



Jeff Watson

From: Jeff Watson
Sent: Monday, January 11, 2016 4:00 PM
To: 'lfishburn@kvnews.com'
Subject: RE: Confirmation: Ad 1404722 for KC COMMUNITY DEVELOPMENT SERVICES
Attachments: SP-15-00007 Riste Notice of Application Publication Confirmation.pdf

Looks good thank you.

Jeffrey A. Watson
Planner II
Community Development Services
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

-----Original Message-----

From: DAILY RECORD/KITTITAS PUB [<mailto:lfishburn@kvnews.com>]
Sent: Monday, January 11, 2016 3:51 PM
To: Jeff Watson
Cc: legals@kvnews.com
Subject: Confirmation: Ad 1404722 for KC COMMUNITY DEVELOPMENT SERVICES

Hello Jeff,

Here is your proof for your publication request. Please let me know if this looks ok to run or if you would like to see any changes made.

Laura Fishburn
Legal Specialist
Daily Record
509-925-1414
legals@kvnews.com

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

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 01/11/16 15:49 by lfi18

Acct #: 84329

Ad #: 1404722

Status: N

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

Start: 01/14/2016 Stop: 01/14/2016
Times Ord: 1 Times Run: ***
STD6 2.00 X 5.67 Words: 305
Total STD6 11.34
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 98.09
Affidavits: 1

Contact: STEPH MIFFLIN

Phone: (509) 962-7506

Fax#:

Email: kaycee.hathawa@co.kittitas.w

Agency:

Ad Descript: NOTICE OF APPLIATION

Given by: JEFF WATSON

Created: lfi18 01/11/16 15:39

Last Changed: lfi18 01/11/16 15:48

COMMENTS:

COPIED from AD 1402161

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTF
DR	A		97 S	01/14			
IN	A		97 S	01/14			

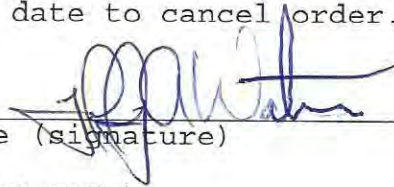
AUTHORIZATION

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

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

Jeff Watson

Name (print or type)



Name (signature)

(CONTINUED ON NEXT PAGE)

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 01/11/16 15:49 by lfi18

Acct #: 84329

Ad #: 1404722

Status: N

NOTICE OF APPLICATION

Project Name (File Number): Riste (SP-15-00007)
Applicant: Shirley A. Riste

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Publication Date: Thursday, January 14, 2016

Jeff Watson

From: Jeff Watson
Sent: Monday, January 11, 2016 3:34 PM
To: legals@kvnews.com
Subject: SP-15-00007 Riste Publication Request
Attachments: SP-15-00007 Riste Notice of Application Legal.docx

Please publish the attached on: Thursday January 14, 2016

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

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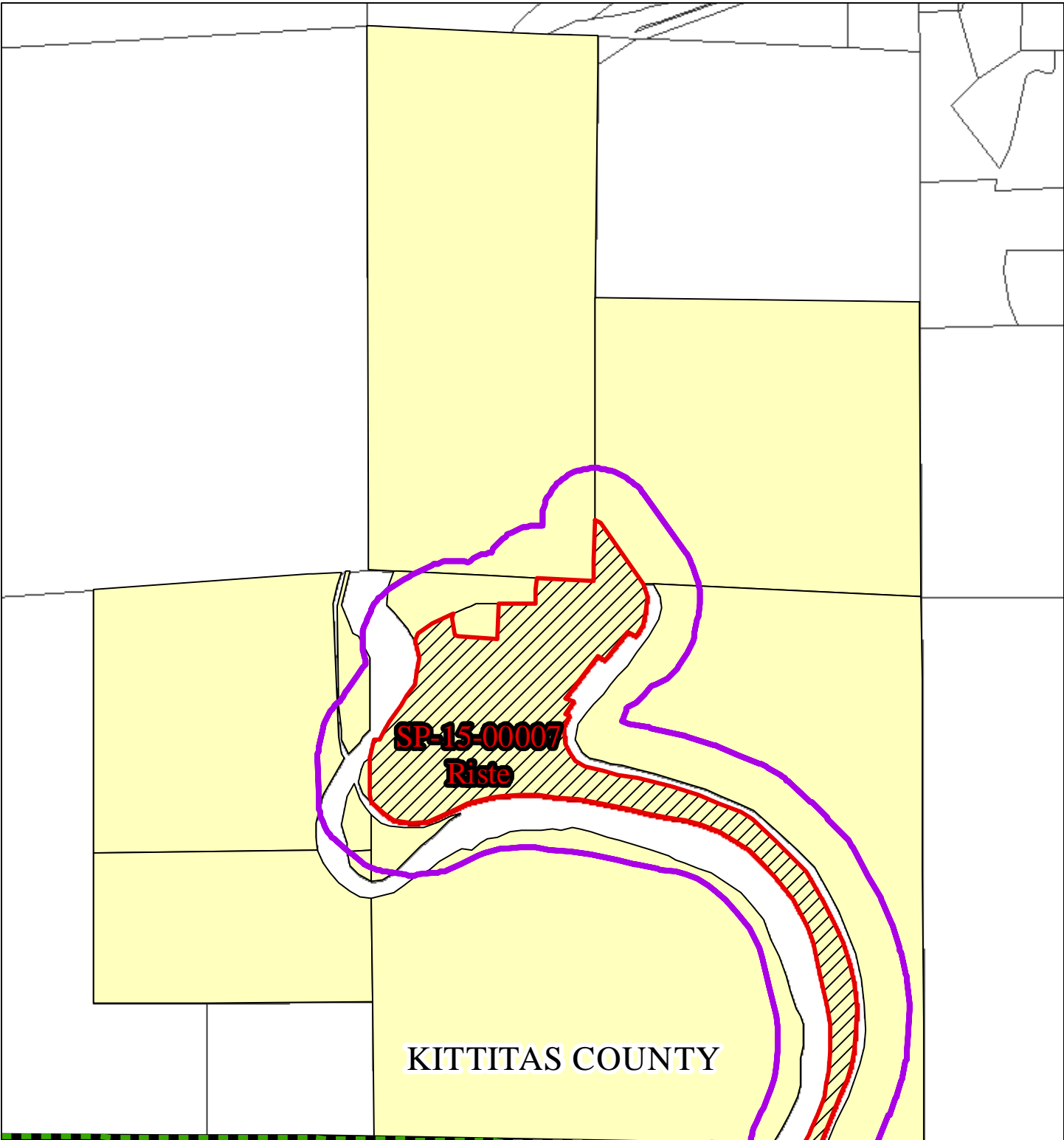
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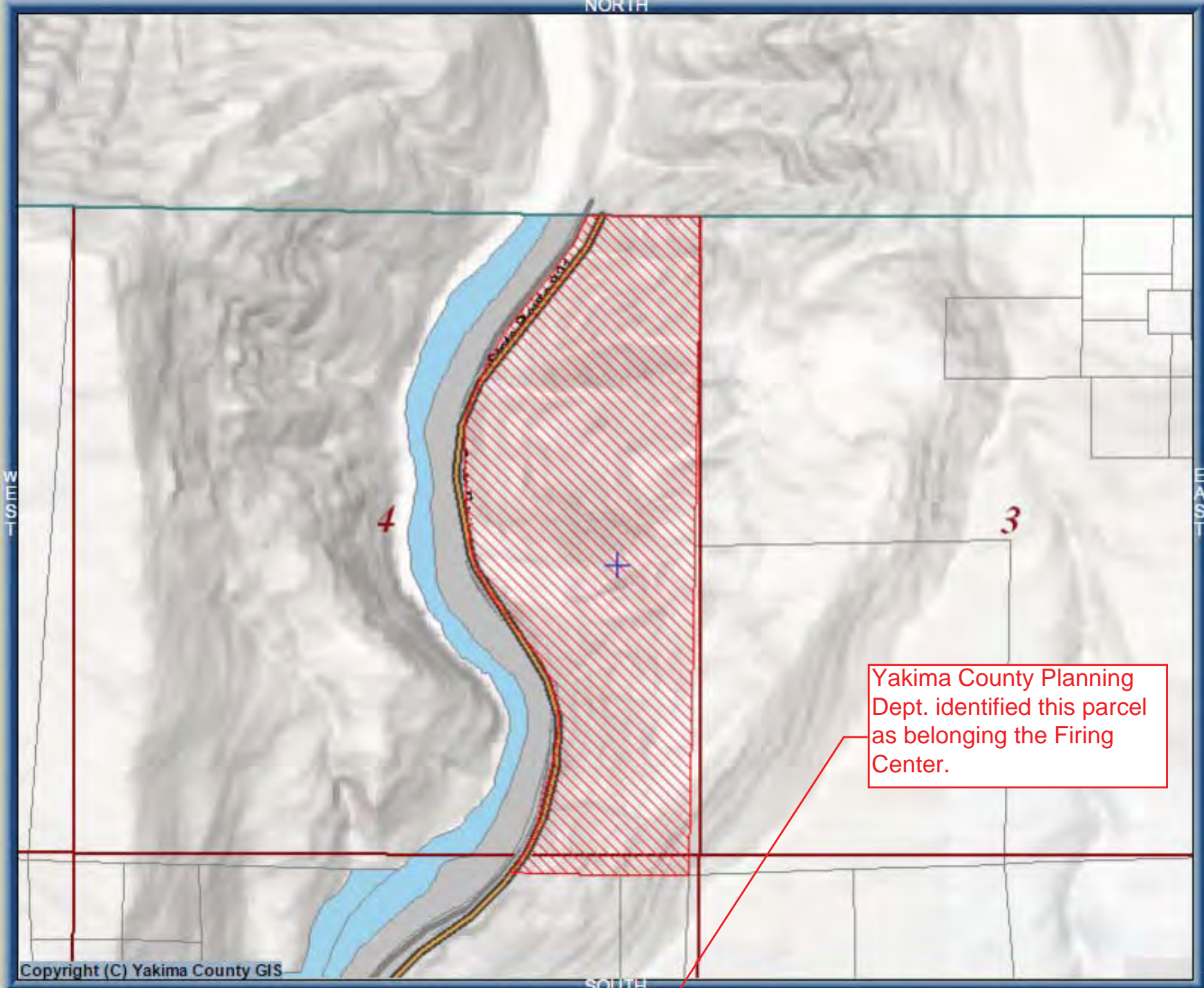
KITTTAS COUNTY

YAKIMA COUNTY



SP-15-00007
Riste

Adjacent Properties
for Notification



Copyright (C) Yakima County GIS

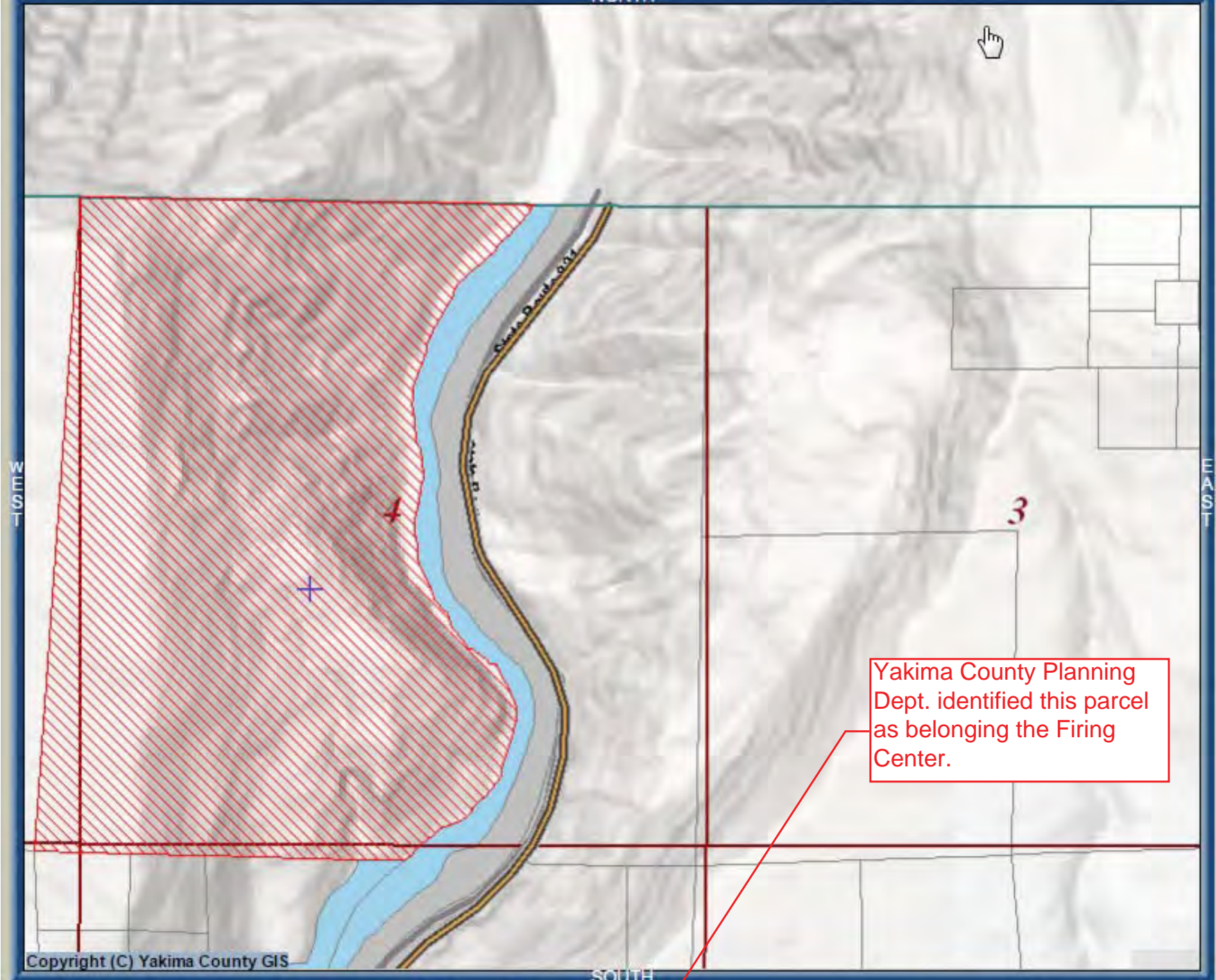
Easting(ft) | Northing(ft)
Longitude(E) | Latitude(N)

Click Map to: [Get Information](#)

One Inch = 1200 Feet
Feet 500 1000 1500 2000

No information found for parcel: 19140499992

NORTH



Yakima County Planning Dept. identified this parcel as belonging the Firing Center.

WEST

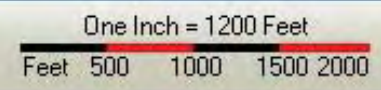
EAST

Copyright (C) Yakima County GIS

SOUTH

1856535 E | 513588 N
 120 26 8.6 W | 46 44 30.1 N

Click Map to: [Get Information](#)

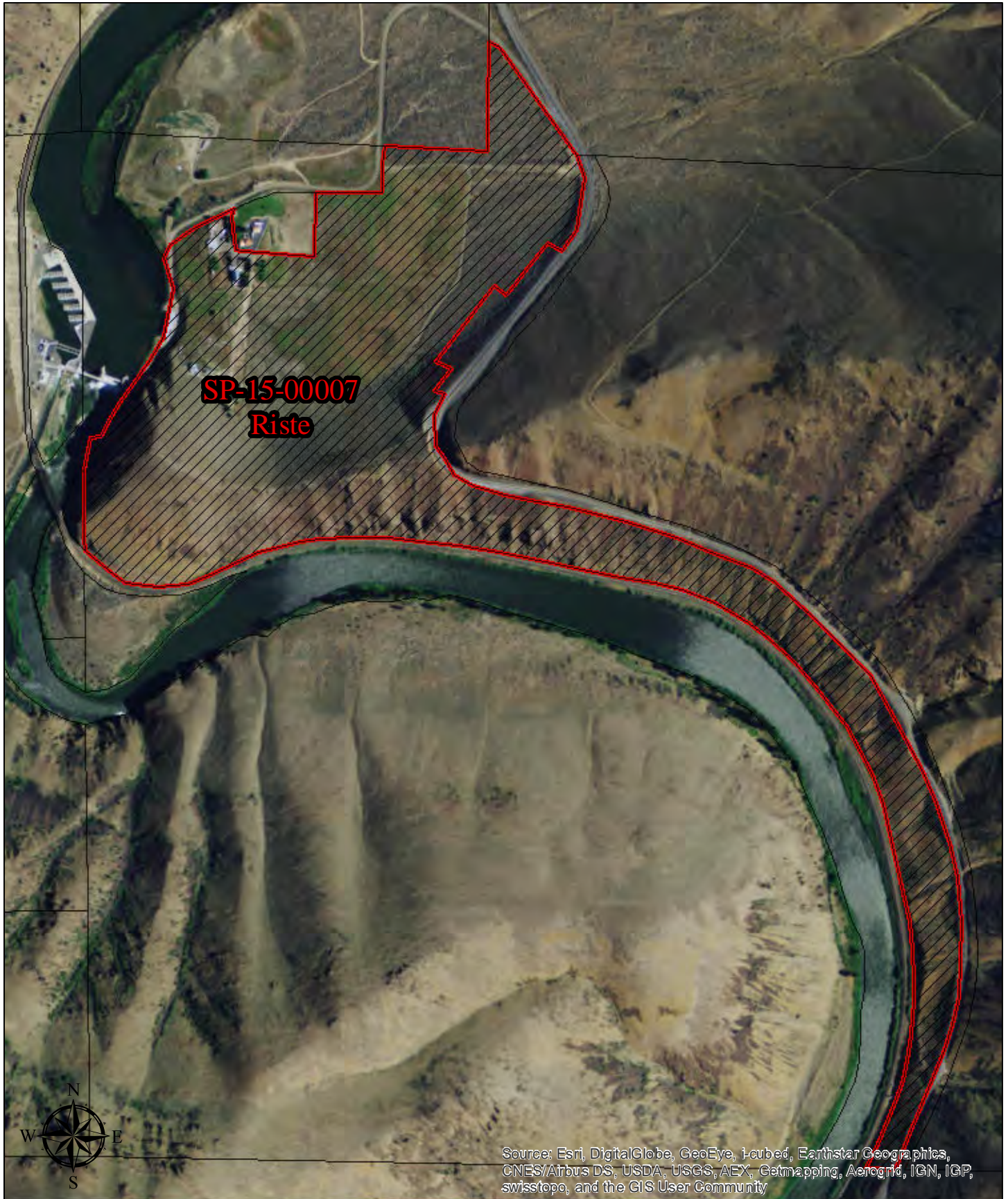


No information found for parcel: 19140499992



SP-15-00007
Riste

Air Photo
Oblique



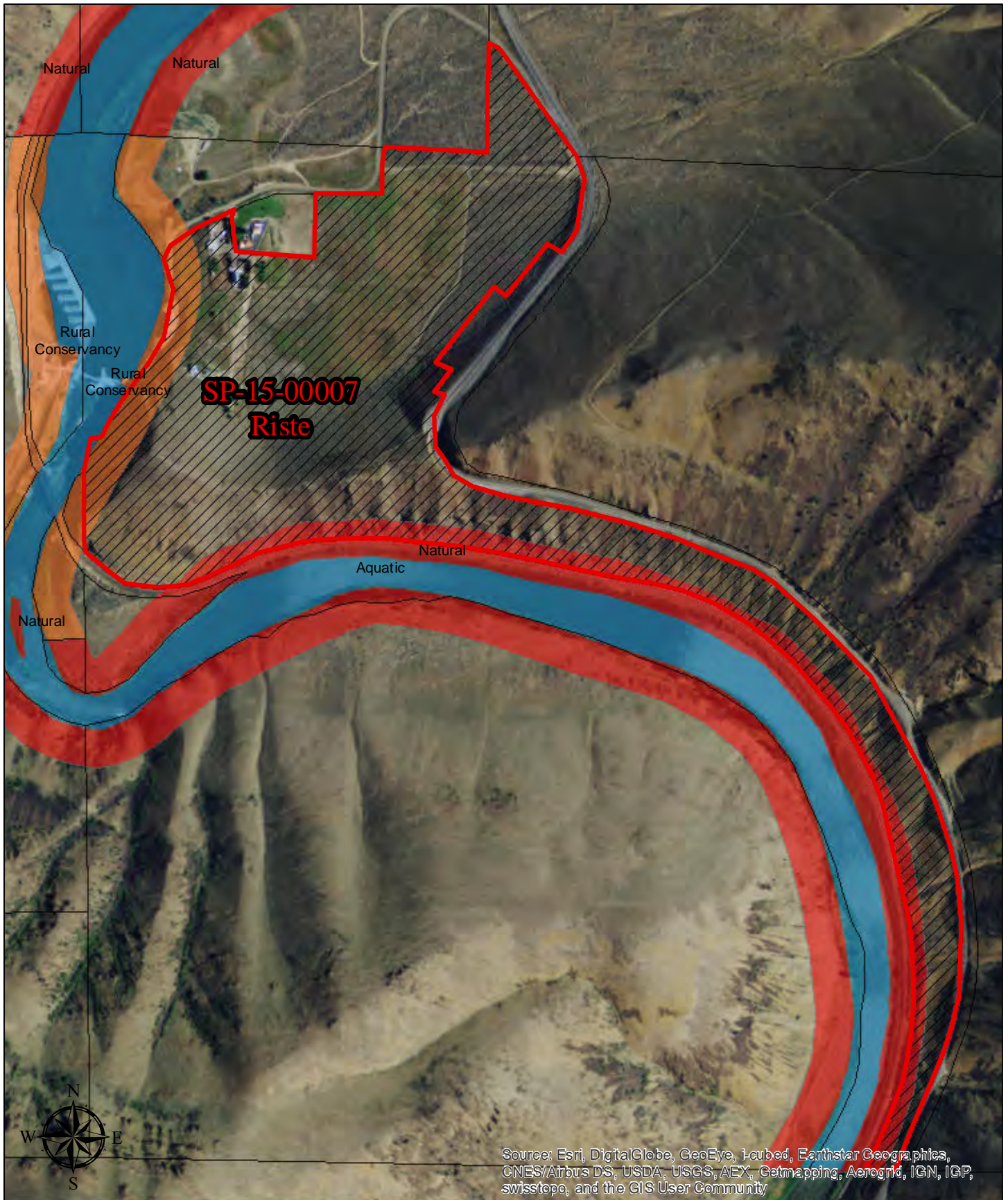
SP-15-00007
Riste



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

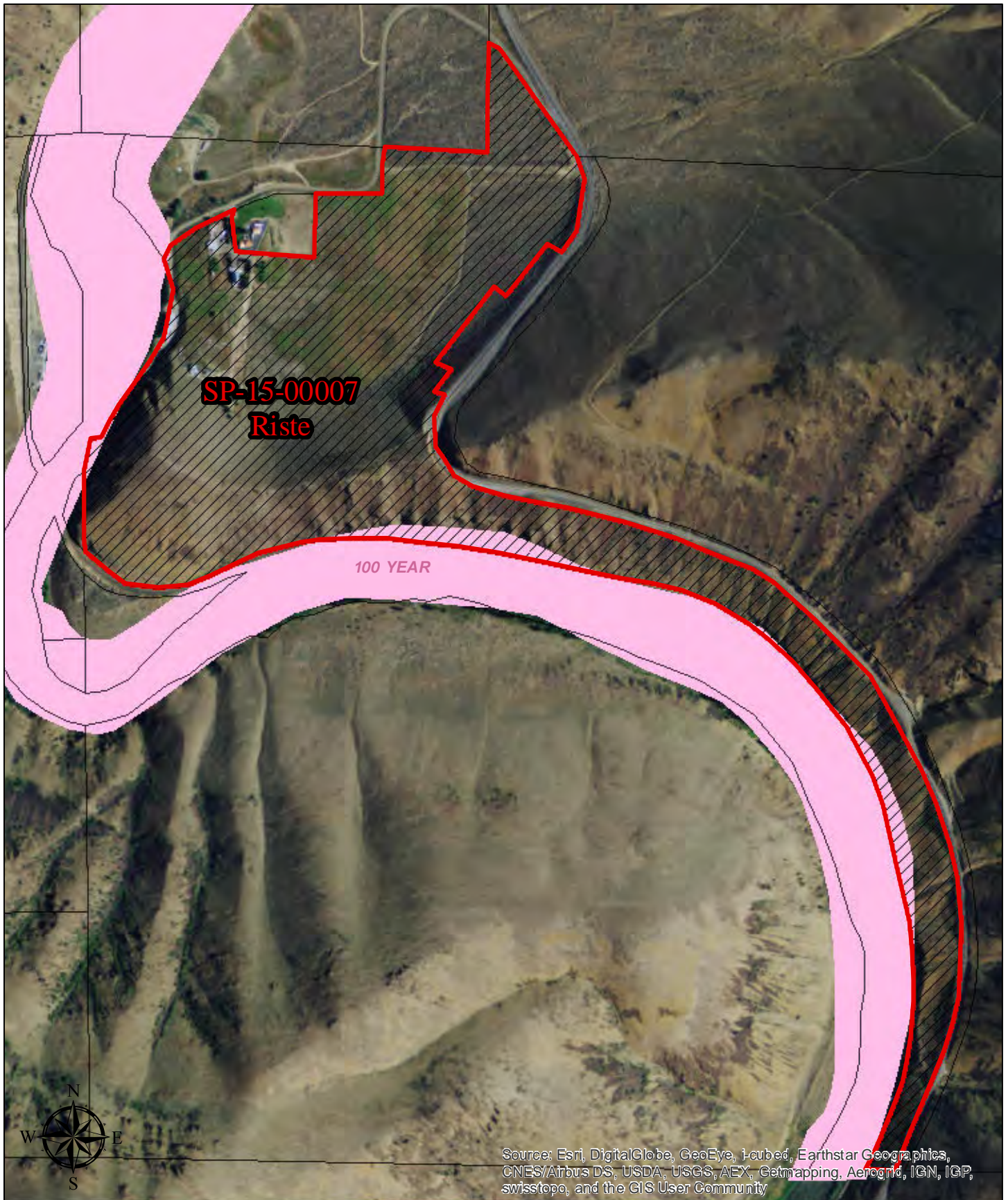
SP-15-00007
Riste

Air Photo
Vertical



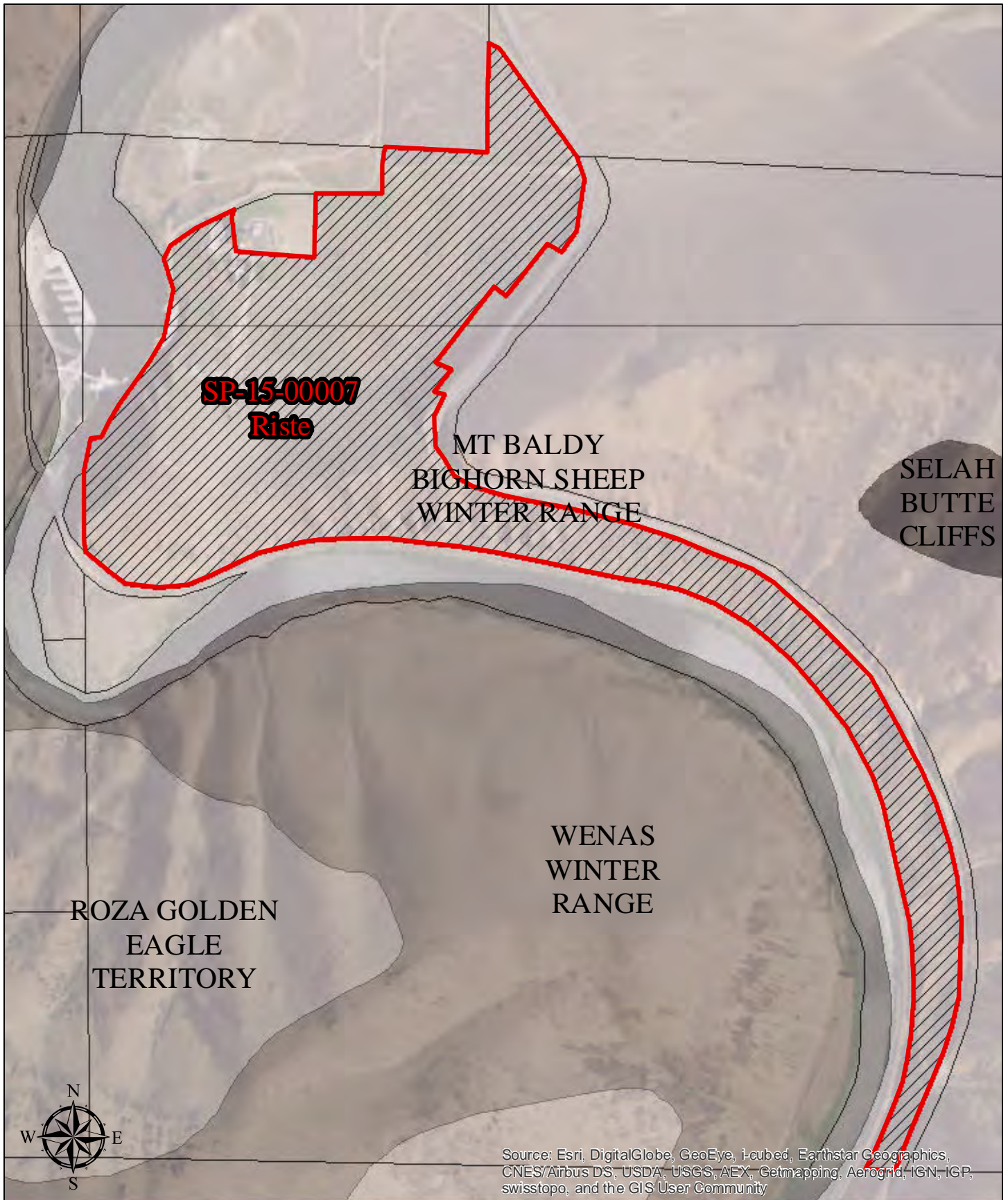
SP-15-00007
Riste

Proposed Shoreline
Master Program



SP-15-00007
Riste

Floodplains and
Floodway



SP-15-00007
Riste

MT BALDY
BIGHORN SHEEP
WINTER RANGE

SELAH
BUTTE
CLIFFS

WENAS
WINTER
RANGE

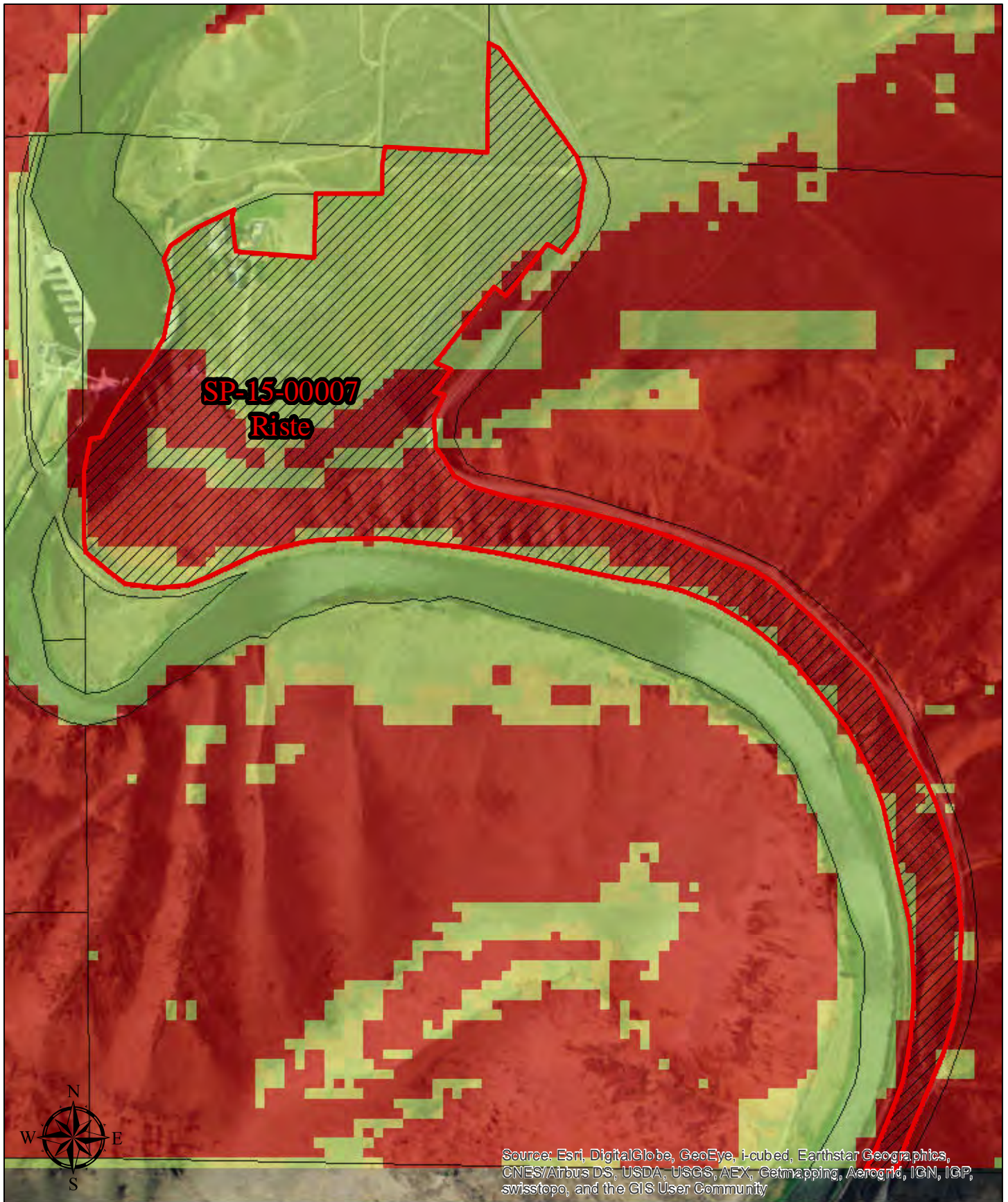
ROZA GOLDEN
EAGLE
TERRITORY



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

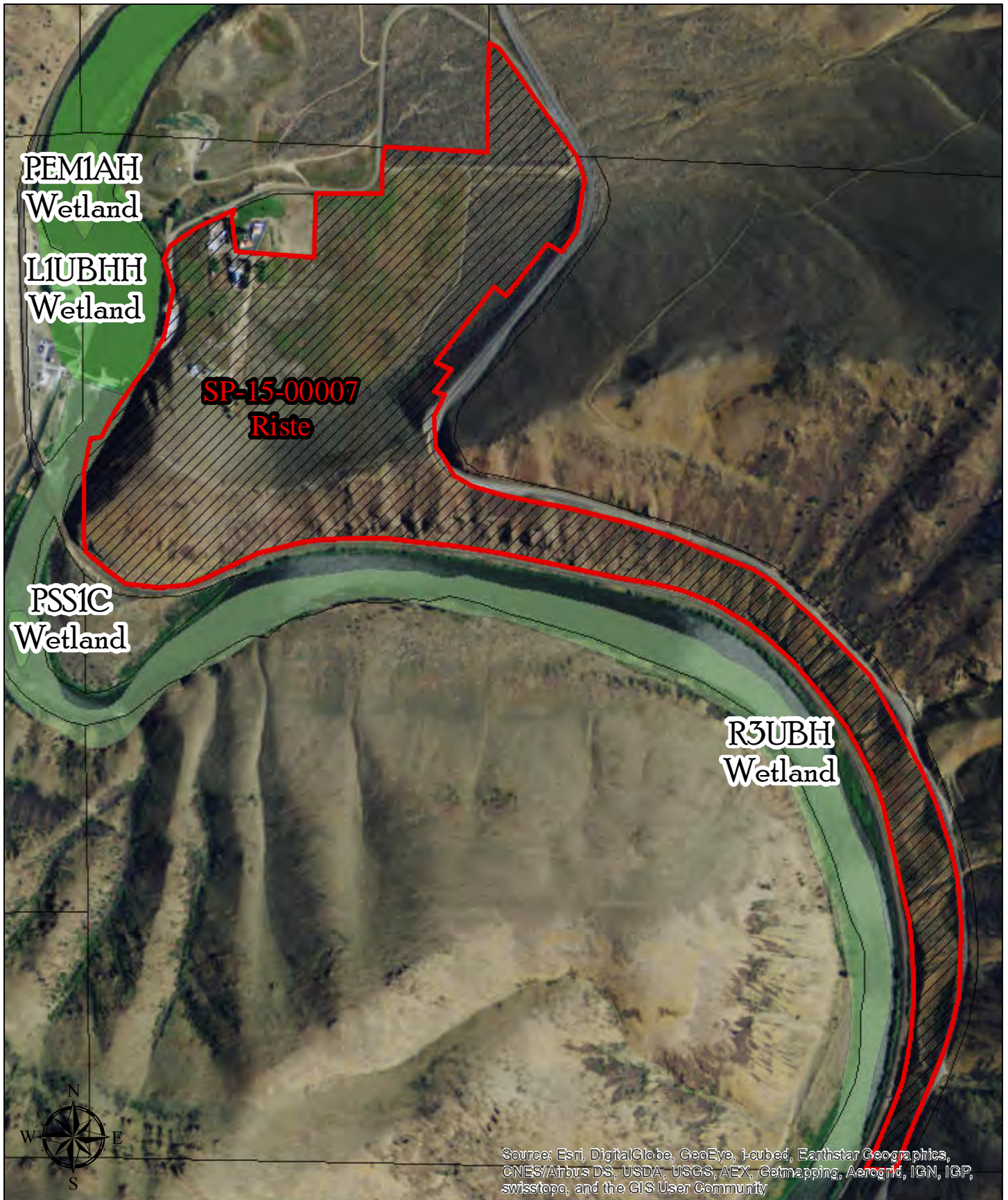
SP-15-00007
Riste

Priority Habitat
Species



SP-15-00007
Riste

Hazardous
Slope



SP-15-00007
Riste

Wetlands

Critical Areas Checklist

Monday, January 11, 2016

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?

Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

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

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

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

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?



Does the project parcel abut a DOT road? Yes No

If so, which one?

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

If so, which one?

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

If so, which Zone is it in?

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

If so, which one?

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

If so, which one?

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

If so, which one?

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

What is the Seismic Designation?

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?



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506
Fax 509-962-7682

Building Partnerships - Building Communities

December 29, 2015

Shirley A. Riste
6620 S.R. 821
Yakima WA 98926

Subject: Riste Short Plat, SP-15-00007

Dear Applicant,

Your application for a 3 lot short plat on approximately 71.17 acres of land that is zoned Forest and Range, located in a portion of section 33, township 15 N, range 19 E, WM in Kittitas County; Assessor's map numbers 15-19-33000-0002 and 15-19-33000-0007, was received on Wednesday, December 16, 2015. Your application has been determined complete as of Tuesday, December 29, 2015.

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

Sincerely,

Jeff Watson
Staff Planner

SP-15-00007 Riste Master File@T:\CDS\Projects\Short Plats\SP 2015\SP-15-00007 Riste

SP-15-00007



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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CDS@CO.KITITAS.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

\$570.00 Public Health Proportion (Additional fee of \$75/hour over 4 hours)

\$1,640.00 Total fees due for this application (One check made payable to KCCDS)

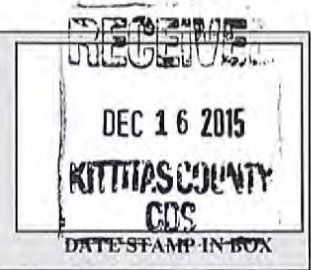
FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

CyB

DATE: 12/16/15

RECEIPT # 0028570



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

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: Shirley A. Riste
Mailing Address: 6620 S.R. 821
City/State/ZIP: Yakima, WA. 98901
Day Time Phone: 509-930-4993
Email Address: bnsriste@gmail.com

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: _____

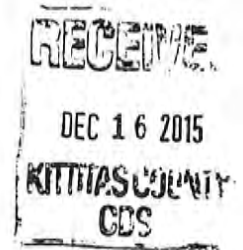
3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

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

4. Street address of property:

Address: _____
City/State/ZIP: _____



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

Portion of S.E. 43 section of 28

6. Tax parcel number(s): 534233 Senior tax exemption (500.959315)

7. Property size: 71.17 (acres)

8. Land Use Information:

Zoning: Forest 4 Range Comp Plan Land Use Designation: Rural working land

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:

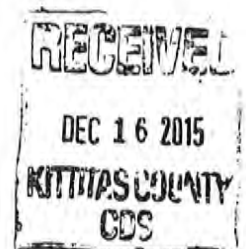
X _____

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

Date:

X Shirley A. Biste _____

12-16-2015



RISTE SHORT PLAT PROJECT OVERVIEW

OVERVIEW:

The purpose of this application is to create 3 lots consisting of 20 acres, 23 acres, and 28 acres from an existing 71 acre parcel. The property is located within the _____ zone of Kittitas County.

UTILITIES:

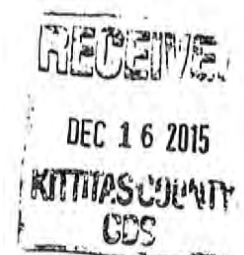
The projects utilities are already in place. Individual septic tank and drain field for 2 of the lots. The 3rd lot is open ground. The water supply is already in place with existing wells.

TRANSPORTATION:

Access is off highway 821.

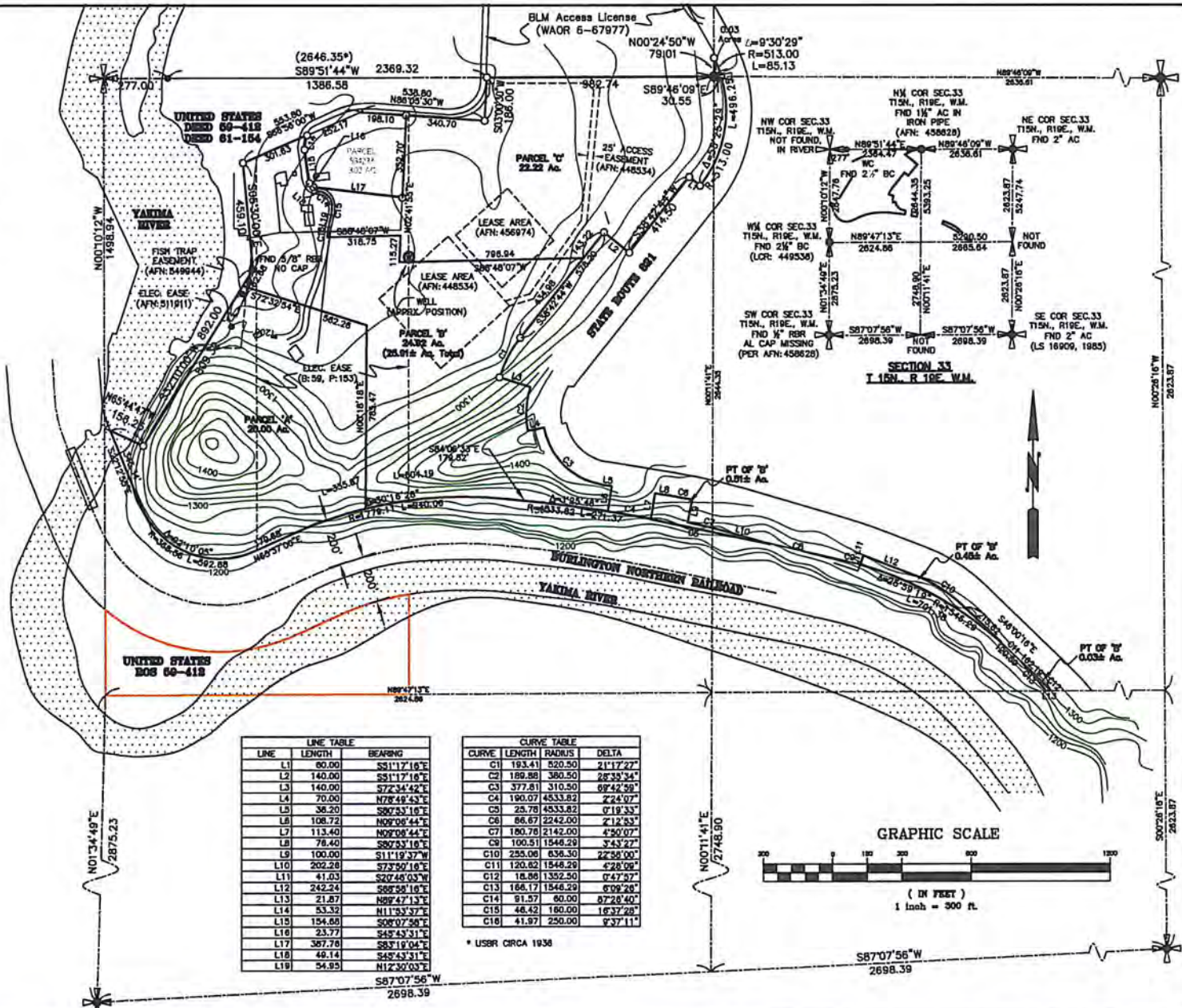
COMMENTS:

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



RECEIVED

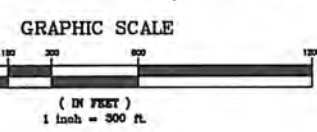
DEC 16 2015
KITITAS COUNTY
GDS



LINE	LENGTH	BEARING
L1	60.00	S31°17'16\"
L2	140.00	S31°17'16\"
L3	140.00	S72°34'42\"
L4	70.00	N78°49'43\"
L5	36.20	S20°23'16\"
L6	108.72	N09°08'44\"
L7	113.40	N09°08'44\"
L8	78.40	S02°33'10\"
L9	100.00	S11°19'37\"
L10	202.28	S73°50'16\"
L11	41.03	S20°46'03\"
L12	242.24	S09°58'16\"
L13	21.87	N09°47'13\"
L14	53.33	N11°33'37\"
L15	154.68	S08°07'50\"
L16	23.77	S43°43'31\"
L17	367.78	S83°19'04\"
L18	49.14	S43°43'31\"
L19	54.95	N12°30'03\"

CURVE	LENGTH	RADIUS	DELTA
C1	193.41	520.50	21°17'27\"
C2	189.86	380.50	28°33'24\"
C3	377.61	310.50	69°42'59\"
C4	190.07	4533.82	2°24'07\"
C5	25.78	4533.82	0°19'33\"
C6	86.67	2242.00	2°12'53\"
C7	180.78	2142.00	4°30'07\"
C8	100.51	1848.29	3°43'27\"
C9	255.06	636.50	22°58'00\"
C10	120.62	1848.29	4°28'09\"
C11	18.86	1352.50	0°47'37\"
C12	168.17	1848.29	6°09'26\"
C13	91.57	60.00	87°28'40\"
C14	48.42	160.00	16°37'28\"
C15	41.97	250.00	9°37'11\"

* USBR CIRCA 1936



EQUIPMENT AND PROCEDURES USED:
 a: 5 SEC. EDM TOTAL STATION
 b: FIELD TRAVERSE
 c: MONS VISITED DATE OF SURVEY

DATE	REVISIONS

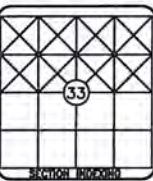
AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____
 AT _____ M. UNDER AUDITOR'S FILE NUMBER _____
 COUNTY AUDITOR _____ BY DEPUTY _____

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 _____
 DOUGLAS S. GRAY _____ DATE _____



• CORNER FOUND AS NOTED
 • REBAR W/CAP #18989 SET
 • NAIL WITH WASHER SET

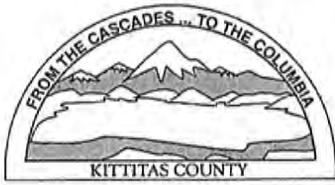
GSE
 Gray Surveying & Engineering, Inc.
 P.O. Box 510 • 2708 River Road
 Yelm, WA 98902 • (509) 575-6434



ROBERT RISTE
 6820 SR821 YAKIMA, WA 98901

LOCATION: PT OF SEC. 28 & PT OF N 1/4 OF SEC. 33 T15N. R19E.
 DRAWING TITLE: SHORT PLAT APPLICATION
 DRAWN BY: JPT
 CHECKED BY: D.S.G.
 PROJECT NO: 07078
 PARCEL NO: 15-19-28000-004, 15-19-33000-005

SCALE: 1" = 300'
 DATE: 12/15/2015
 SHEET 1 OF 1



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

RECEIPT NO.: 00028570

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 030965

Date: 12/16/2015

Applicant: SHIRLEY RISTE

Type: check # 1904

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SP-15-00007	CDS FEE FOR SHORT PLAT	720.00
SP-15-00007	EH SHORT PLAT FEE	570.00
SP-15-00007	PUBLIC WORKS SHORT PLAT FEE	220.00
SP-15-00007	FIRE MARSHAL SHORT PLAT FEE	130.00
	Total:	1,640.00