

Christopher Stoll
5011 S Junett St, #B
Tacoma, WA 98409
503.310.1126
christopherdstoll@gmail.com

Kittitas County Community Development Services
Parcel Combination Application
April 4, 2018

Legal Descriptions of Parcels:

Lots 1A, 1B, 2A, 2B, of SCHALLER SHORT PLAT, Kittitas County Short Plat No. SP-07-164, as recorded July 2, 2008, in Book J of Short Plats, pages 201 and 202, under Auditor's File No. 200807020030, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 9, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

From Parcel Combination Application:

Project narrative description including at minimum the following information: project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

Narrative Description:

Christopher Stoll purchased the Schaller Short Plat (SP-07-00164) in September of 2016. The short plat is located on the private road of Raptor Ridge Road just off of Bettas Road along Highway 97. Mr. Stoll purchased all four parcels with a total acreage of 50.16 acres. The four parcels are detailed here:

1. Parcel 954778 (18.29 acres, Lot 1A)
2. Parcel 954779 (10.87 acres, Lot 1B)
3. Parcel 954780 (12.05 Acres, Lot 2A)
4. Parcel 954781 (8.95 acres, Lot 2B)

From what Mr. Stoll can tell, the area was originally platted in in 1979 (Teaway Heights) and the land was short platted in 2008 into the four existing parcels (SP-07-00164). The short plat is currently open land with a small 10' X 12' accessory structure on it. There is no running water or septic system on site.

In October of 2016, Mr. Stoll installed a composting toilet in the accessory structure and received a permit for it from the Kittitas County Public Health Department. The permit number for the composting toilet is 2016-12344.

Mr. Stoll is submitting this application to combine the parcels of the Schaller Short Plat for the sole reasons of making the Joint-Use Driveway Standards the applicable road improvement standards prior to receiving a building permit on the combined parcel. Mr. Stoll's understanding of this process is based on discussions with Kittitas County staff as documented in the attached e-mail from 3/26/2018.

The parcel combination is a benefit to Kittitas County for three reasons:



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1. The parcels are currently zoned as A-20 which means that the parcels cannot be smaller than 20 acres each. Currently, all of the parcels are smaller than 20 acres and this parcel combination will bring the land back into agreement with the zoning.
2. This parcel combination will be in agreement with the Kittitas County Comprehensive Plan as it will protect the rural character of the land. By reducing the number of parcels, the combination will reduce sprawling, low-density development and will maintain traditional rural lifestyles and landscape in the vicinity.
3. The short-platting of this property in 2008 was performed under the "one time split" provision, formerly in section 17.29.040 of the Kittitas County Code. By Mr. Stoll's understanding, the provision was originally intended to allow property owners to split property between their descendants to continue agricultural lifestyles. In 2013, Kittitas County determined that this provision was being used as a substitute to the sub-division process and the Kittitas County Code was revised to stop the abuse of this provision (Ordinance 2013-001). The aim of removing the "one time split" provision was to limit the negative impact of development on the "rural character" of Kittitas County. This Schaller Short Plat was a misuse of this "one time split" provision and combining the parcels will reverse this misuse.

It is assumed that the previous owner subdivided the parcels in order to develop them. Mr. Stoll does not want the land to be developed and plans to keep it as open space and build a small 20' X 24' A-frame cabin. Mr. Stoll also plans to plant native trees to restore the area after the Taylor Bridge Fire of 2012. The trees will protect the soil, preserve the natural ecosystem, including wildlife habitat for elk and deer, and will preserve the natural hydrological cycles of infiltration and groundwater recharge. Mr. Stoll does not plan on watering the trees, but rather allowing the native species to grow in the natural environment.

In conclusion, Mr. Stoll is applying to combine the parcels of the Schaller Short Plat for the sole reason of making the Joint-Use Driveway Standards the applicable standards for obtaining a building permit. The parcel combination will bring the parcels back into agreement with the land zoning and decrease development to protect the rural character of the area. The parcel combination is a win-win process for Kittitas County and Mr. Stoll.

SEPA Checklist:

It is Mr. Stoll's understanding that a SEPA checklist is not needed for this parcel combination. According to WAC 197-11-800 (6) (f) and RCW 58-17-040 (6), property line adjustments which do not create additional lots or tracts are exempt from SEPA.