



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"

March 23, 2016

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

Subject: Riste Short Plat, SP-15-00007

Dear Ms. Riste:

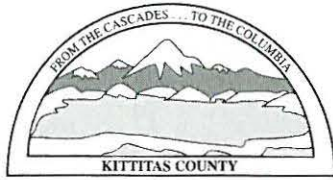
Enclosed are the comments received regarding the Riste Short Plat (SP-15-00007):

March 15, 2016	Kittitas County Department of Public Works – Kelly Bacon
January 28, 2016	Washington State Department of Transportation – Paul Gonseth
January 28, 2016	Washington State Department of Archaeology and Historic Preservation - Gretchen Kaehler
January 20, 2016	Kittitas County Public Health – Holly Meyers
January 15, 2016	Washington State Department of Health – Russell Mau

Please review all comments and notify me of any questions you may have. I will be issuing a decision based in part on the comments received.

Sincerely,

Jeff Watson
Staff Planner



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Community Development Services

FROM: Kelly Bacon, Engineer Technician I *KB*

DATE: March 15, 2016

SUBJECT: Riste Short Plat SP-15-0007

A Road Variance Application from Shirley Riste, owner, to allow for a reduction in the minimum easement width for a private road and remove the requirement to perform road improvements and a road certification was approved by the Road Variance Committee on September 16, 2015. RV-15-09. The existing access road is owned and maintained by the US Bureau of Reclamation to serve the Roza Dam. The parcels have a 40' easement from the Bureau of Reclamation.

The following shall be conditions of preliminary approval:

1. An access easement for Parcel "A" of the Riste Short Plat needs to be shown on the face of the short plat.
2. No driveway or road shall be constructed within five feet of the side yard boundary, unless the driveway or road is part of an easement shared with the neighboring property owner.
3. Driveways: A driveway shall serve no more than two tax parcels. See Kittitas County Road Standards, 12/15/15 edition.
 - a. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.
 - b. Maximum grade shall be 15%.
 - c. Crushed surface depth per WSDOT standards.
 - d. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - e. Any further subdivision or lots to be served by proposed access may result in further access requirements.
4. Plat Notes: Plat notes shall reflect the following:
 - a. Maintenance of the access is the responsibility of the property owners who benefit from its use.

Page 1 of 2

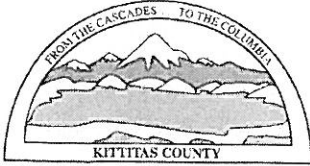
- b. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
 - d. 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.
5. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):

EXAMINED AND APPROVED

This ____ day of ____, A.D., 20__.

Kittitas County Engineer

6. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
7. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
8. 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.
9. 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.
10. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
11. 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.



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF

RV-15-09
Riste

)
)
)
)
)

**FINDINGS OF FACTS,
CONCLUSIONS AT LAW, AND
DECISION**

FINDINGS

This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Shirley Riste, owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Shirley Riste, owner, submitted a road variance application on August 26, 2015.
2. The subject property is located at 6620 & 6632 SR 821, Yakima WA. Map number: 15-19-33000-0002.
3. The Committee finds that Kittitas County Road Standards requires road serving parcels with an average lot size greater than 5 acres to be within a 60' easement, and the road to be 22' wide.
4. The Committee finds that Kittitas County Road Standards require a road certification prior to issuance of a building permit for new parcel creations.
5. The Committee finds the road serving the subject property is owned and maintained by the US Bureau of Reclamation to serve the Roza Dam.
6. The Committee finds the applicant is requesting a variance from the minimum easement width, and the requirement to upgrade and certify the road prior to receiving a building permit.

7. The Committee finds that an open record hearing was held on September 16, 2015 and that testimony was taken from those persons present who wished to be heard.
8. The Committee finds that the proposal is in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are fully met, as required by KCC 12.01.130.
9. The Committee finds that additional conditions are not necessary to protect the public's interest.

Dated this 16th day of September, 2015.

KITITAS COUNTY PUBLIC WORKS DIRECTOR



Mark Cook

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Issuing Office
OR 134 Wenatchee Field Office

Serial Number
WAOR-067977

RIGHT-OF-WAY GRANT/TEMPORARY USE PERMIT

1. A (right-of-way) (permit) is hereby granted pursuant to:

- a. Title V of the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2776; 43 U.S.C. 1761);
- b. Section 28 of the Mineral Leasing Act of 1920, as amended (30 U.S.C. 185);
- c. Other (describe) _____

2. Nature of Interest:

- a. By this instrument, the holder Shirley A. Riste, 6620 State Route 821, Yakima, Washington 98901-9391 receives a right to construct, operate, maintain, and terminate a access road right-of-way on public lands (or Federal land for MLA Rights-of-Way) described as follows:

Willamette Meridian, Kittitas County, Washington

T. 15 N., R. 19 E., section 28: SE $\frac{1}{4}$ SW $\frac{1}{4}$.

- b. The right-of-way or permit area granted herein is 40 feet wide, 2,441.54 feet long and contains 2.242 acres, more or less. If a site type facility, the facility contains _____ acres.
- c. This instrument shall terminate on December 31, 2043 years from its effective date unless, prior thereto, it is relinquished, abandoned, terminated, or modified pursuant to the terms and conditions of this instrument or of any applicable Federal law or regulation.
- d. This instrument may may not be renewed. If renewed, the right-of-way or permit shall be subject to the regulations existing at the time of renewal and any other terms and conditions that the authorized officer deems necessary to protect the public interest.
- e. Notwithstanding the expiration of this instrument or any renewal thereof, early relinquishment, abandonment, or termination, the provisions of this instrument, to the extent applicable, shall continue in effect and shall be binding on the holder, its successors, or assigns, until they have fully satisfied the obligations and/or liabilities accruing herein before or on account of the expiration, or prior termination, of the grant.

3. Rental:

For and in consideration of the rights granted, the holder agrees to pay the Bureau of Land Management fair market value rental as determined by the authorized officer unless specifically exempted from such payment by regulation. Provided, however, that the rental may be adjusted by the authorized officer, whenever necessary, to reflect changes in the fair market rental value as determined by the application of sound business management principles, and so far as practicable and feasible, in accordance with comparable commercial practices.

4. Terms and Conditions:

- a. This grant or permit is issued subject to the holder's compliance with all applicable regulations contained in Title 43 Code of Federal Regulations parts 2800 and 2880.
- b. Upon grant termination by the authorized officer, all improvements shall be removed from the public lands within 180 days, or otherwise disposed of as provided in paragraph (4)(d) or as directed by the authorized officer.
- c. Each grant issued pursuant to the authority of paragraph (1)(a) for a term of 20 years or more shall, at a minimum, be reviewed by the authorized officer at the end of the 20th year and at regular intervals thereafter not to exceed 10 years. Provided, however, that a right-of-way or permit granted herein may be reviewed at any time deemed necessary by the authorized officer.
- d. The stipulations, plans, maps, or designs set forth in Exhibit(s) A & B, dated 12/10/2013, attached hereto, are incorporated into and made a part of this grant instrument as fully and effectively as if they were set forth herein in their entirety.
- e. Failure of the holder to comply with applicable law or any provision of this right-of-way grant or permit shall constitute grounds for suspension or termination thereof.
- f. The holder shall perform all operations in a good and workmanlike manner so as to ensure protection of the environment and the health and safety of the public.

IN WITNESS WHEREOF, The undersigned agrees to the terms and conditions of this right-of-way grant or permit.

Shirley A. Bost
(Signature of Holder)

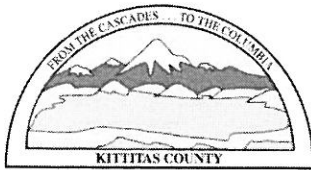
Ronda Carter-M
(Signature of Authorized Officer)

(Title)

Wenatchee Field Mgrs.
(Title)

8-19-2014
(Date)

8.25.14
(Effective Date of Grant)



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

STAFF REPORT

TO: Kittitas County Road Variance Committee
FROM: Christina Wollman, Planner III
DATE: September 16, 2015
SUBJECT: Riste RV-15-09

I. BACKGROUND INFORMATION

Proposal: A Road Variance Application from Shirley Riste, owner, to allow for a reduction in the minimum easement width for a private road and remove the requirement to perform road improvements and a road certification.

History: The road serving this property is owned and maintained by the US Bureau of Reclamation to serve the Roza Dam. There are two residential parcels served by the road, and a total of three residences. The parcels have a 40' easement from the Bureau of Reclamation. The subject parcel is 66.18 acres and is within the Forest & Range zone.

Location: The subject property is located at 6620 & 6632 SR 821, Yakima WA. Map number: 15-19-33000-0002.

II. POLICY AND REGULATORY REQUIREMENTS IN RELATION TO REQUEST

The applicant is planning to subdivide and create one additional parcel, for a total of three residential parcels served by the road. Each parcel will contain one of the existing residences.

The road serving the property is owned and maintained by the US Bureau of Reclamation to serve the Roza Dam. The road is the only access to the dam, and is maintained at a width of more than 20'. At the entrance to the subject property there is an approximately 50' by 50' turnoff area. The easement to the subject property is 40'.

In order to comply with road standards, the easement width must be 60' with a 22' wide low-density private road. A turnaround would be required at the final entrance to the subject parcel, and a road certification required prior to issuance of a building permit.

The applicant is requesting a variance from these requirements due to the ownership and maintenance of the road by the US Bureau of Reclamation. The 20-acre parcel planned to be created in the subdivision will already have a residence, so no new traffic will be generated by the subdivision. The 50' by 50' turnoff also serves as a hammerhead, as well as some large flat areas within the property.

III. SUGGESTED FINDING OF FACTS

This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Shirley Riste, owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Shirley Riste, owner, submitted a road variance application on August 26, 2015.
2. The subject property is located at 6620 & 6632 SR 821, Yakima WA. Map number: 15-19-33000-0002.
3. The Committee finds that Kittitas County Road Standards requires road serving parcels with an average lot size greater than 5 acres to be within a 60' easement, and the road to be 22' wide.
4. The Committee finds that Kittitas County Road Standards require a road certification prior to issuance of a building permit for new parcel creations.
5. The Committee finds the road serving the subject property is owned and maintained by the US Bureau of Reclamation to serve the Roza Dam.
6. The Committee finds the applicant is requesting a variance from the minimum easement width, and the requirement to upgrade and certify the road prior to receiving a building permit.
7. The Committee finds that an open record hearing was held on September 16, 2015 and that testimony was taken from those persons present who wished to be heard.
8. The Committee finds that the proposal is/is not in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are/are not fully met, as required by KCC 12.01.130.
9. The Committee finds that additional conditions are/are not necessary to protect the public's interest.

Jeff Watson

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Friday, January 15, 2016 8:28 AM
To: Jeff Watson
Cc: Holly Duncan; Holly Myers; Serr, Ben A (DOH)
Subject: RE: Notice of Application: SP-15-00007 Riste

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Watson:

DOH Office of Drinking Water has no comment for this short plat creation of 3 lots from 1.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

From: Jeff Watson [<mailto:jeff.watson@co.kittitas.wa.us>]
Sent: Friday, January 15, 2016 8:13 AM
To: Brenda Larsen; Renfrow, Brent D (DFW); Candie M. Leader; Kelly Bacon; PRESTON, CINDY (DNR); ECY RE CRO SEPA COORDINATOR; Clear, Gwen (ECY); 'enviroreview@yakama.com'; Kaehler, Gretchen (DAHP); Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; HAZLETT, LINDA (DNR); Lisa Iammarino; Lisa Lawrence; Johnston, Mike (DOHi); 'nelmsk@cwu.edu'; Patti Johnson; Mau, Russell E (DOH); Teske, Mark S (DFW); DNR RE AQ LEASING RIVERS; Benson, Richard (DOH); 'jhallisey@fs.fed.us'; 'klarned@fs.fed.us'; 'Knaub, Deborah J NWS (Deborah.J.Knaub@usace.army.mil)'; Myers, Holly (DOHi); Josh Hink; Serr, Ben A (DOH); Holmstrom, Rick
Subject: Notice of Application: SP-15-00007 Riste

[SP-15-00007 Riste](#) (Hyperlink to On-Line file)

[SP-15-00007 Riste](#) (Hyperlink to County Network File)

NOTICE OF APPLICATION: SP-15-00007 RISTE

Kittitas County Community Development Services has received the above referenced application for a 3 lot Short Plat off of Canyon Road near the southern border of the county. See attached documentation for additional information or use one of the hyperlinks above to access the on-line or network file. Comments within the body of an email are encouraged but may be sent as attachment or via USPS as a hard copy.

COMMENTS DUE BY: JANUARY 29, 2016

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

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

Jeff Watson

From: Kaehler, Gretchen (DAHP) <Gretchen.Kaehler@DAHP.wa.gov>
Sent: Thursday, January 28, 2016 2:57 PM
To: Jeff Watson
Cc: johnson@yakama.com; Kate Valdez (kate@yakama.com); Jon Shellenberger
Subject: re: SP-15-00007 Riste Short Plat
Attachments: 2016-01-00417_SP-15-00007 Riste Short Plat.pdf

Hi Jeff,

Please see attached for this project. Please feel free to contact me if you have any questions.

Best,

Gretchen

Gretchen Kaehler
Assistant State Archaeologist, Local Governments
Department of Archaeology and Historic Preservation (DAHP)
Office: 360-586-3088
Cell: 360-628-2755
Gretchen.Kaehler@dahp.wa.gov



January 28, 2016

Mr. Jeff Watson
Staff Planner
Kittitas County
411 N Ruby St, Suite 2
Ellensburg, WA98926

In future correspondence please refer to:
Project Tracking Code: 2016-01-00417
Property: SP-15-00007 Riste Short Plat
Re: Archaeology - Survey Requested

Dear Mr. Watson:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has a high potential for archaeological resources. There are multiple precontact archaeological resources and sites within approximately 5,000 feet. The project area has not been surveyed for archaeological resources. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed

Identification of archaeological resources during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. We realize that short-platting does not cause ground disturbance so we request a professional archaeological survey of the project area be conducted prior to any ground disturbing activities. The completed survey should be sent to DAHP and the interested Tribes for review prior to permitting ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Gretchen.Kaehler@dahp.wa.gov.

Sincerely,



Gretchen Kaehler
Assistant State Archaeologist, Local Governments
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

cc. Johnson Meninick, Cultural Resources, Yakama Nation
Kate Valdez, THPO, Yakama Nation
Jon Shellenberger, Archaeologist, Yakama Nation



Jeff Watson

From: Adams, Wayne <AdamsW@wsdot.wa.gov>
Sent: Thursday, January 28, 2016 2:24 PM
To: Jeff Watson
Cc: Holmstrom, Rick
Subject: SUB15-00007 Riste Short Plat Comments
Attachments: KittCo_RisteShortPlat.pdf

Our comment letter to the above mentioned proposal is attached and a hard copy is in the US Mail. Let me know if you have any questions, Thanks.

Wayne Adams

(509) 577-1638 – adamsw@wsdot.wa.gov

Washington State Department of Transportation

South Central Region – Planning Office
2809 Rudkin Road, Union Gap, WA 98903



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 28, 2016

Kittitas County Community Development Services
411 North Ruby
Ellensburg, WA 98926

Attention: Jeffrey Watson, Planner II

Subject: SUB15-00007, Riste Short Plat
SR 821, MP 6.0 vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to State Route 821 (SR 821). This segment of SR 821 is a Class 3 managed access highway with a posted speed limit of 45 miles per hour. There is an existing grandfathered approach at approximate MP 6.26 and a permitted approach at MP 6.20. According to the short plat, all access will be via the existing approach at MP 6.26. The approach at MP 6.26 will be for the newly created parcels, BLM access, and parcel # 534233. The proponent is required to remove the approach at MP 6.20. Proponent should also contact Mark Kaiser at 509-577-1668 to update the current access connection permit

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: rh/wa

cc: File #1, SR 821
Les Turnley, Area 2 Maintenance Superintendent



Memo

To: Jeff Watson, CDS

From: Holly Myers, Environmental Health Supervisor

Date: January 20, 2016

RE: SP-15-00007 Riste

Thank you for the opportunity to comment on the above mentioned short plat regarding water and septic requirements. The following items must be addressed *prior to final plat approval*:

Proof of water adequacy includes a well log or 4 hour draw down test and a mitigation certificate for each proposed lot. Site evaluations for Onsite Septic Systems must be completed at the frequency of one soil log per each 5 acres. (KCC 13.04.090 (1(f))).

WATER

All persons who are making applications for land use including, but not limited to, short plats must comply with KCC Chapter 13.35.027 per KCC Chapter 13.35.020 Adequate Water Supply Determination.

Chapter 13.35.027

1. All new uses of ground water shall require either:
 - 1) A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 - 2) An adequate water right for the proposed new use; or
 - 3) A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank. No new use to which this chapter is applicable shall be approved without one of these required submissions.
2. All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in [WAC 173-539A-030](#) and otherwise

demonstrate how the proposed new use will not violate [RCW 90.44.050](#) as currently existing or hereafter amended.

3. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under [Title 18 KCC](#).

WELL LOCATION

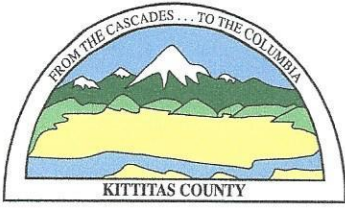
All wells must meet the distance requirement of 50 feet from the property line as per Kittitas County Critical Areas Ordinance 17A.08.25, and KCC 13.20.040(5a). If existing wells do not meet setback requirements, the two adjoining parcels nearest the well must enter into a legal, shared well-users agreement.

ON SITE SEWAGE

A minimum of one soil log for each five acres shall be dug to a depth of seven feet. 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 final plat approval.

Since the type of soil and water source supplying the property can ultimately determine the minimum lot size, it is recommended that soil logs be conducted early in the plat planning process.

Holly Myers, Environmental Health Supervisor



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

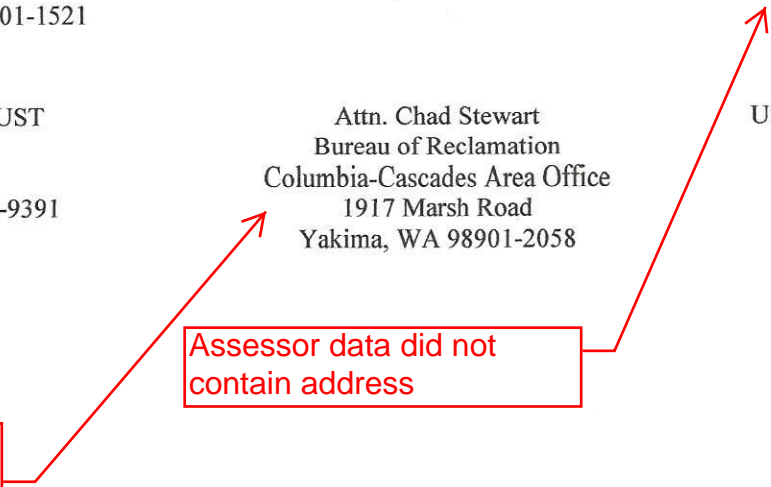
6620 SR 821
YAKIMA, WA 98901-9391

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	SMTWTFSS
DR	A		97 S	01/14			
IN	A		97 S	01/14			

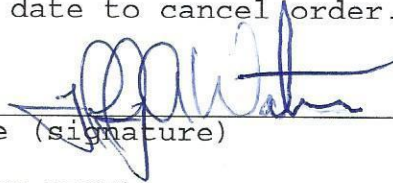
AUTHORIZATION

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

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, January 29, 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

Notice of Application: Thursday, January 14, 2016

Application Received: Wednesday, December 16, 2015

Application Complete: Tuesday, December 29, 2015

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

NOTICE OF APPLICATION

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.

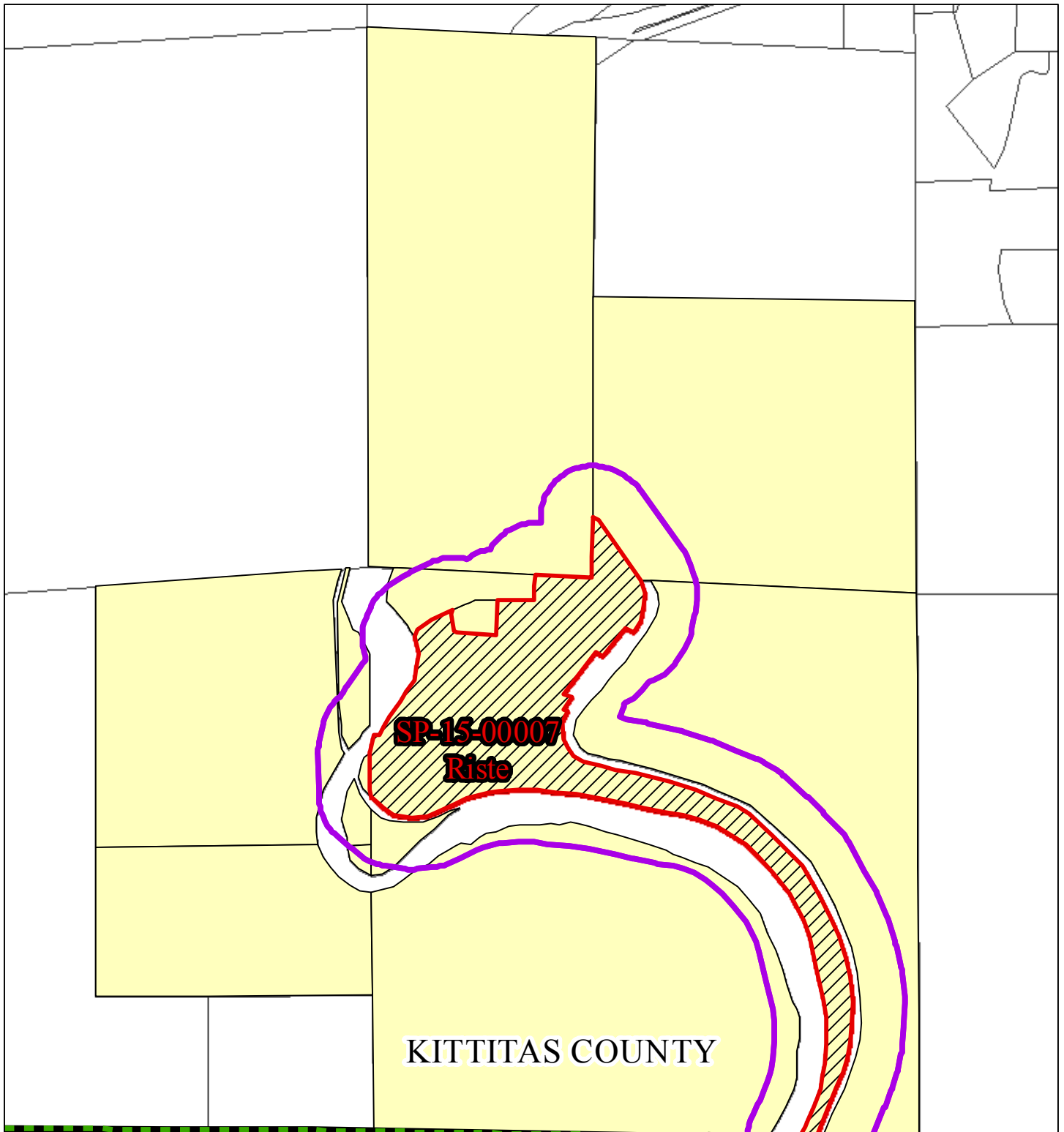
Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/short-plats.asp>.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

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, January 29, 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

Notice of Application:	Thursday, January 14, 2016
Application Received:	Wednesday, December 16, 2015
Application Complete:	Tuesday, December 29, 2015
Publication Date:	Thursday, January 14, 2016



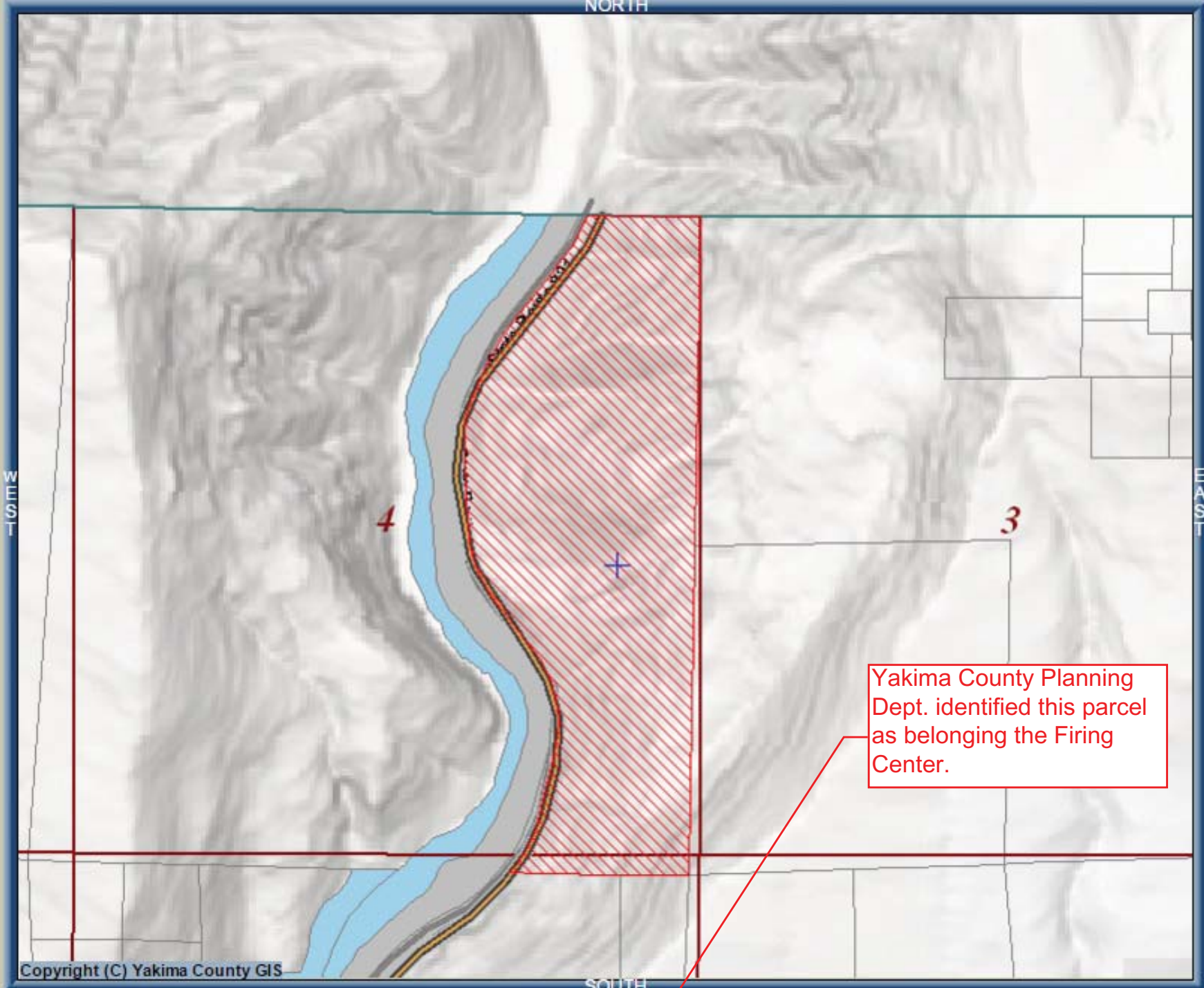
KITTTAS COUNTY

YAKIMA COUNTY



SP-15-00007
Riste

Adjacent Properties
for Notification



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

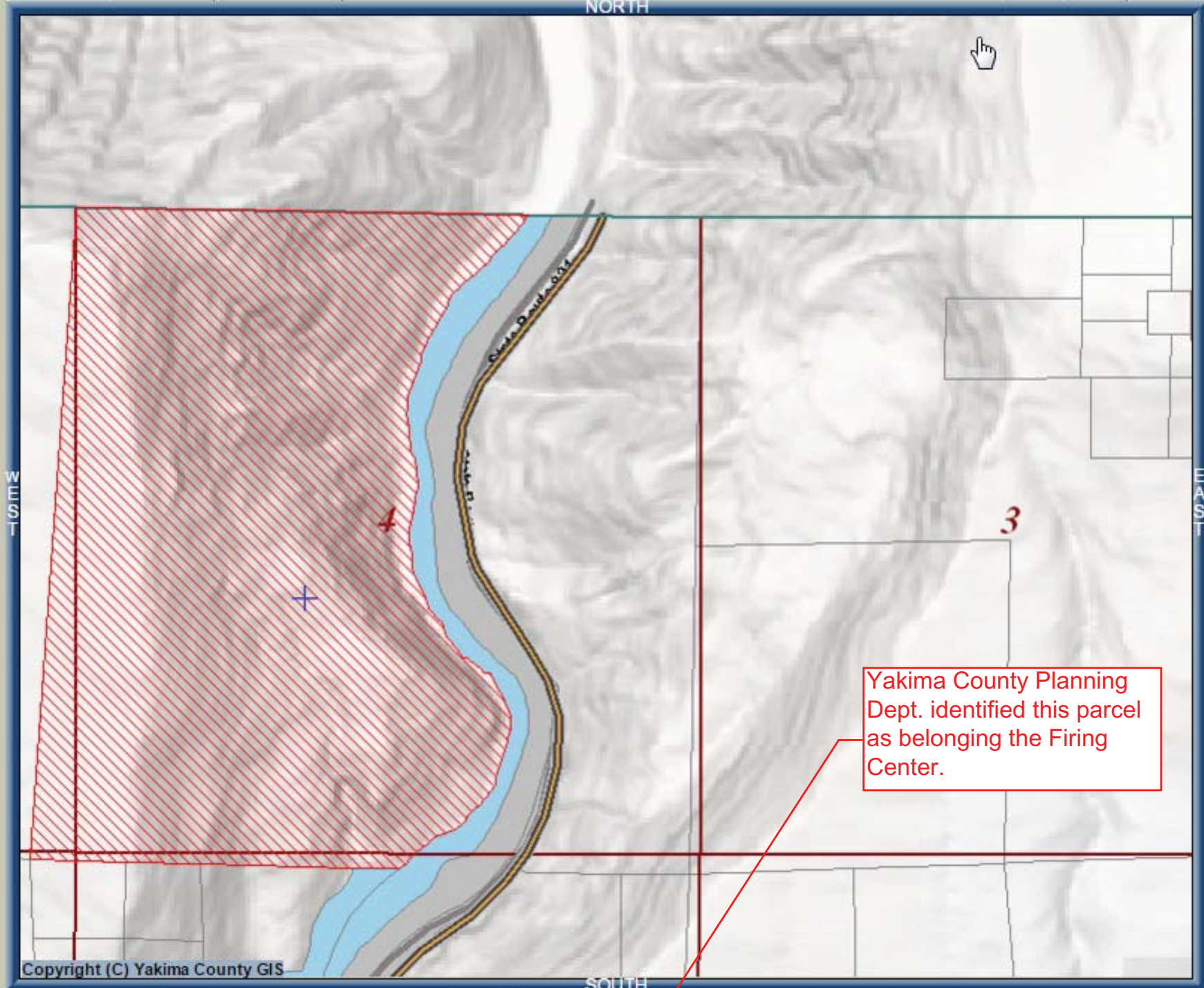
Copyright (C) Yakima County GIS

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



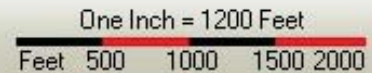
Copyright (C) Yakima County GIS

1856535 E | 513588 N

120 26 8.6 W | 46 44 30.1 N



Click Map to: [Get Information](#)

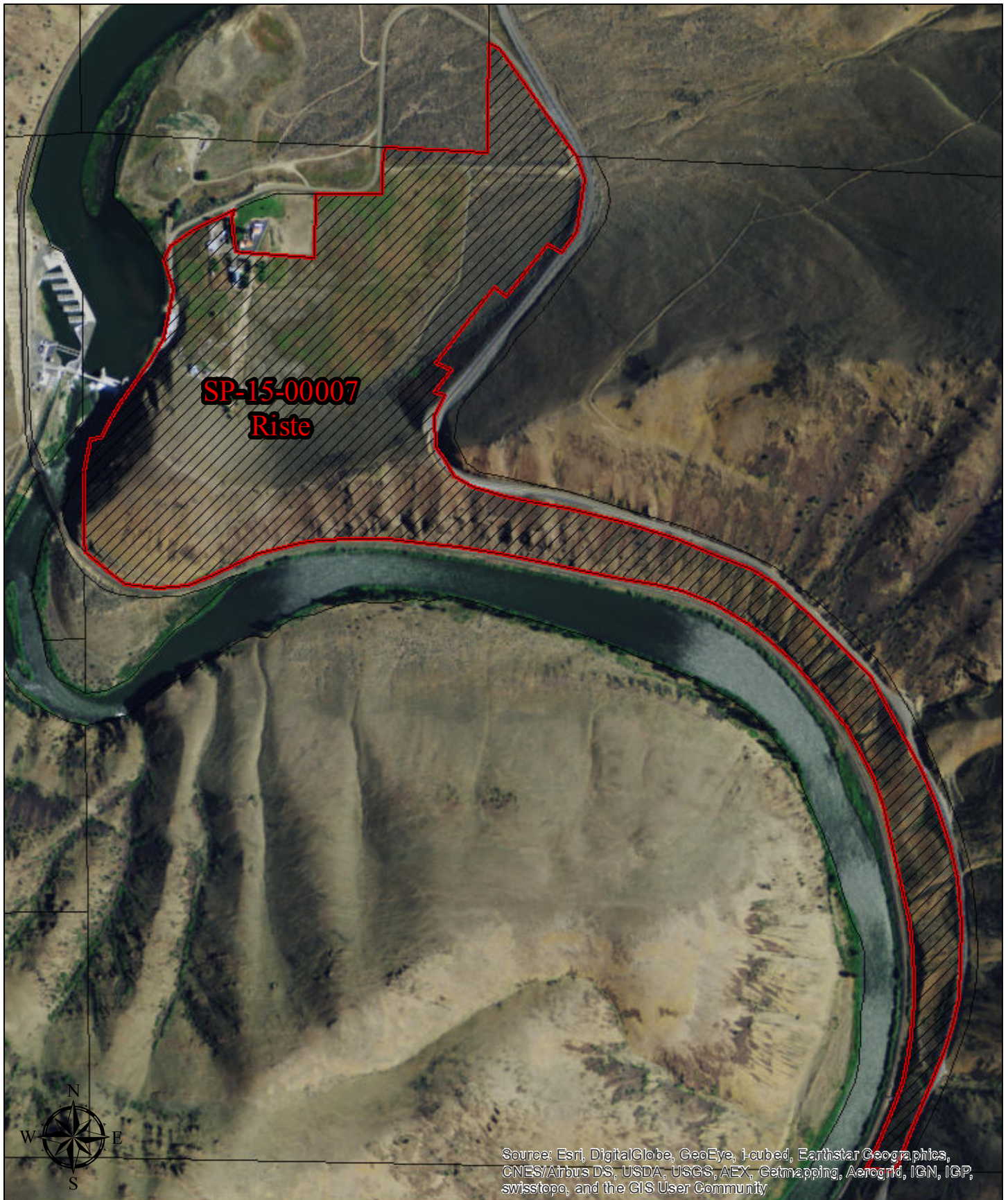


No information found for parcel: 19140499992



SP-15-00007
Riste

Air Photo
Oblique



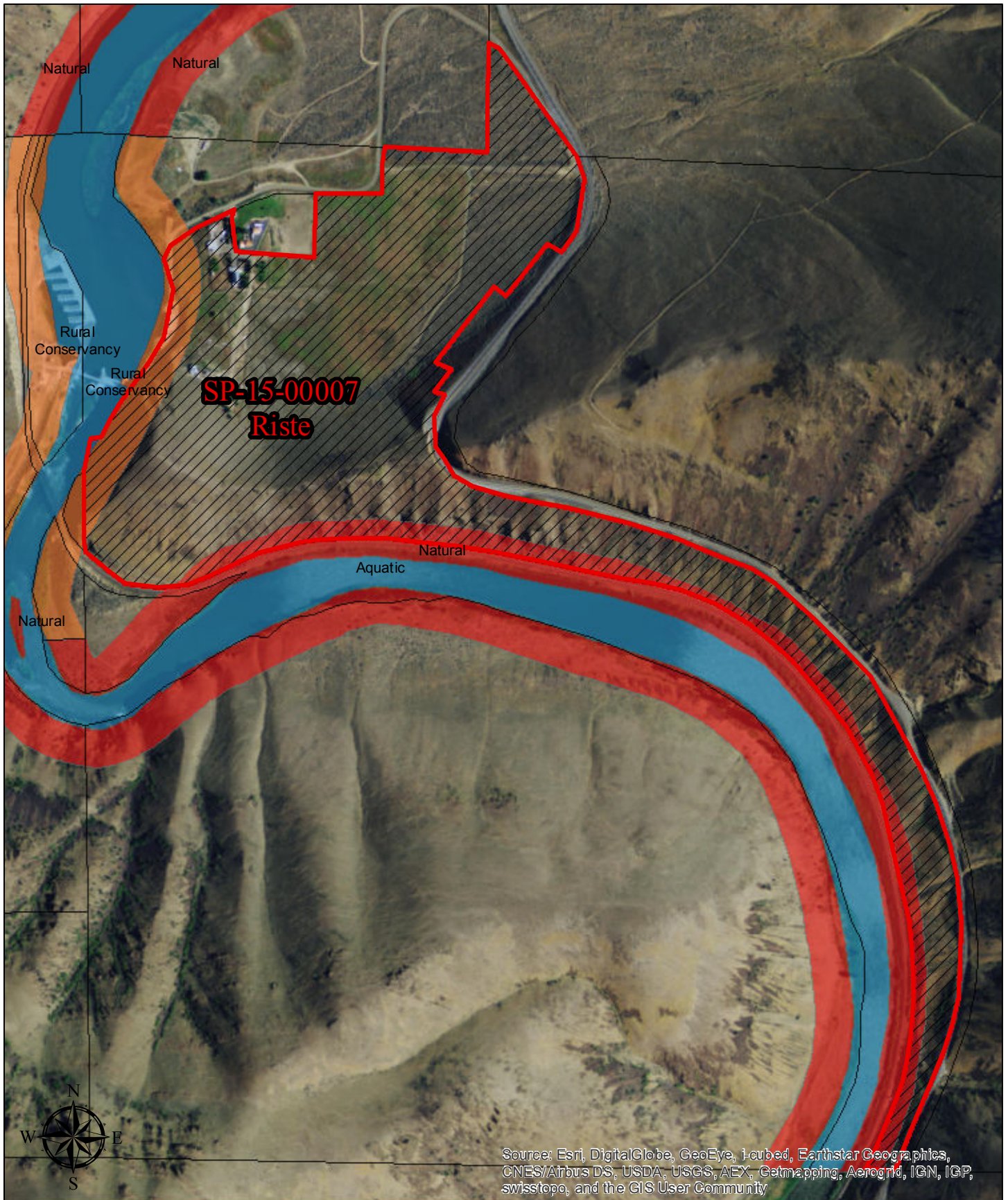
SP-15-00007
Riste



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

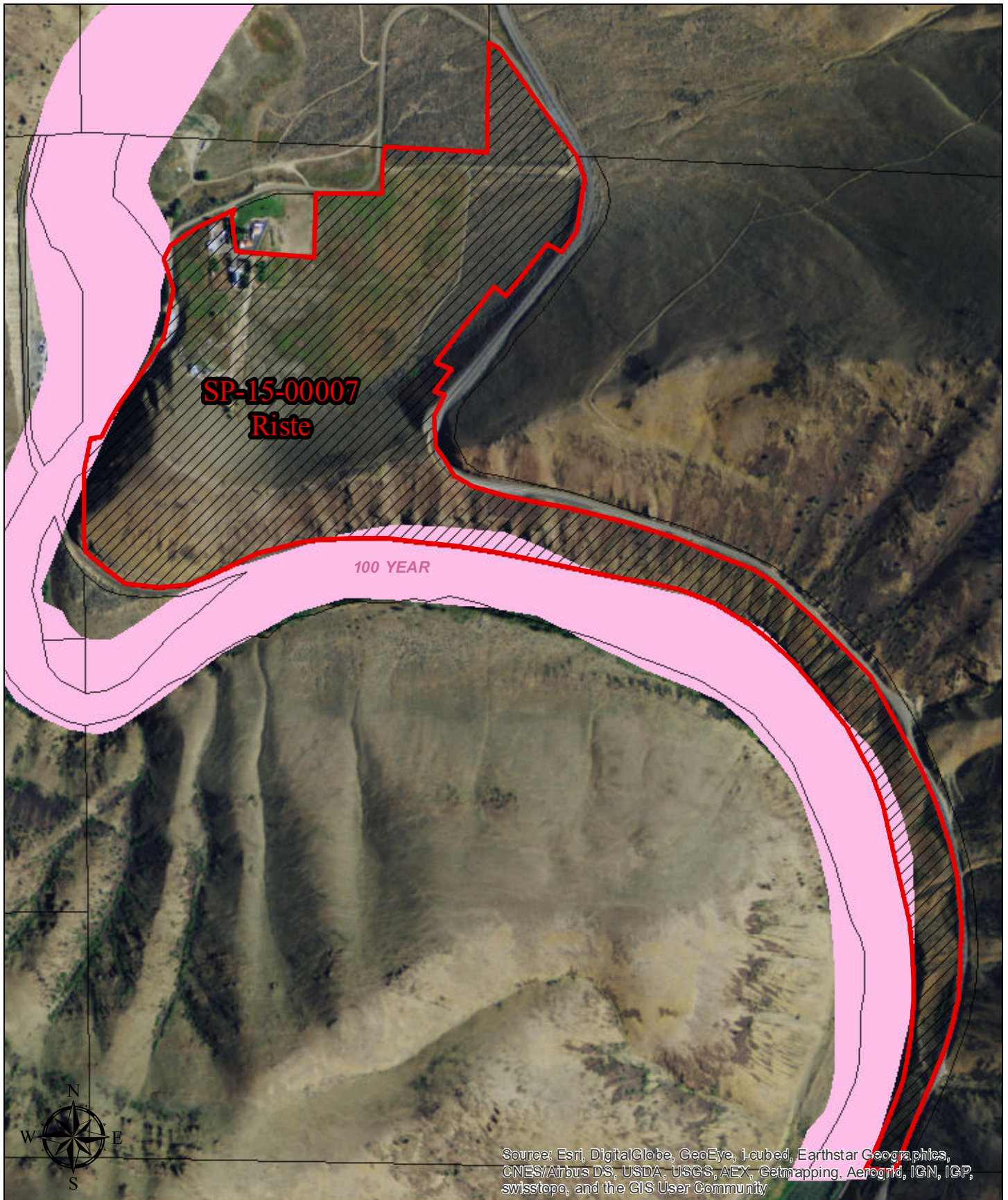
SP-15-00007
Riste

Air Photo
Vertical



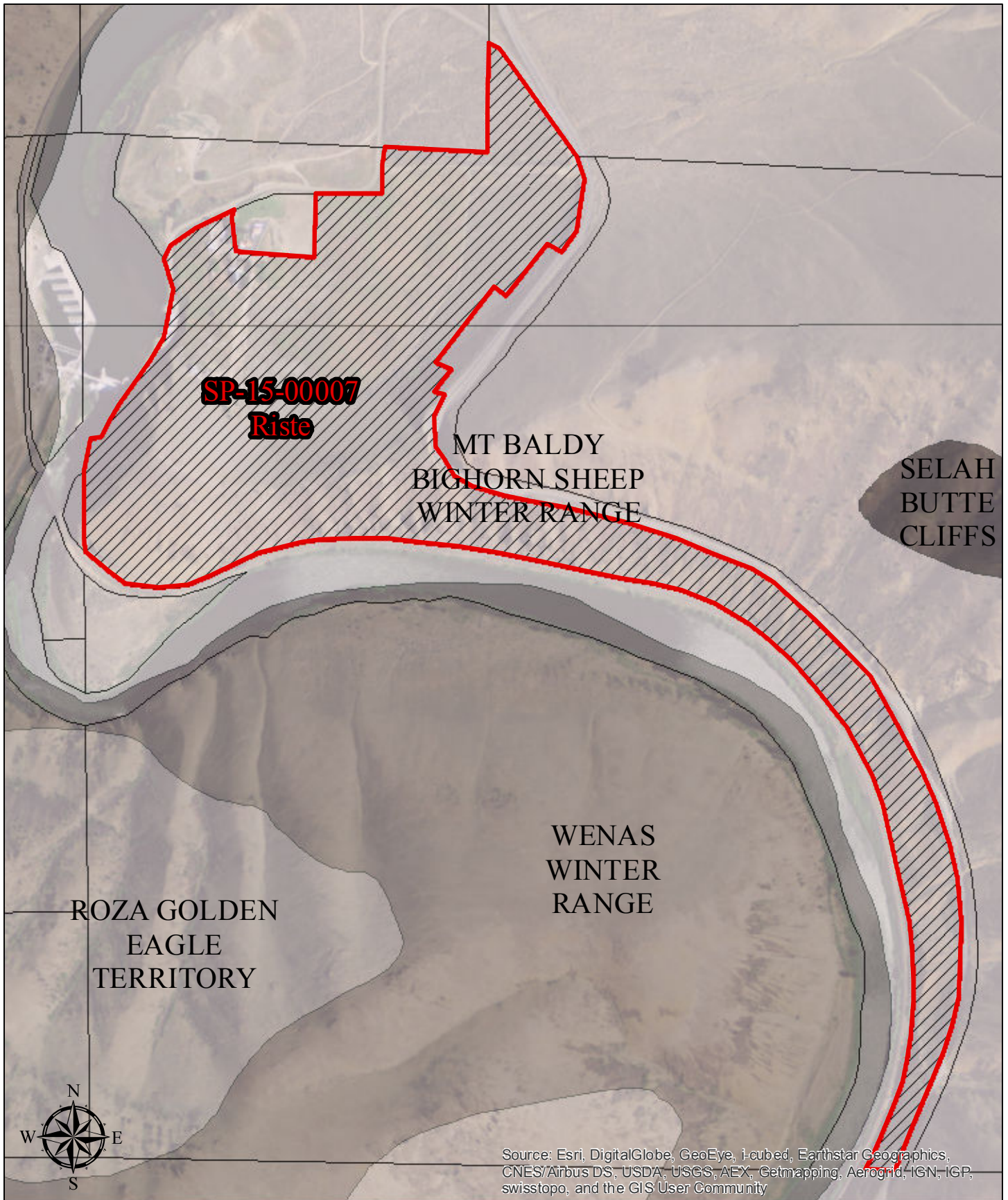
SP-15-00007
Riste

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

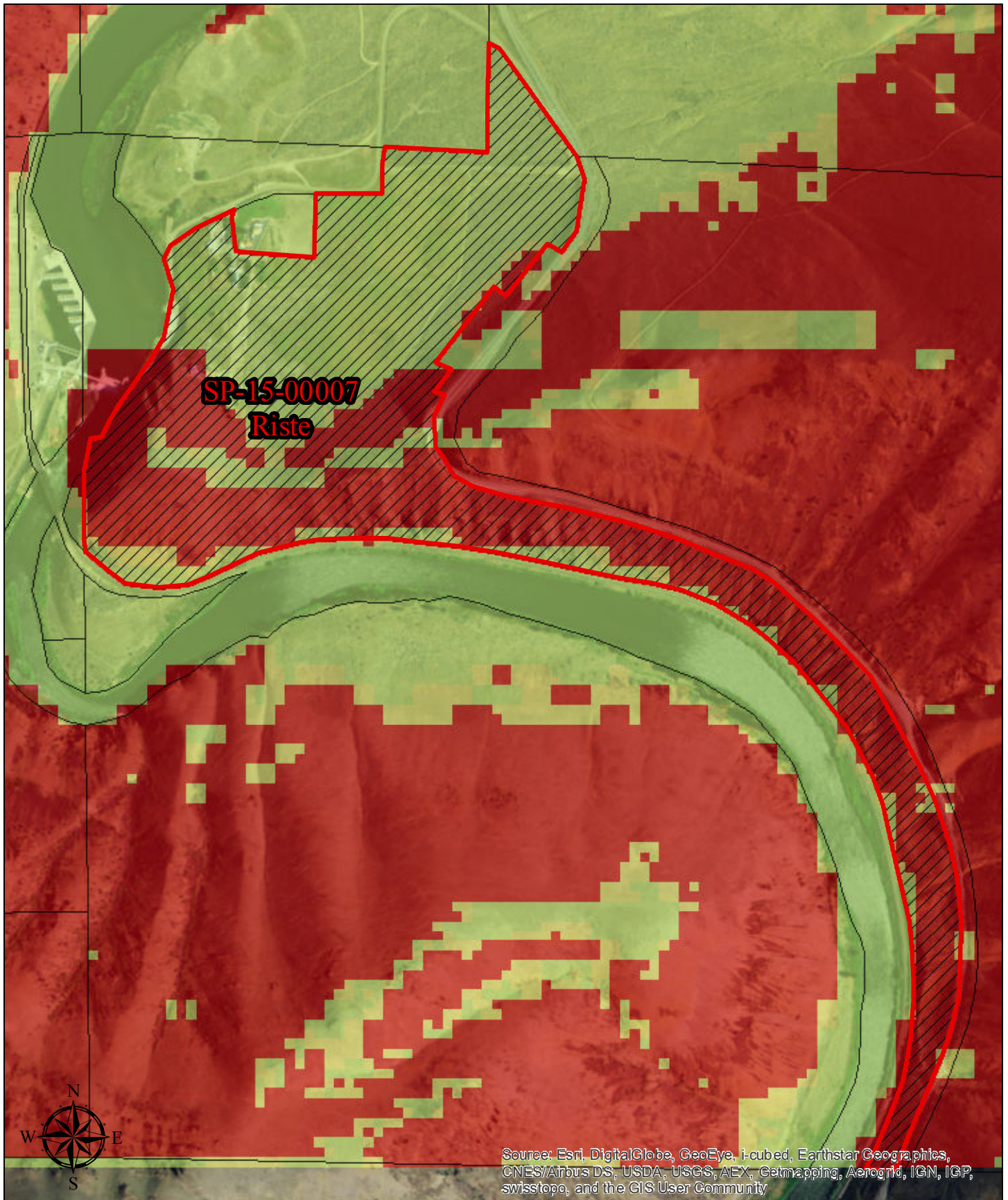
ROZA GOLDEN
EAGLE
TERRITORY



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

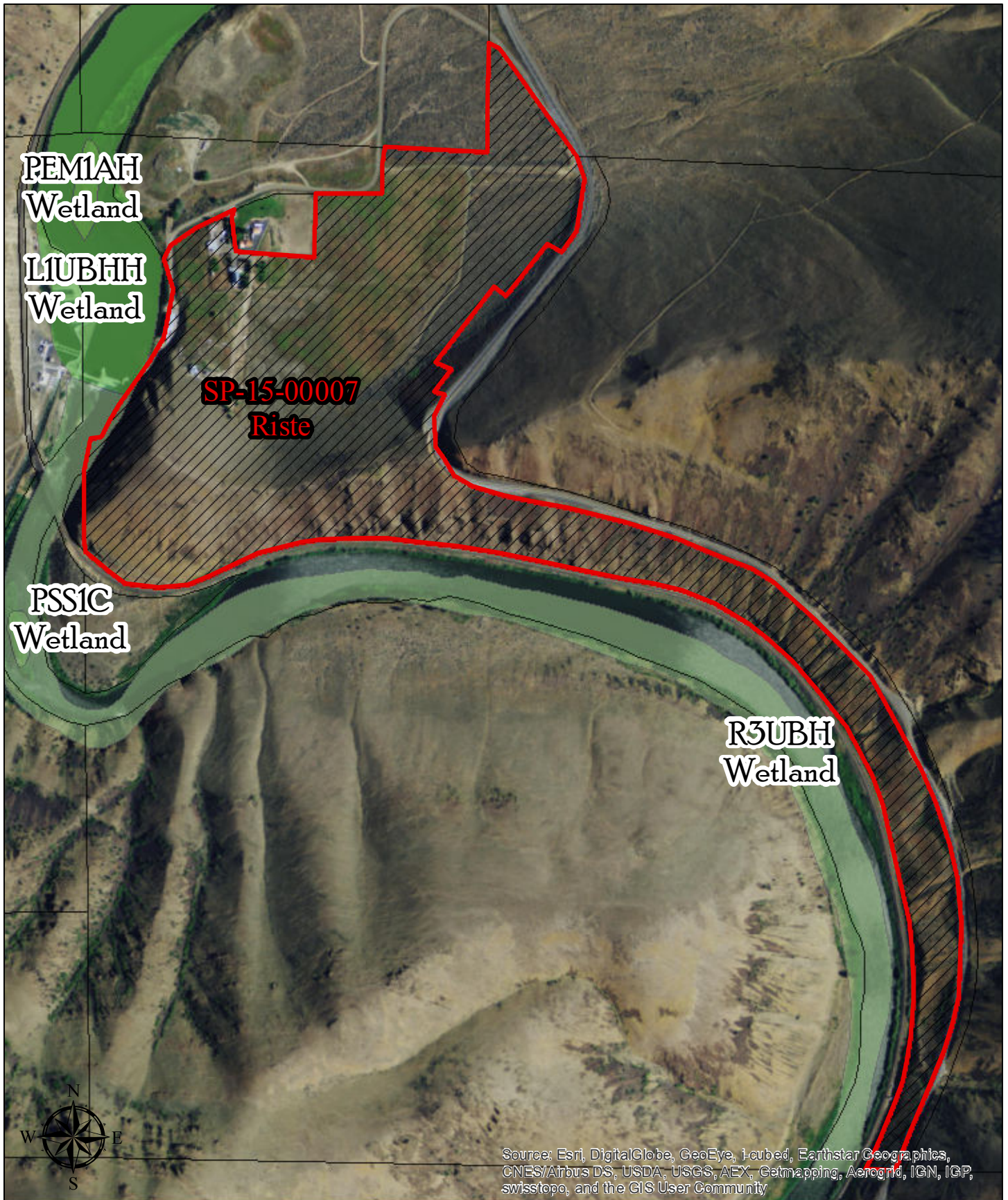
SP-15-00007
Riste

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?

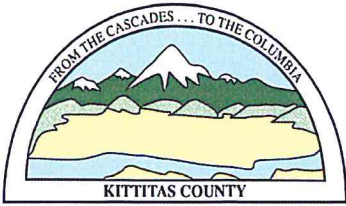
Is the project parcel in or near a Coal Mine area? Yes No

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?



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

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.

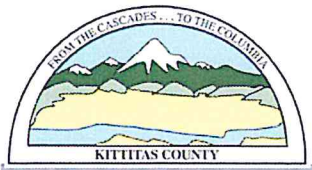
If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

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



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

\$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): <u>CEB</u>	DATE: <u>12/16/15</u>	RECEIPT # <u>0028570</u>	

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

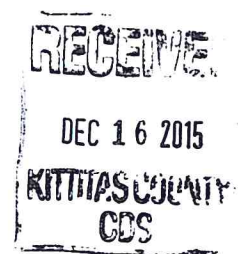
6. Tax parcel number(s): 534233 Senior tax exemption (Sec. 959315)

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:

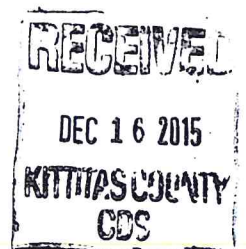
X _____

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:

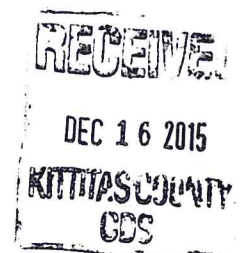
The projects utilities are already in place. Individual septic tank and drain field for 2 of the lots. The 3rd lot is open ground. The water supply is already in place with existing wells.

TRANSPORTATION:

Access is off highway 821.

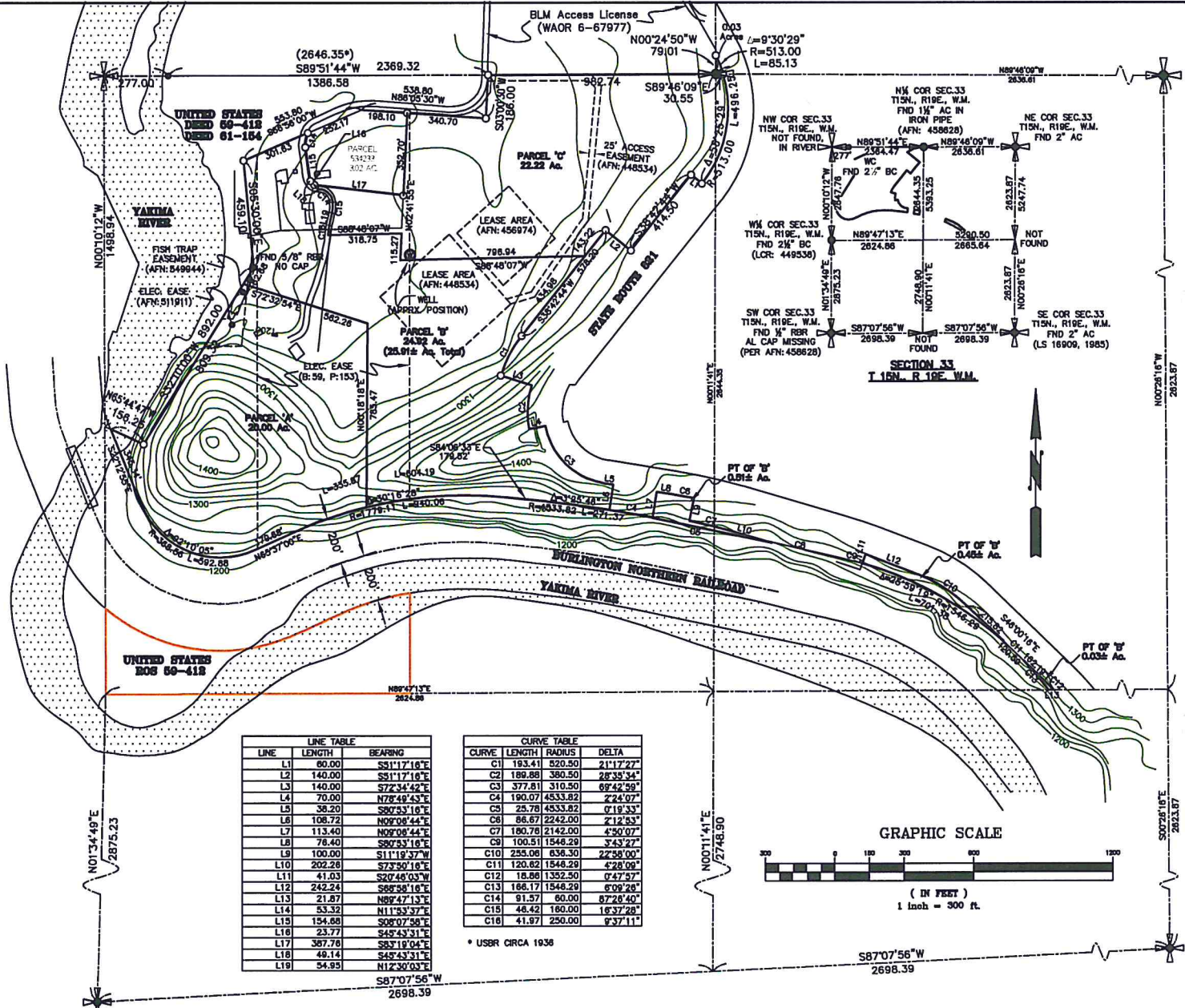
COMMENTS:

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



RECEIVED

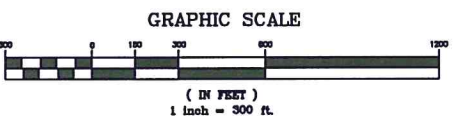
DEC 16 2015
KITTIAS COUNTY
GDS



LINE	LENGTH	BEARING
L1	60.00	S81°17'16"E
L2	140.00	S81°17'16"E
L3	140.00	S72°34'42"E
L4	70.00	N78°49'43"E
L5	38.20	S90°33'16"E
L6	108.72	N09°08'44"E
L7	113.40	N09°08'44"E
L8	78.40	S82°31'16"E
L9	100.00	S11°19'37"W
L10	202.28	S73°30'16"E
L11	41.03	S20°46'03"W
L12	242.24	S68°58'16"E
L13	21.87	N89°47'13"E
L14	83.32	N11°33'37"E
L15	154.88	S08°07'50"E
L16	23.77	S43°43'31"E
L17	387.78	S83°19'04"E
L18	49.14	S45°43'31"E
L19	54.95	N12°30'03"E

CURVE	LENGTH	RADIUS	DELTA
C1	193.41	820.50	21°17'27"
C2	189.88	380.50	28°33'34"
C3	377.81	310.50	69°42'39"
C4	190.07	4533.82	2°24'07"
C5	25.78	4533.82	0°19'33"
C6	86.87	2242.00	2°12'33"
C7	180.76	2142.00	4°50'07"
C8	100.51	1848.29	3°43'27"
C9	255.06	836.30	22°38'00"
C10	120.62	1548.29	4°28'09"
C11	18.86	1392.50	0°47'37"
C12	168.17	1548.29	6°09'28"
C13	91.57	80.00	87°28'40"
C14	48.42	160.00	16°37'28"
C15	41.87	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 _____

BY _____ 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 _____

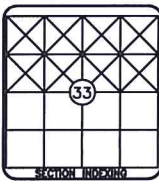
DOUGLAS S. GRAY

DATE _____



• CORNER FOUND AS NOTED
• 1/2 REBAR W/CAP #19098 SET
• NAIL WITH WASHER SET

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



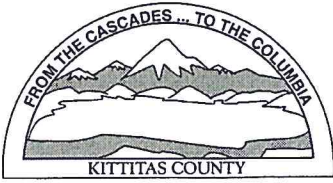
ROBERT RISTE
6620 SR821 YAKIMA, WA 98901

LOCATION: PT OF SEC. 28 & PT OF 1/4 OF SEC. 33 T15N. R19E.

DRAWING TYPE: **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