

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

December 4, 2014

Mr. & Mrs. Matlock
17240 13th Ave
Shoreline, WA 98177

RE: Matlock Parcel Combination (CB-14-00010)

Dear Mr. & Mrs. Matlock,

Kittitas County Community Development Services has reviewed the proposed combination application and hereby grants **final approval** to the referenced application. Pursuant to Kittitas County Subdivision Code Chapter 16, Please note the following items that must be completed to complete the process:

1. Please refer to the attached Kittitas County Public Works Memo for additional information.
2. Please be advised that once two parcels have been combined, they cannot be separated again.
3. Final packet will be submitted by Community Development Services to the Kittitas County Assessor's Office to finalize the boundary line adjustment.

If you have any further questions, please feel free to contact me at (509) 962-7079.

Sincerely,



Kaycee Hathaway
Staff Planner

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

952837 3.01 acres
16351 2.84 acres

5.84 acres

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

10. 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 David T. McHale

10/6/14

Treasurer's Office Review

Tax Status: PD in full 2014 By: amcFadden Date: 12/4/2014

Kittitas County Treasurer's Office

(X) This ~~is~~ Parcel Combination meets the requirements of KCC ~~is~~ CH 16.

Preliminary Approval Date: N/A
Final Approval Date: December 4, 2014

By: _____
By: Kaycee Kittathaway

Kaycee Hathaway

From: Christina Wollman
Sent: Monday, October 20, 2014 1:51 PM
To: Kaycee Hathaway
Subject: RE: Notice to Agencies: CA-14-00010 Matlock

The parcel will retain all of the Public Works conditions of approval related to the Engelhart Short Plat SP-06-38. All access must be from the private road, which has already been constructed and certified by a licensed engineer.

Christina Wollman, AICP CFM

Planner III | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Kaycee Hathaway
Sent: Monday, October 20, 2014 1:23 PM
To: Brenda Larsen; Christina Wollman; Candi Blackford; 'jhallisey@fs.fed.us'
Subject: Notice to Agencies: CA-14-00010 Matlock

Please review the following.

[CA-14-00010 Matlock In County Network](#)

[CA-14-00010 Matlock Out Of County Network](#)

Comment Period ends Tuesday November 3, 2014.

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

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



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

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

October 24, 2014

Kaycee Hathaway
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Matlock (CA-14-00010)

Dear Ms. Hathaway:

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

- Ensure adequate access for fire apparatus. Any driveways or access points created based off the new lot configurations shall comply with Kittitas County Code 20.02.030.
- 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

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Monday, October 20, 2014 1:23 PM
To: Brenda Larsen; Christina Wollman; Candi Blackford; 'jhallisey@fs.fed.us'
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Comment Period ends Tuesday November 3, 2014.

Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

Critical Areas Checklist

Monday, October 20, 2014

Application File Number



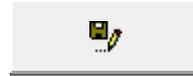
Planner

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?

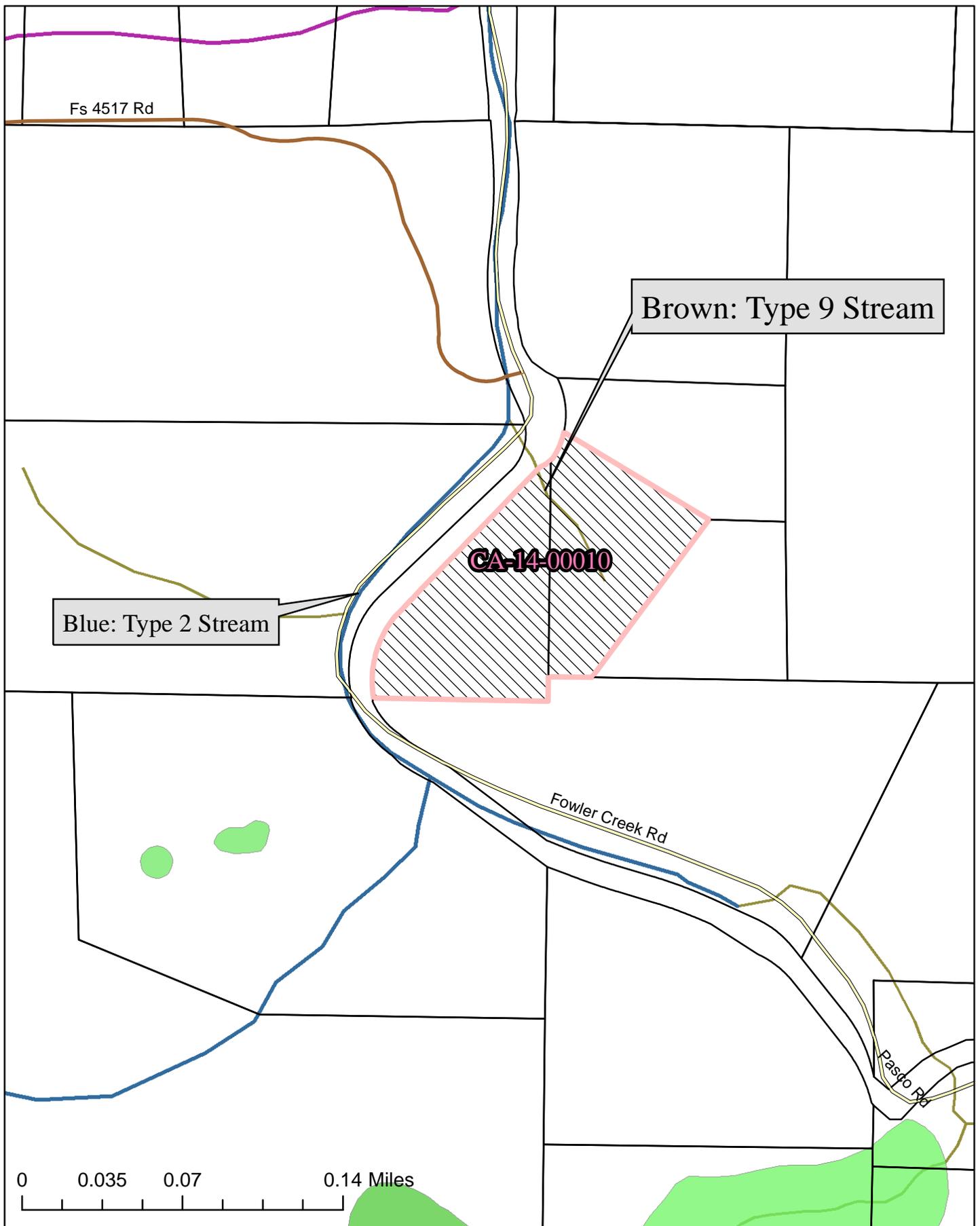
Is the project parcel in or near a Coal Mine area? Yes No

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?

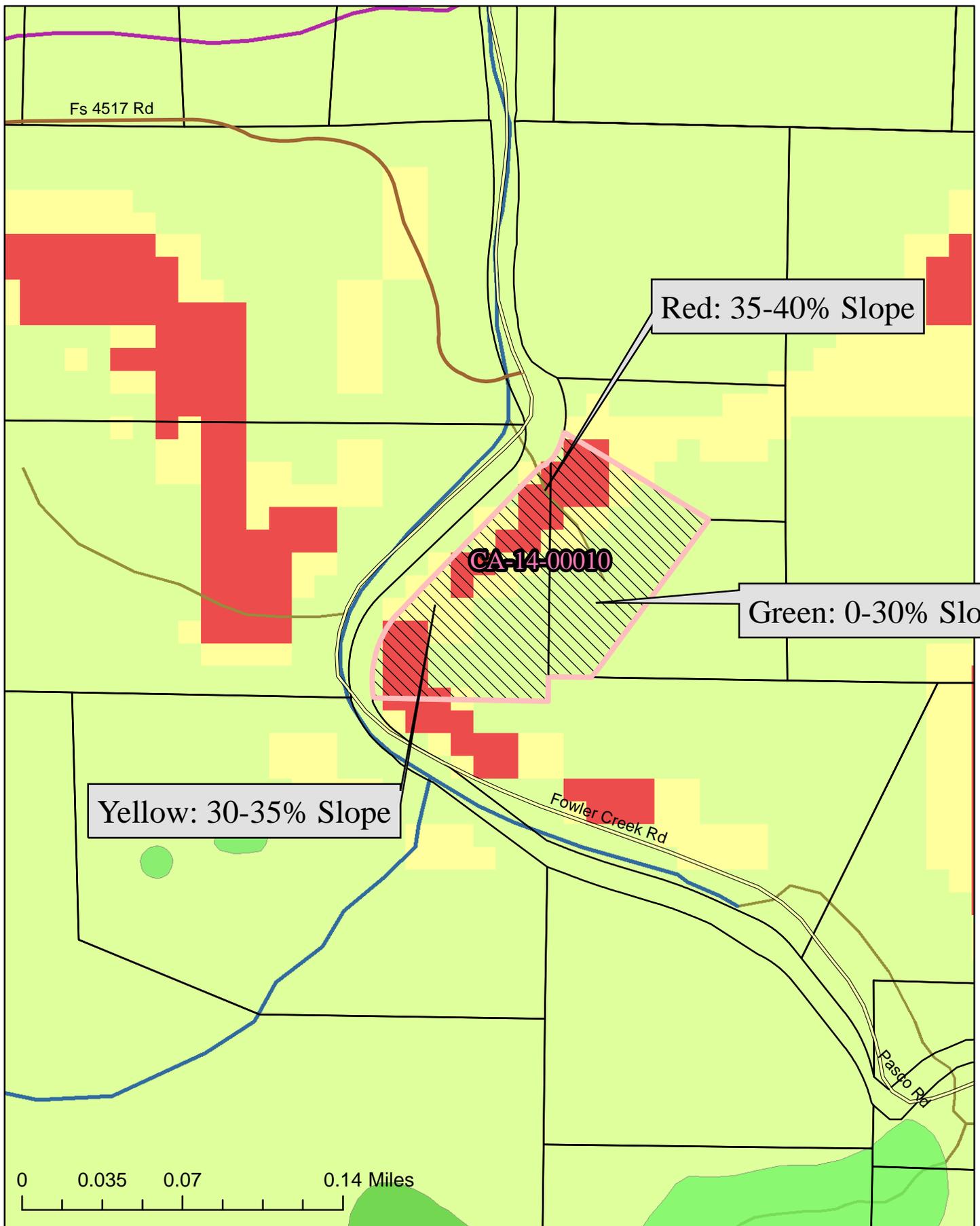


CA-14-00010
Matlock

10/20/2014

Critical Areas
Map

kaycee.hathaway

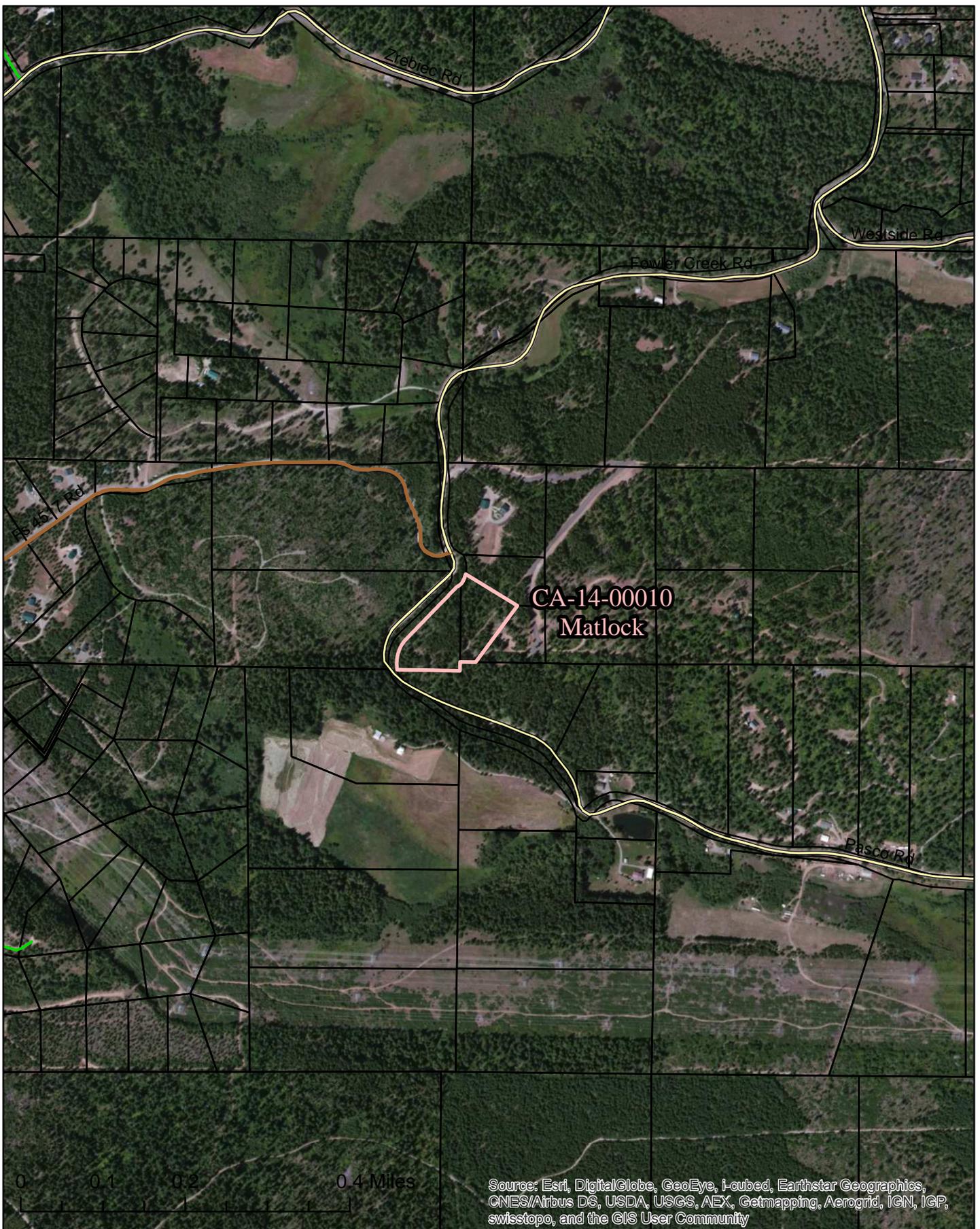


CA-14-00010
Matlock

10/20/2014

Hazardous Slope
Map

kaycee.hathaway

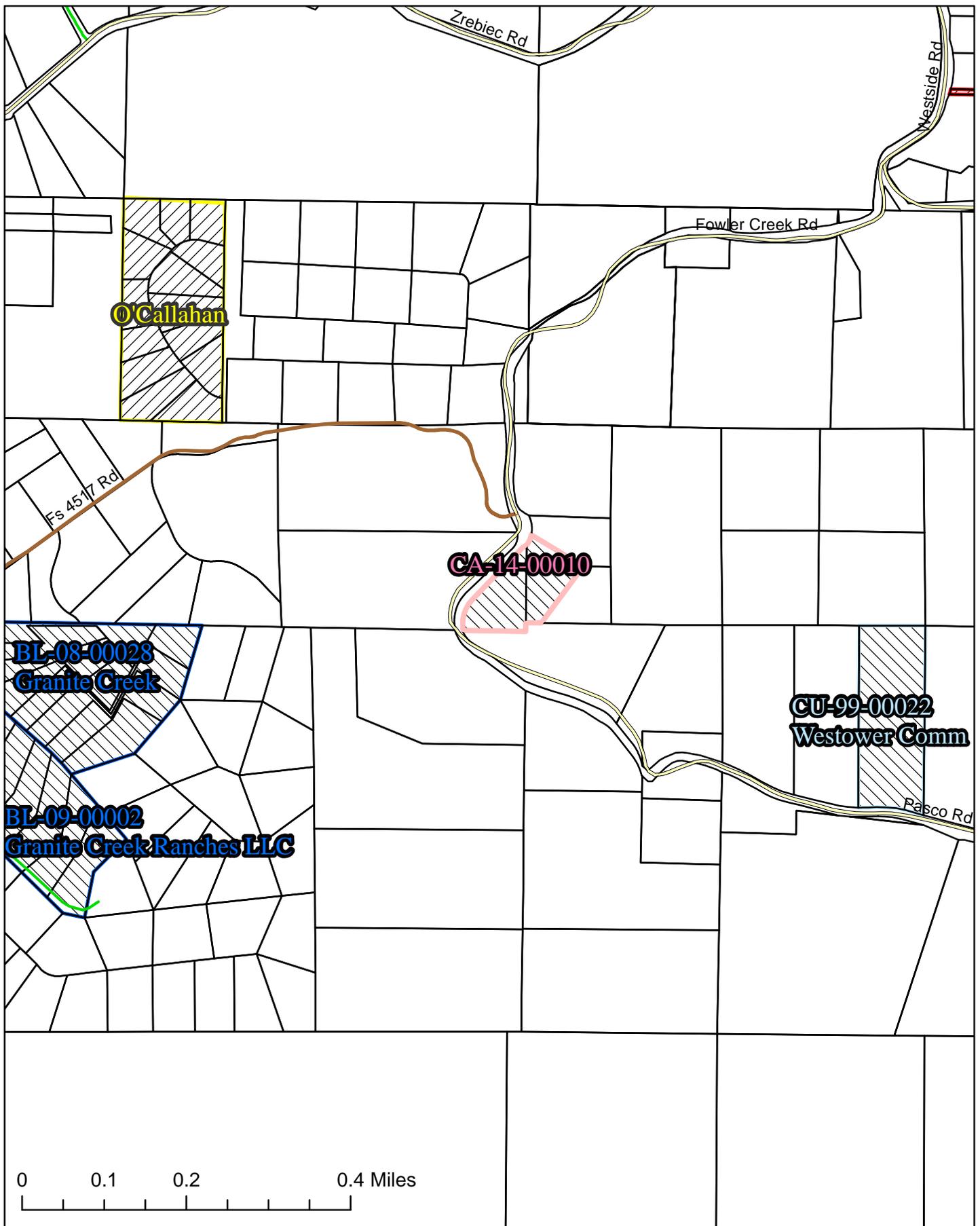


CA-14-00010
Matlock

10/20/2014

Air Photo
Map

kaycee.hathaway

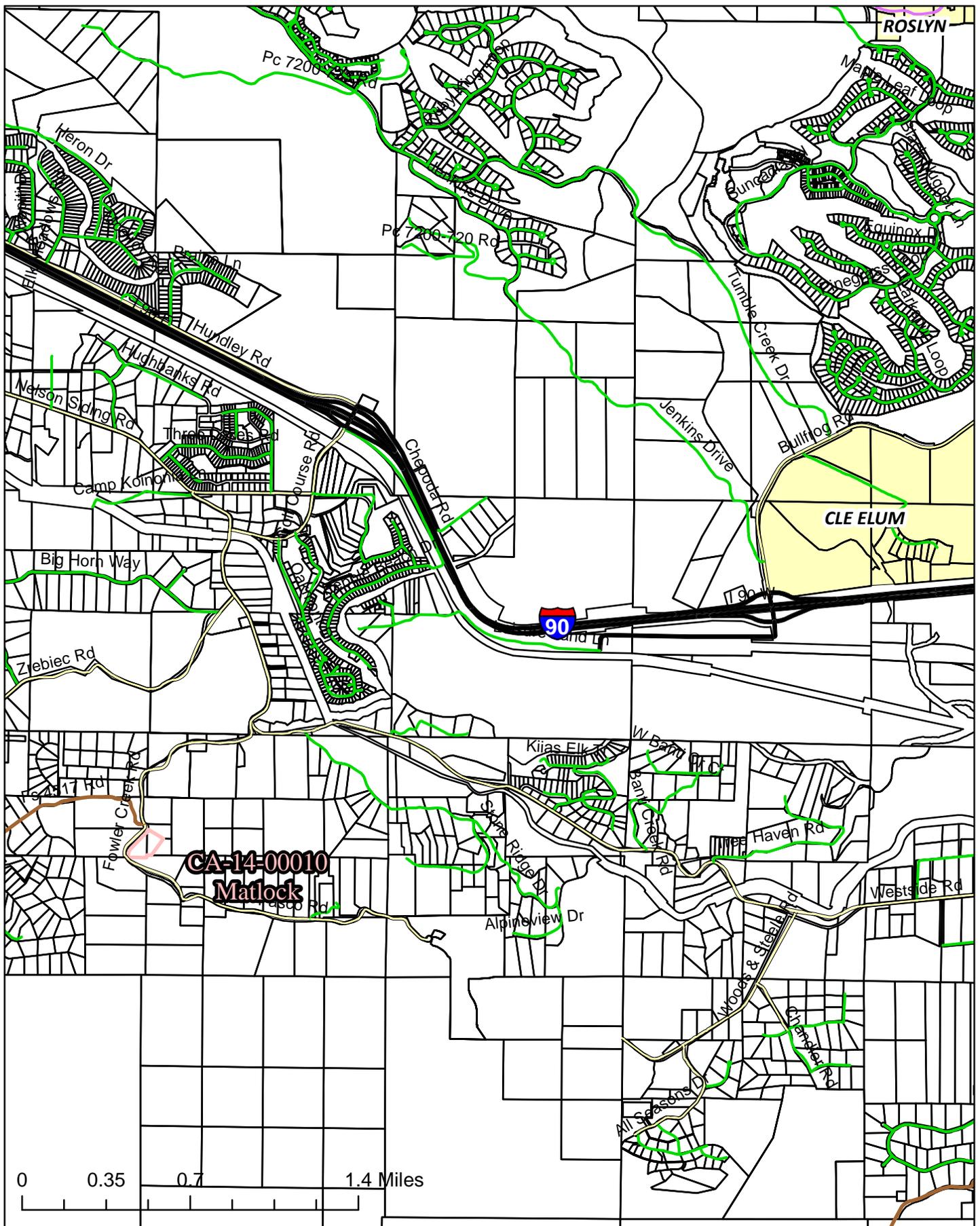


CA-14-00010
Matlock

10/20/2014

Regional Land Use
Map

kaycee.hathaway



CA-14-00010
Matlock

Area
Map

10/20/2014

kaycee.hathaway



RE EXCISE TAX PAID
Amount \$311.00
Date 9-25-2014
Affidavit No. 2014-1617
KITTITAS COUNTY TREASURER
By L. Hutton

When recorded return to:
Daniel T. Matlock and Barbara L. Matlock
17240 13th Avenue NW
Shoreline WA 98117

Order No.: 16382AM

STATUTORY WARRANTY DEED AMT \$72

THE GRANTOR(S) **At Fowler Creek, L.L.P., a limited liability partnership**

for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to **Daniel T. Matlock and Barbara L. Matlock, husband
and wife**

the following described real estate, situated in the County of Kittitas, State of Washington:

Tract 1D of that certain Survey as recorded March 8, 2000, in Book 25 of Surveys, page 4, under Auditor's
File No. 200003080020, records of Kittitas County, Washington; being a portion of the Northeast Quarter of
Section 3, Township 19 North, Range 14 East, W.M., in the County of Kittitas, State of Washington.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements,
rights and rights of way, apparent or of record.

Tax Parcel Number(s): 19-14-03000-0028 (16351)

Dated: 9-24-14
Frank M. Ragland
Frank M. Ragland, partner

STATE OF WASHINGTON)
COUNTY OF KITTITAS) ss.

On this 24th day of September, 2014 before me, the undersigned, a Notary Public in and for the
State of Washington, duly commissioned and sworn, personally appeared Frank M. Ragland, to me
known to be the Partner, respectively, of At Fowler Creek, LLP, the partnership that executed the
foregoing instrument, and acknowledged the said instrument to be the free and voluntary act of deed of
said partnership for the uses and purposes therein mentioned, and on oath stated that he is authorized to
execute the said instrument.



Schiree Minor
Printed Name: Schiree Minor
Notary Public in and for the State of
Washington, residing at Ellensburg
My commission expires September 9, 2017





RE EXCISE TAX PAID

Amount # 1443.20

Date 9-25-2014

Affidavit No. 2014-11619

KITTITAS COUNTY TREASURER

By K. Hudson

When recorded return to:
Daniel T Matlock and Barbara L Matlock
17240 13th Ave NW
Shoreline, WA 98117

Order No.: 16000AM

STATUTORY WARRANTY DEED AMT \$72

THE GRANTOR(S) **Lester E. Engelhart, Sr. and Jacqueline L. Engelhart, husband and wife**

for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to **Daniel T Matlock and Barbara L Matlock, husband and wife**

the following described real estate, situated in the County of Kittitas, State of Washington:

PARCEL A:

Lot 3, of ENGELHART SHORT PLAT, Kittitas County Short Plat No. 06-38, as recorded June 19, 2007, in Book I (I) of Short Plats, pages 191 and 192, under Auditor's File No. 200706190056, records of Kittitas County, State of Washington; being a portion of the Northwest Quarter of Section 2, Township 19 North, Range 14 East W.M., in the County of Kittitas, State of Washington.

PARCEL B:

An easement for ingress and egress as setforth in document recorded July 24, 2012, under Auditor's File No. 201207240002.

Subject to: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

Tax Parcel Number(s): 19.14.02054.0003 (952837)

Dated: 9-24-14

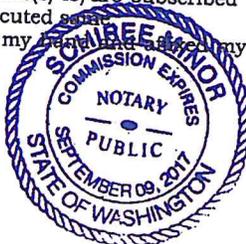
Lester E Engelhart

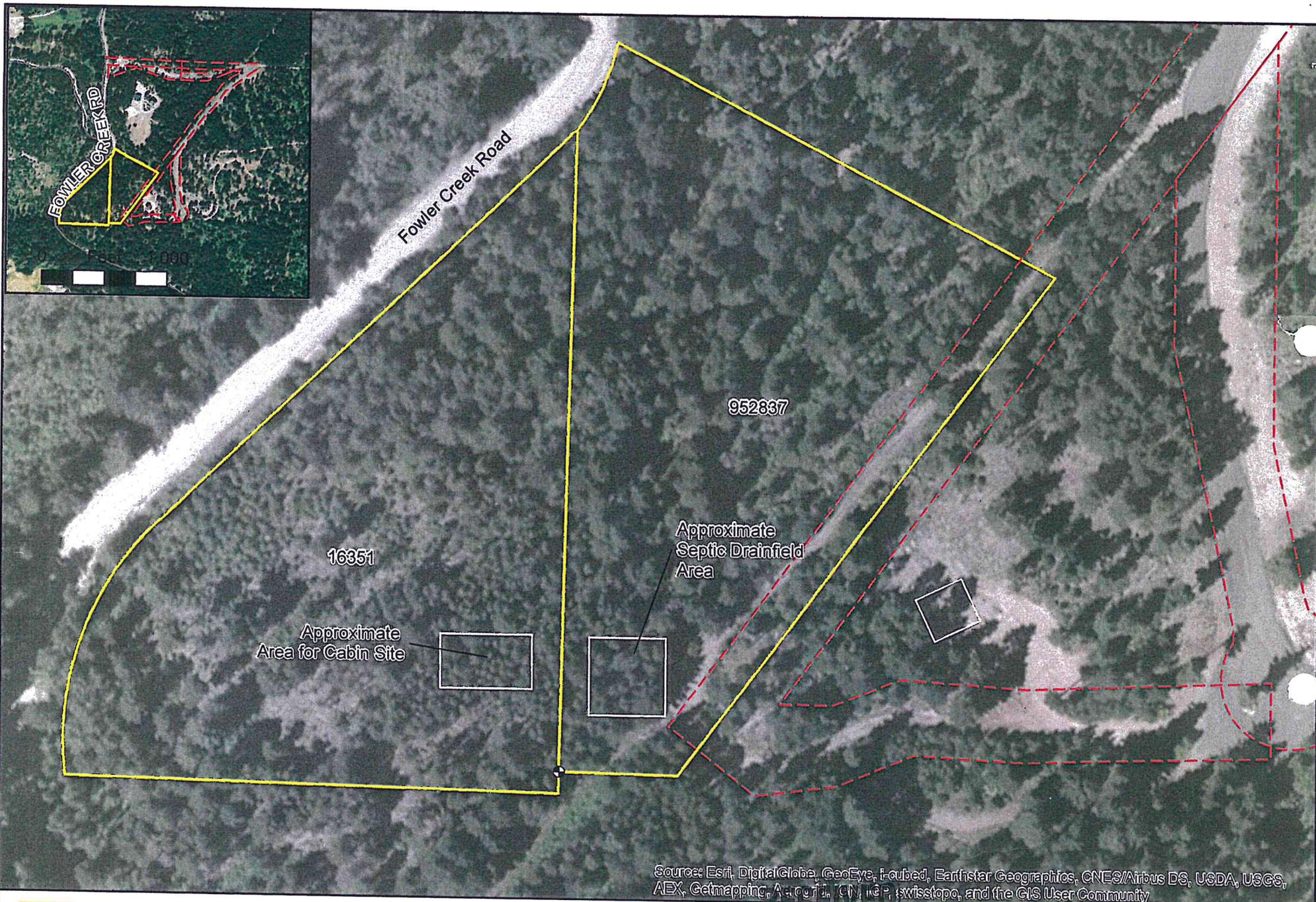
Jacqueline L Engelhart

State of Washington : ss
County of Kittitas;

On this 24th day of September, 2014, before me, Schiree Minor, a Notary Public in and for said state, personally appeared Lester E. Engelhart, Sr. and Jacqueline L. Engelhart, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and seal, and my official seal the day and year in this certificate first above written.

Schiree Minor
Notary Public for the State of Washington
Residing at: Ellensburg
Commission Expires: 9-9-17





 Matlock Parcels (with Parcel ID)

 Quarter Corner

 Access Easement

0 Feet 100




OCT 09 2014
 KITTITAS COUNTY
 CDS

Figure 1
Proposed Layout for
Matlock Parcels

Attachment A – Supporting Documentation for Parcel Combination Application

Lot 3 Engelhart

<http://taxsifter.co.kittitas.wa.us/Search/results.aspx?q=952837>

<http://gis.co.kittitas.wa.us/compas/default.aspx?pid=952837>

Legal: ACRES 3.01; ENGELHART SHORT PLAT 06-38, LOT 3; SEC 2; TWP 19; RGE~14~

Lot 1 Fowler Creek

<http://taxsifter.co.kittitas.wa.us/Search/results.aspx?q=16351>

<http://gis.co.kittitas.wa.us/compas/default.aspx?pid=16351>

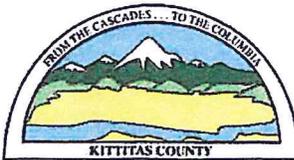
Legal: ACRES 2.84, CD. 5778-5; SEC. 3, TWP. 19, RGE. 14; PTN. NE1/4 E OF FOWLER CREEK RD (TRACT 1D, SURV. B25/P4)

10/6/14

Kittitas County Development Services – Narrative Description

We are applying to combine our two contiguous lots in the Fowler Creek area to one lot so as to optimize the future development of the properties with a new house. We recently purchased the property (see attached Statutory Warranty Deeds) and plan to move through a design/permitting process for the new house and septic system. The project will combine parcel 952837 (3.01 acres) with parcel 16351 (2.84 acres) to make a single parcel of 6.85 acres. Water supply to the site will be provided by the Fowler Ridge Water Company (WDOH System ID AA478D) which is permitted to serve our property under water right permit number G4-35432. Water service and electrical power are available at the east property boundary of parcel 952837. The new house will be served by an onsite septic system which will be permitted by Kittitas County once a final site plan for property development has been defined. Current plans are to build a 1500 square foot cabin using Fabcab design services of Seattle Washington (fabcab.com). Design and permitting activities will be completed in the next 6-9 months with site development planned for summer of 2015.





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

"Building Partnerships - Building Communities"

RECEIVED

OCT 09 2014

KITTTITAS COUNTY

CDS

PARCEL COMBINATION APPLICATION

(The process of combining two or more parcels, per KCC Title 16)

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

Note: a separate application must be filed for each combination request.

- Unified Site Plan of existing lot lines and proposed lot lines with distances of all existing structures, access points, well heads and septic drainfields. *See Figure 1*
- Signatures of all property owners.
- Legal descriptions of the proposed lots. *See Figure 2*
- 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.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required) *N/A*

OPTIONAL ATTACHMENTS

- An original survey of the current lot lines. (Please do not submit a new survey of the proposed adjusted or new parcels until after preliminary approval has been issued.)
- Assessor Compas Information about the parcels. *See Attachment A*

APPLICATION FEE:

\$50.00 Community Development Services

\$50.00 Total fees due for this application (Check made payable to KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X

DATE:

10-9-14

RECEIPT #

CA-14-00010



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: Daniel T and Barbara L Matlock
Mailing Address: 17240 - 13th Ave NW
City/State/ZIP: Shoreline, WA 98177
Day Time Phone: 206-979-3057
Email Address: dan@pgwg.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: TBD
City/State/ZIP: _____

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

Lot 3 of Engelhart Short Plat, Kittitas County Short Plat # 06-38, portion of NW 1/4, Sec 2, T19N, R14E, W4
Tract ID of survey recorded 3/8/2000 in Book 25 of Surveys, Page 4, under AFN 200003080020
Kittitas County, Portion of NE 1/4, Sec 3, T19N, R14E, W4.

6. Tax parcel numbers: 952837 and 16351

7. Property size: 3.01 + 2.84 = 5.85 (acres)

8. Land Use Information:

Zoning: 91 Comp Plan Land Use Designation: _____

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

952837 3.01 acres
16351 2.84 acres

5.84 acres

APPLICANT IS: OWNER PURCHASER LESSEE OTHER

AUTHORIZATION

10. 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 David T. McHale

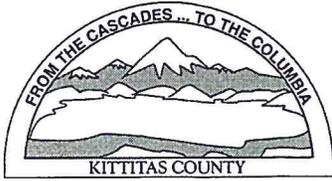
10/6/14

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office



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

RECEIPT NO.: 00023134

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029172

Date: 10/9/2014

Applicant: DANIEL & BARBARA MATLOCK

Type: check # 1605

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-14-00010	PARCEL COMBINATION	50.00
	Total:	50.00