

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"

CB-17-00012

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.
 - ☐ Signatures of all property owners.
 - ☒ Legal descriptions of the proposed lots.
 - ☒ 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.
 - ☒ Tax Receipt (full-year taxes must be paid in full)
 - ☒ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - o Please pick up a copy of the SEPA Checklist if required
- ↑ NOT REQ'D.

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 Compass Information about the parcels.

APPLICATION FEE:

\$590.00 Community Development Services

\$150.00 Public Works

\$740.00 Total fees due for this application (Check made payable to KCCDS)

RECEIVED

SEP 14 2017

Kittitas County CDS

PAID

SEP 14 2017

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

X

DATE:

9-14-17

RECEIPT #

CD17-00059

KITTITAS CO.
CDS

DATE STAMP HERE

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: Ellen Steinberg
Mailing Address: 7009 S 129th PI
City/State/ZIP: Seattle, WA 98178
Day Time Phone: 206-459-6362
Email Address: ellen.c.steinberg@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):

Lots 1, 2, and 3 of Spence Short Plat, Kittitas County Short Plat No. SP-06-126, as recorded July 2008, in Book J of Short Plats, pages 203 and 204, under Auditor's File No. 2008007080026, records of Kittitas County, State of Washington; being a portion of the SW 1/4 of the NE 1/4 of the SE 1/4 of Section 8, Township 19 N, Range 16 E, W.M., Kittitas County, State of Washington, except that portion which lies Northerly of the existing 60 foot road right of way.

6. Tax parcel numbers: 954767, 954768, 954769

7. Property size: 3.15 ac, 3.15 ac, 3.15 ac. (acres)

8. Land Use Information:

Zoning: rural 5 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 ____)

954767: 3.15 ac

9.45 ac

954768: 3.15 ac

954769: 3.15 ac

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  _____

7/11/17

X  _____

9/11/17

Treasurer's Office Review

Tax Status: 2017 paid in full By: Ceci Rahme Date: 10/23/2017

Kittitas County Treasurer's Office

Parcel Combination Application: Parcels 954767, 945768, and 954769.

Proposal to re-combine lots 1, 2 and 3 of the Spence Short Plat, Kittitas County Short Plat No. SP-06-126, as recorded July 2008, in Book J of Short Plats, pages 203 and 204, under Auditor's File No. 2008007080026, records of Kittitas County, State of Washington; being a portion of the SW 1/4 of the NE 1/4 of the SE 1/4 of Section 8, Township 19 N, Range 16 E, W.M., Kittitas County, State of Washington, except that portion which lies Northerly of the existing 60 foot road right of way.

Eventual plans for the property include a phased studio/guest house and eventual house. Water is intended to be supplied by a well located on parcel 954769. Sewage disposal will be via septic system located on the combined parcels.

Step 3: Confirmation and Receipt

Result: Payment Authorized

Confirmation Number: 35328841

Your payment has been authorized successfully and payment will be processed.

Kittitas County Treasurer thanks you for your payment. For questions about your account, please call 509-962-7535. Credit card payments will show up as Kittitas Co Taxes. E-check payments will show on your bank statement as PNP BILLPAYMENT 8888916064. Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

My Bills

Description	Payment Amount
Property Taxes payment of \$775.90 on Parcel Number 4583	\$775.90

Customer Information

First Name: Ellen
Last Name: Steinberg
Address Line 1: 7009 S 129th Pl
Address Line 2:
City: Seattle
State: Washington
Zip Code: 98178
Phone Number: 2064596362
Email Address: ellen.c.steinberg@gmail.com

Subtotal:	\$775.90
Convenience Fee:	\$19.40
Total Payment:	\$795.30

Payment Information

Payment Date: 09/01/2017
Card Type: Visa
Card Number: *****8643

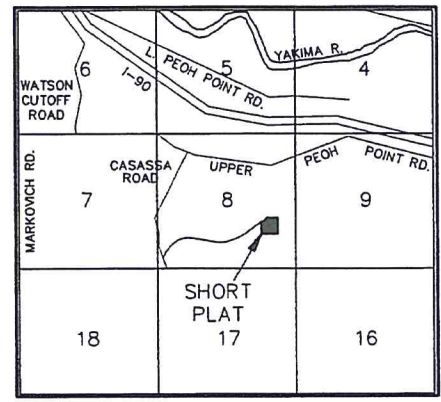
Print



NORTH

J-203

SPENCE SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 06-126
PTN. OF THE SE1/4 OF SEC. 08, T.19N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON



VICINITY MAP
N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 06 day of February A.D., 2007

[Signature]
Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "SPENCE" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 08 day of June A.D., 2008

[Signature]
Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this 17 day of June A.D., 2008

[Signature]
Kittitas County Health Officer

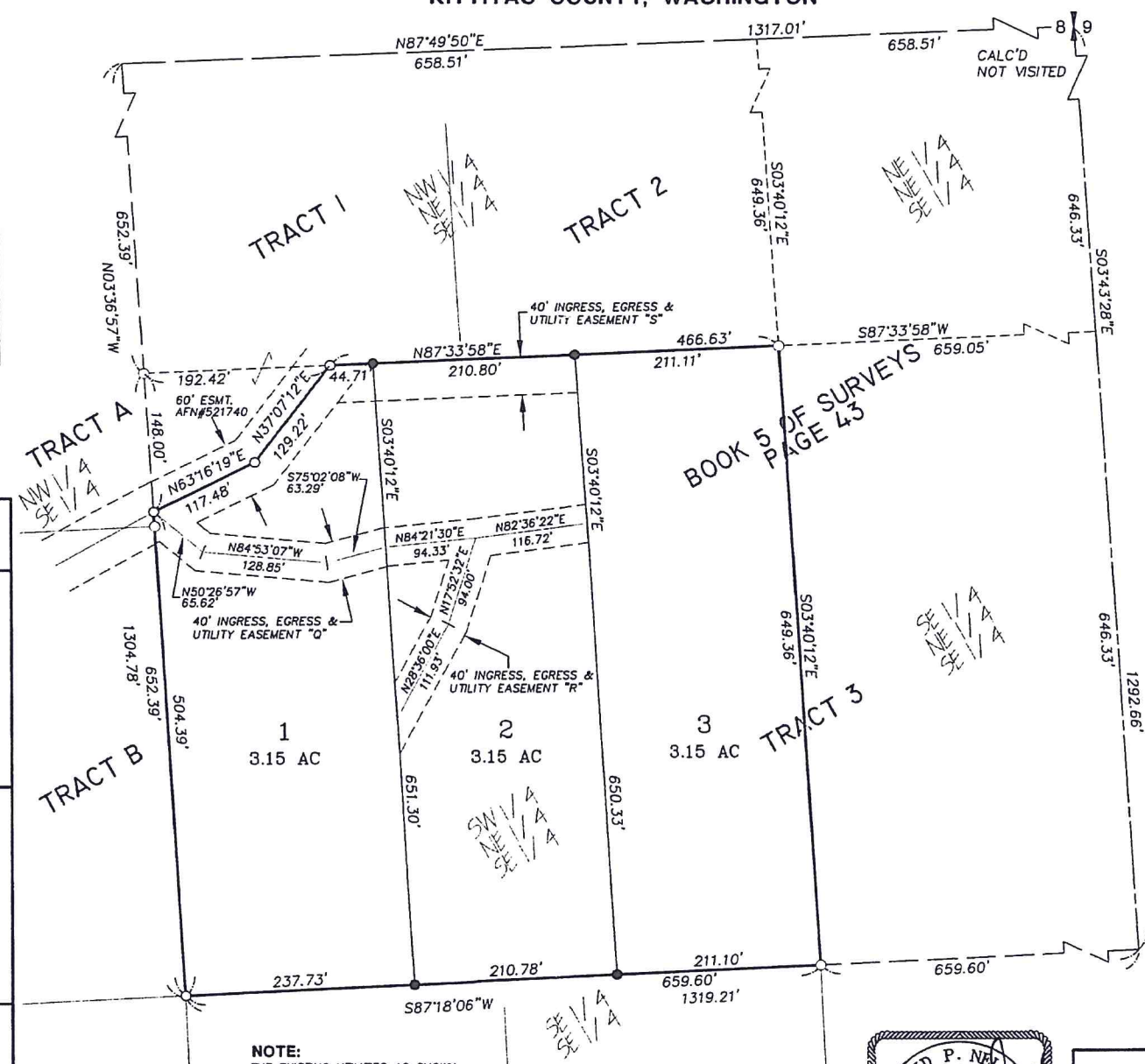
CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this 18 day of June A.D., 2008

[Signature]
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 19-16-08040-0015 (326634)

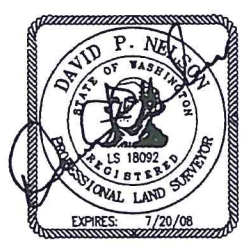


NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344

LEGEND

- ! A QUARTER CORNER
- FND REBAR
- SET 1/2" REBAR LS# 18092



RECORDER'S CERTIFICATE 200807080026

Filed for record this 8th day of July, 2008 at 4:11 P.M. in book J. of Short Plat at page 203 at the request of

DAVID P. NELSON
Surveyor's Name
[Signature] County Auditor
[Signature] Deputy County Auditor

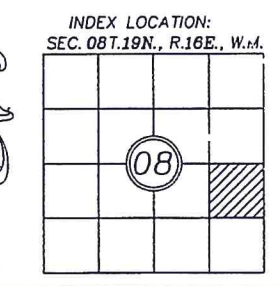
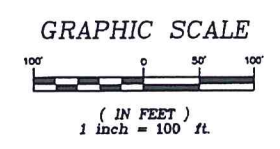
SURVEYOR'S CERTIFICATE

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 JAN. ELLIOT in NOV. 2006.

DAVID P. NELSON
Certificate No. 18092

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY STRAND & ASSOCIATES AS FILED IN BOOK 5 OF SURVEYS AT PAGE 43 UNDER AUDITOR'S FILE NUMBER 427428, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT PARCEL NUMBER 320034, ASSESSOR'S MAP NUMBER 19-16-08040-0016 (A PORTION OF TRACT 3 OF THAT CERTAIN SURVEY AS RECORDED BY STRAND & ASSOCIATES IN BOOK 5 OF SURVEYS ON PAGE 43 UNDER AUDITOR'S FILE NUMBER 427428).
3. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.



RECEIVED
SEP 14 2017
Kittitas County CDS

K.C.S.P. NO. 06-126
Ptn. of the SE1/4 of Sec. 08, T.19N., R.16E., W.M.
Kittitas County, Washington

DWN BY G. WEISER	DATE 01/07	JOB NO. 06294
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

J-204

RECEIVING NO.

07/08/2008 04:11:04 PM V: J P: 204 200807080026
\$108.00
Short Plat
Kittitas County Auditor
ENCOMPASS
Page 2 of 2

SPENCE SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 06-126
PTN. OF THE SE1/4 OF SEC. 08, T.19N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON

OWNER:
RICHARD SPENCE
PO BOX 2191
RENTON WA 98056

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL #: 326634
ASSESSOR'S MAP #: 19-16-08040-0015
EXISTING PARCEL AREA: 9.67 ACRES
ZONE: R-3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, RICHARD SPENCE, A SINGLE PERSON, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 13 DAY OF FEBRUARY, A.D., 2007

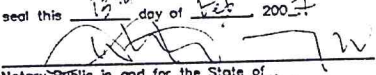
RICHARD SPENCE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF King) s.s.

On this day personally appeared before me Richard Spence

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

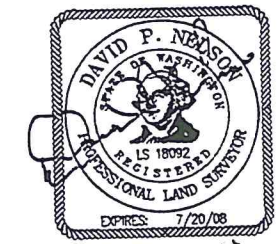
GIVEN under my hand and official seal this 13th day of Feb, 2007

Notary Public in and for the State of
Washington, residing at Seattle
My appointment expires 12-18-2011

EXISTING LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, EXCEPT THAT PORTION WHICH LIES NORTHERLY OF THE EXISTING 60 FOOT ROAD RIGHT OF WAY.


NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.



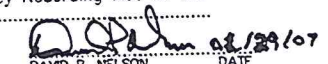
RECORDER'S CERTIFICATE

Filed for record this 13th day of July, 2007 at 4:11 PM
in book J. of Short Plat at page 204 at the request of

DAVID P. NELSON
Surveyor's Name

County Auditor
Deputy County Auditor

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 IAN ELLIOT
in NOV, 2008.


DAVID P. NELSON
Certificate No. 18092


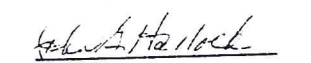
K.C.S.P. NO. 06-126
Ptn. of the SE1/4 of Sec. 08, T.19N., R.16E., W.M.
Kittitas County, Washington

DWN BY G. WEISER	DATE 01/07	JOB NO. 06294
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 2 OF 2

Encompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

DEDICATION

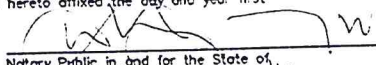
KNOW ALL MEN BY THESE PRESENTS THAT HALLOCK RYNO INVESTMENTS, INCORPORATED, A WASHINGTON CORPORATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 13 DAY OF FEBRUARY, A.D., 2007

NAME John A. Hallock
TITLE President

NAME John A. Hallock
TITLE Secretary

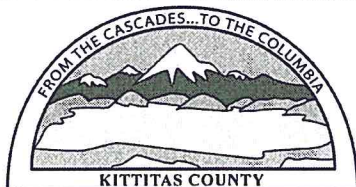
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF King) s.s.

On this 13th day of February, 2007 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John A. Hallock President and John A. Hallock Secretary, respectively, of Hallock Ryno Investments, Inc. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington, residing at Seattle
My appointment expires 12-18-2011

RECEIVED
SEP 14 2017
Kittitas County CDS



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD17-00559

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: STEINBERG, MICHAEL & ELLEN
7009 S 129TH PL
SEATTLE WA 98178-4711

Cashier: KATHY BOOTS
Payment Type: CHECK (1029)

Date: 09/14/2017

CB-17-00012 Parcel Combination

THORNTON CREEK LN CLE ELUM

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Parcel Combination	\$590.00	\$590.00	\$0.00
Parcel Combination (Public Works)	\$150.00	\$150.00	\$0.00
CB-17-00012 TOTALS:	<u>\$740.00</u>	<u>\$740.00</u>	<u>\$0.00</u>
TOTAL PAID:		\$740.00	

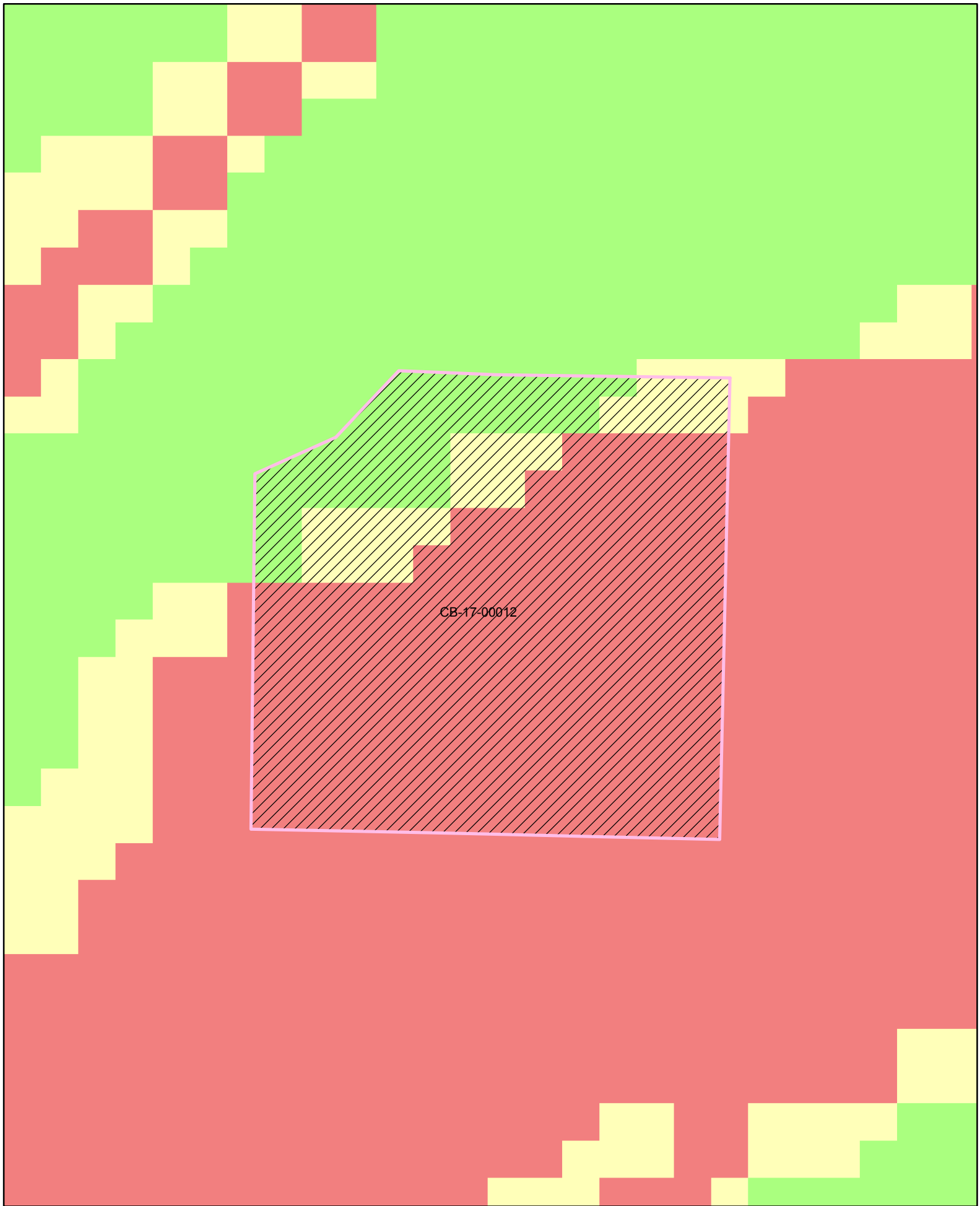


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS,
USDA, USGS, AeroGRID, IGN, and the GIS User Community

CB-17-00012 Steinberg

Aerial View



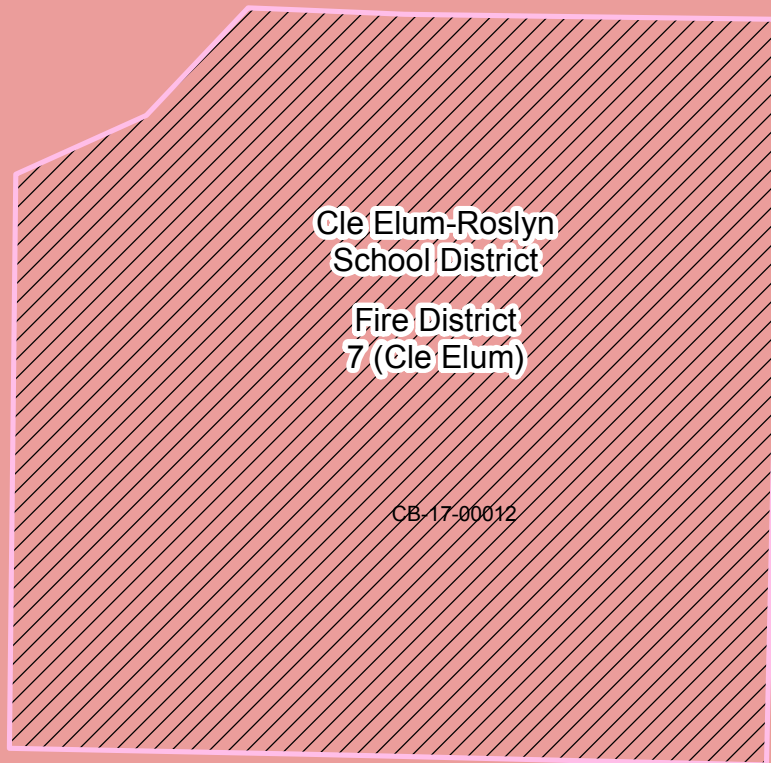


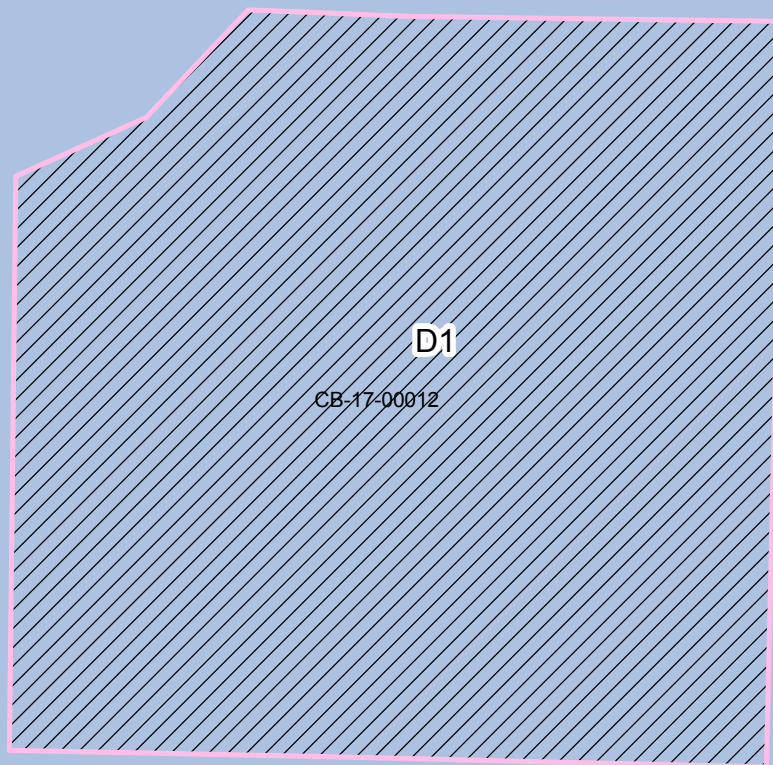
CB-17-00012 Steinberg

Hazardous Slopes



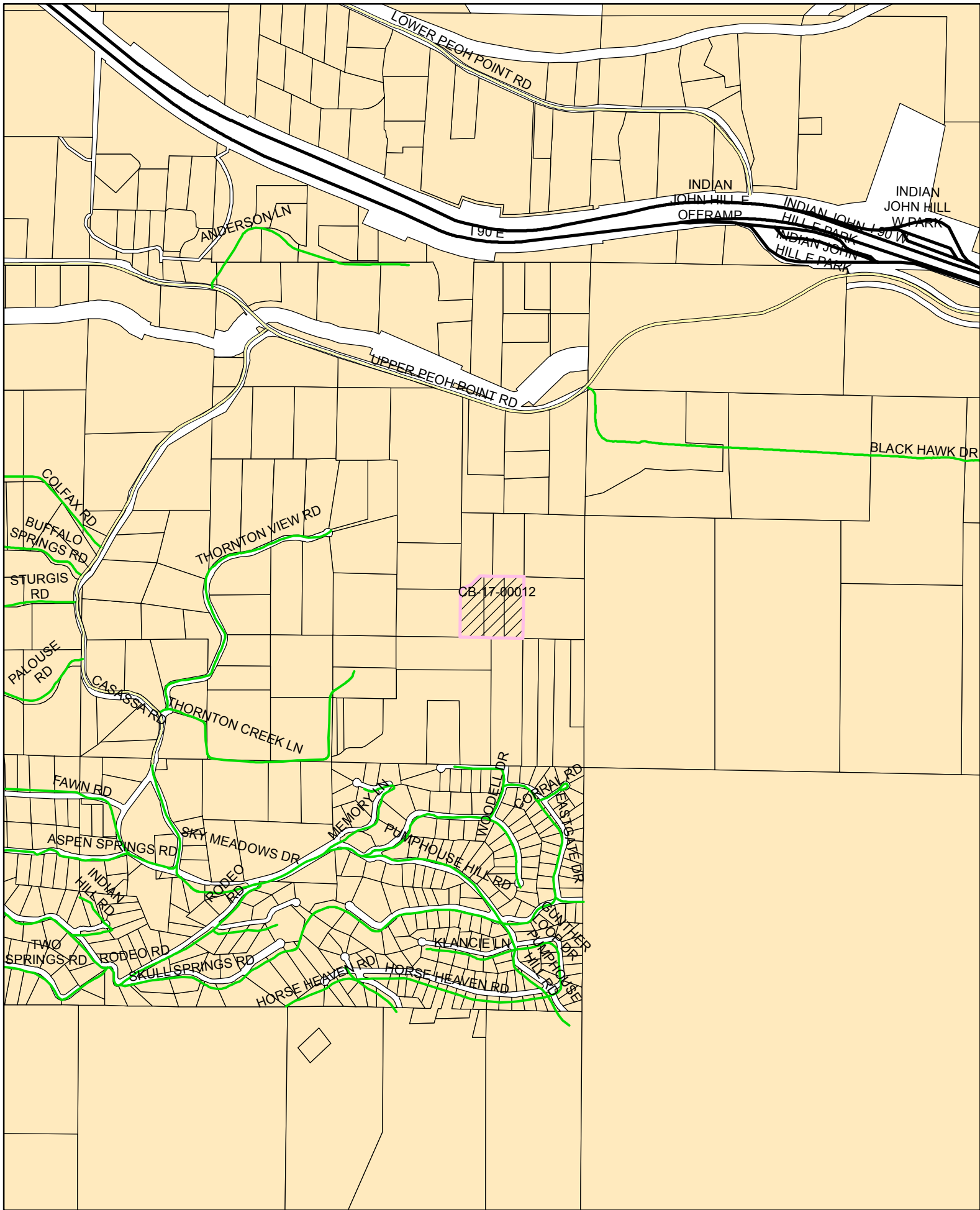
SP-06-00039
Atkinson





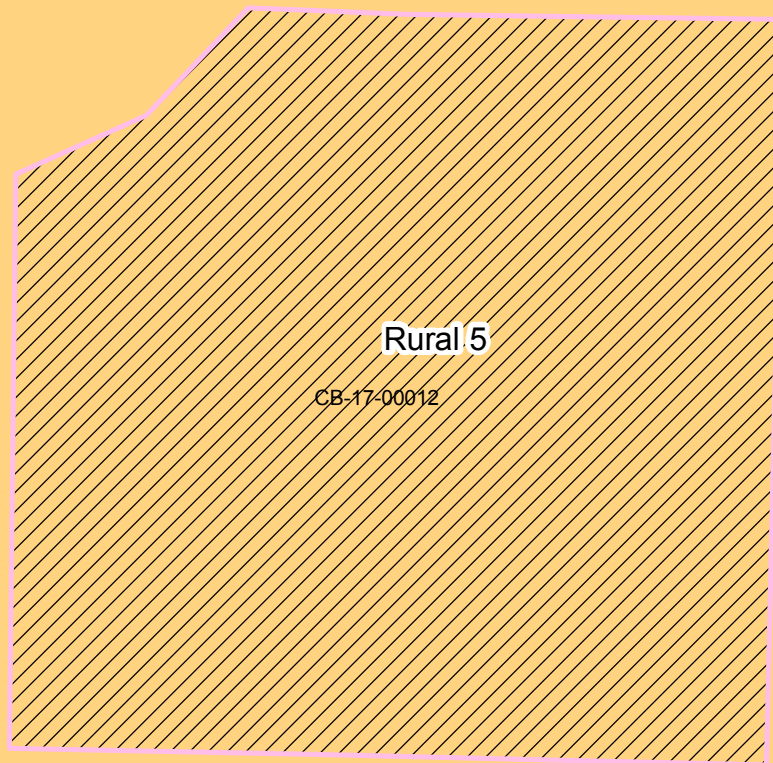
CB-17-00012 Steinberg

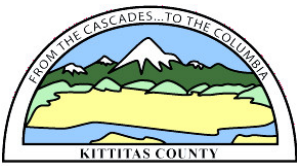
Seismic Category



CB-17-00012 Steinberg

Vicinity





Property Report for Parcel#: 954767

Tuesday, September 26, 2017

Parcel Information

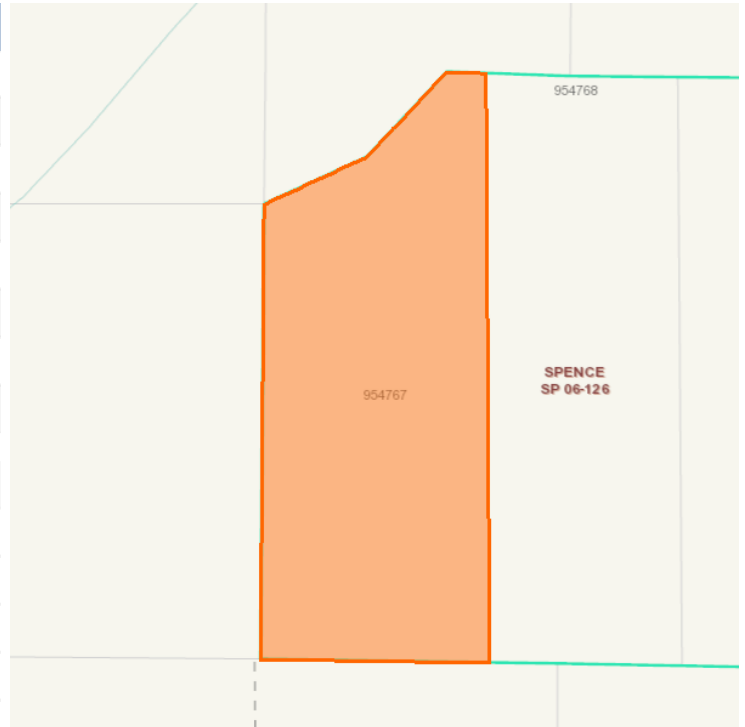
Address:	1160 THORNTON CREEK LN CLE ELUM
Tax Parcel ID:	954767
Map Number:	19-16-08059-0001
Recorded Area:	3.15 a
Owner Name	STEINBERG, MICHAEL & ELLEN
Name Cont:	
Mailing Address:	7009 S 129TH PL
City/State/Zip:	SEATTLE WA 98178-4711

Critical Areas Information

Contains > 30% Slope:	Yes
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	ZONE C
FEMA Flood Map:	5300950264B, 5300950263B
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	N/A
Max Elevation:	2495
ISO:	0.053
PG:	132, Engineering is required

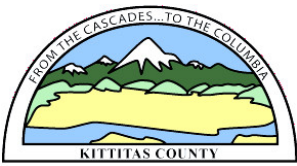
Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, Burchak, KittitasCnty(Clennon), KittitasCnty (Roth), Masterson, New Suncadia, Northland Resources, Roan New Suncadia, Swiftwater Ranch, Western Water Partners, Yakima Mitigation Services
Sub Basin Watershed:	Kachess Yakima River



Administrative Information

Zone and Allowed Uses:	Rural 5
Land Use Category:	Rural Residential
Commisioner District:	2
Voter Precinct:	Peoh Point
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	Weed District #9
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
COE Gas Service Area:	No



Property Report for Parcel#: 954768

Tuesday, September 26, 2017

Parcel Information

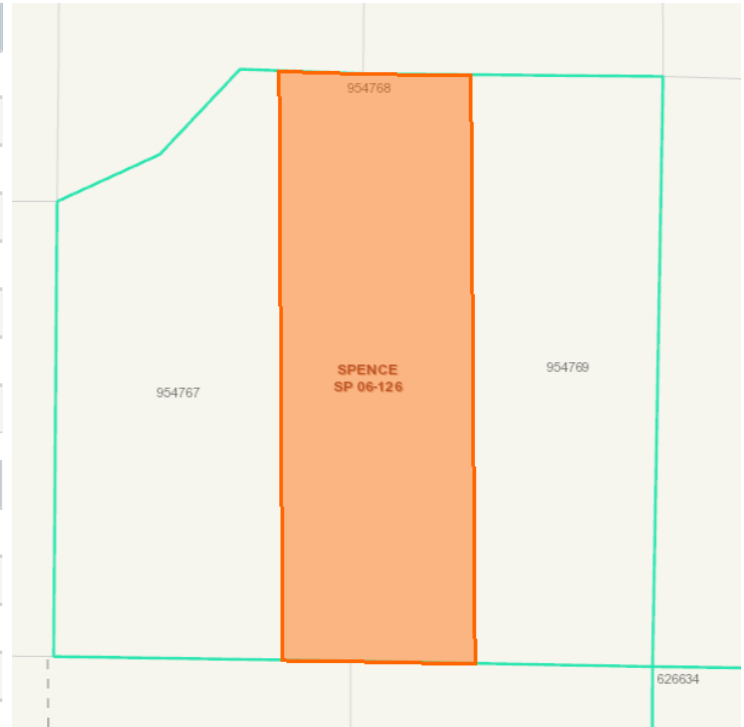
Address:	THORNTON CREEK LN CLE ELUM
Tax Parcel ID:	954768
Map Number:	19-16-08059-0002
Recorded Area:	3.15 a
Owner Name	STEINBERG, MICHAEL & ELLEN
Name Cont:	
Mailing Address:	7009 S 129TH PL
City/State/Zip:	SEATTLE WA 98178-4711

Critical Areas Information

Contains > 30% Slope:	Yes
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	ZONE C
FEMA Flood Map:	5300950264B
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	N/A
Max Elevation:	2564
ISO:	0.053
PG:	136, Engineering is required

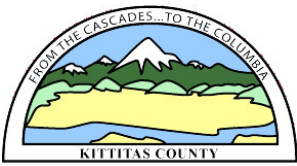
Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, Burchak, KittitasCnty(Clennon), KittitasCnty (Roth), Masterson, New Suncadia, Northland Resources, Roan New Suncadia, Swiftwater Ranch, Western Water Partners, Yakima Mitigation Services
Sub Basin Watershed:	Kachess Yakima River



Administrative Information

Zone and Allowed Uses:	Rural 5
Land Use Category:	Rural Residential
Commisioner District:	2
Voter Precinct:	Peoh Point
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	Weed District #9
Fire District:	Fire District 7 (Cle Elum)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
COE Gas Service Area:	No



Property Report for Parcel#: 954769

Tuesday, September 26, 2017

Parcel Information

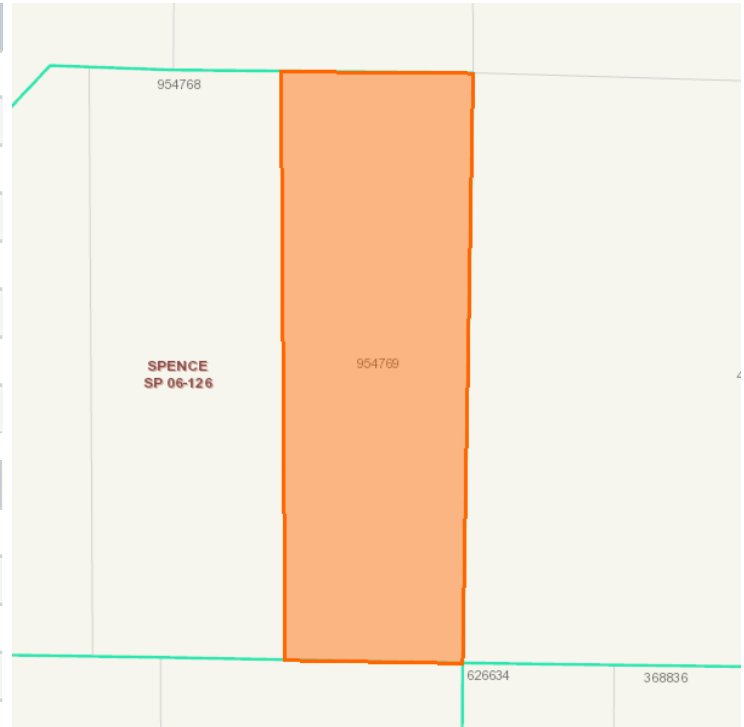
Address:	1230 THORNTON CREEK LN CLE ELUM
Tax Parcel ID:	954769
Map Number:	19-16-08059-0003
Recorded Area:	3.15 a
Owner Name	STEINBERG, MICHAEL & ELLEN
Name Cont:	
Mailing Address:	7009 S 129TH PL
City/State/Zip:	SEATTLE WA 98178-4711

Critical Areas Information

Contains > 30% Slope:	Yes
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	ZONE C
FEMA Flood Map:	5300950264B
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	N/A
Max Elevation:	2608
ISO:	0.053
PG:	138, Engineering is required

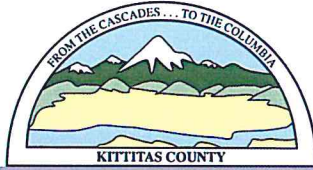
Domestic Water Information

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Sub Basin Watershed:	Kachess Yakima River



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Cemetery District:	N/A
Court District:	Upper District Court
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Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
COE Gas Service Area:	No



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"

September 27th, 2017

Ellen Steinberg
7009 S 129th Pl
Seattle, WA
98178

RE: Steinberg Parcel Combination (CB-17-00012)

Dear Ms. Steinberg,

Kittitas County Community Development Services received a Boundary Line Adjustment permit on September 14th, 2017. This application was determined **complete** as of September 27th, 2017.

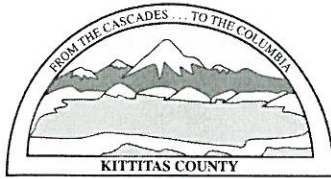
Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to appropriate governmental agencies for comment within 14 days. Agencies have 15 days to comment unless additional information is required.
2. The comments from all agencies will be considered in the decision making process.
3. A decision will be rendered which may include conditions; this decision may be appealed per KCC 15A.07
4. If the decision rendered is conditional approval, all conditions must be completed prior to final approval.
5. Taxes will need to be paid for all parcels involved prior to final approval.
6. Final approval and associated documentation will be submitted to the Kittitas County Assessor's office for perfection (the change of the map). The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

If you have any questions regarding this matter, I can be reached at (509)-962-7079, or by e-mail at dusty.pilkington@co.kittitas.wa.us.

Sincerely,

Dusty Pilkington
Staff Planner
(509)-962-7079
dusty.pilkington@co.kittitas.wa.us



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

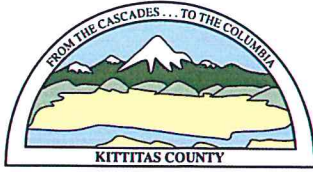
MEMORANDUM

TO: Dusty Pilkington, Community Development Services
FROM: Kelly Bacon, Engineer Technician I *KB*
DATE: October 12, 2017
SUBJECT: Steinberg CB-17-00012

The Public Works Department has reviewed the Request for Parcel Combination. The following are conditions of preliminary approval:

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 12/15/15. The following conditions apply and must be completed prior to final approval of this project. A performance guarantee may be used, in lieu of the required improvements, per the conditions outlined KCC 12.01150.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 12/15/15 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit.
3. Private Road Improvements: Access from Casassa Road shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See Table 4-4, current Kittitas County Road Standards, 12/15/15 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 10%.
 - e. Stopping site distance, reference AASHTO.
 - f. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - g. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - h. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.

Page 1 of 2



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

October 13th, 2017

Ellen Steinberg
7009 129th Pl
Seattle, WA
98178

RE: Steinberg Parcel Combination CB-17-00012

Dear Ms. Steinberg,

Community Development Services is in receipt of the above referenced application. The application has been deemed complete and **preliminary approval** is hereby granted. Pursuant to Kittitas County Subdivision Code Chapter 16, please note the following items must be completed prior to final approval of the parcel combinations and must be submitted to our offices for review:

1. A legal description or survey displaying the new acreage and lot dimensions of each parcel must be submitted to our office prior to final approval.
2. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office. **Please contact this office when this is accomplished as the Treasurer's office will not be aware of your pending application.** No paper work or receipt is required just a phone call or an email will suffice.
3. All Kittitas County Public Works conditions shall be met prior to final approval. Please

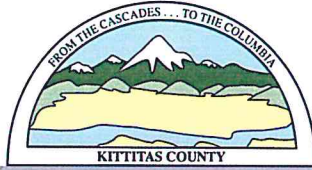
If you have any further questions, please feel free to contact me at (509)-962-7079.

Sincerely,

Dusty Pilkington
Staff Planner

- i. All easements shall provide for AASHTO radius at the intersection with a county road.
 - j. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
4. Turnaround: A When a road extends more than 150' from the centerline of a County road or other publicly maintained road or serves more than three lots, a turnaround shall be provided. The turnaround shall be a cul-de-sac for roads serving five or more lots/units. The turnaround may be a hammerhead for roads serving four or less lots/units or for a land use development activity occurring prior to the end of the road. Cul-de-sac and hammerhead designs must conform to the specifications of the International Fire Code. A cul-de-sac shall have an easement diameter of at least 110 feet and a driving surface of at least 96 feet in diameter.
 5. 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.
 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.

In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Please let me know if you have any questions or need further information.



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"

October 12th, 2017

Ellen Steinberg
70009 S 129th Pl
Seattle, WA, 98178

RE: CB-17-00012 Steinberg Combination

Dear Ms. Steinberg,

Kittitas County Community Development Services has reviewed the proposed parcel Combination and hereby grants **final approval** to the referenced application. A final packet has been submitted to the Assessor's Office on October 23, 2017 to finalize the boundary line adjustment.

If you have any questions or need assistance, please contact our office at 509-962-7506.

Sincerely,

Dusty Pilkington
Staff Planner

From: [Holly Duncan](#)
To: [Dusty Pilkington](#)
Subject: RE: CB-17-00012 Steinberg (Fixed End of Comment Period)
Date: Tuesday, October 17, 2017 1:56:13 PM

I see no problems with this CB. Sorry for not getting back to you by Friday.

From: Dusty Pilkington
Sent: Thursday, October 12, 2017 1:33 PM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges
Subject: FW: CB-17-00012 Steinberg (Fixed End of Comment Period)

Greetings,

When I first sent this one out for comment, I may have created an issue with the end of the comment period on the email. With that in mind, I am sending out a quick reminder that I would like to finalize this one tomorrow the 13th of October.

Thanks,

Dusty

From: Dusty Pilkington
Sent: Wednesday, September 27, 2017 10:52 AM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges
Subject: CB-17-00012 Steinberg

—
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision. Control Click on the hyperlink above (or go to the attachment tab in EDEN). Comment period for this application ends on **10/12/2017.**

[BL-17-00012 Steinberg \(County Departments\)](#)
[BL-17-00012 Steinberg \(Outside County Network\)](#)

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Kelly Bacon](#)
To: [Dusty Pilkington](#)
Cc: [Lucas Huck](#)
Subject: RE: CB-17-00012 Steinberg (Fixed End of Comment Period)
Date: Thursday, October 12, 2017 3:05:34 PM
Attachments: [Steinberg Combo - Preliminary Comments.pdf](#)
[FW CB-17-00012 Steinberg.msg](#)

Dusty,

Attached are Public Works planning comments and email from Survey.

Thank you,

Kelly Bacon

Engineer Technician I

Kittitas County Public Works

Kelly.bacon@co.kittitas.wa.us

Phone (509) 962-7673/Mobile (509)859-6187

411 N. Ruby Street, Suite 1

Ellensburg, WA 98926

From: Dusty Pilkington
Sent: Thursday, October 12, 2017 1:33 PM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges
Subject: FW: CB-17-00012 Steinberg (Fixed End of Comment Period)

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Thanks,

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Sent: Wednesday, September 27, 2017 10:52 AM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges
Subject: CB-17-00012 Steinberg

-
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision.
Control Click on the hyperlink above (or go to the attachment tab in EDEN).
Comment period for this application ends on **10/12/2017.**

[BL-17-00012 Steinberg \(County Departments\)](#)

[BL-17-00012 Steinberg \(Outside County Network\)](#)

From: [Josh Hink](#)
To: [Dusty Pilkington](#)
Subject: Automatic reply: CB-17-00012 Steinberg (Fixed End of Comment Period)
Date: Thursday, October 12, 2017 1:32:55 PM

I am out of the office and I will return your email when I get back.

Thanks

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Holly Myers](#)
To: [Dusty Pilkington](#)
Subject: RE: CB-17-00012 Steinberg comments PH
Date: Tuesday, October 10, 2017 11:53:42 AM

Oops duplicate / disregard

Holly R Myers

Environmental Health Supervisor

Kittitas County Public Health Department

P-(509)962-7005

Holly.myers@co.kittitas.wa.us

publichealthisessential.org

From: Holly Myers
Sent: Tuesday, October 10, 2017 11:52 AM
To: Dusty Pilkington
Subject: CB-17-00012 Steinberg comments PH

Based on the information provided in the application documents there are no Public Health issues with this project.

Holly R Myers

Environmental Health Supervisor

Kittitas County Public Health Department

P-(509)962-7005

Holly.myers@co.kittitas.wa.us

publichealthisessential.org

From: [Holly Myers](#)
To: [Dusty Pilkington](#)
Subject: CB-17-00012 Steinberg comments PH
Date: Tuesday, October 10, 2017 11:51:36 AM

Based on the information provided in the application documents there are no Public Health issues with this project.

Holly R Myers

Environmental Health Supervisor

Kittitas County Public Health Department

P-(509)962-7005

Holly.myers@co.kittitas.wa.us

publichealthisessential.org

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Holly Duncan](#)
To: [Dusty Pilkington](#)
Subject: RE: CB-17-00012 Steinberg
Date: Friday, September 29, 2017 9:30:26 AM

That's in an area that is difficult to find water and flows are low.

From: Dusty Pilkington
Sent: Wednesday, September 27, 2017 10:52 AM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges
Subject: CB-17-00012 Steinberg

-
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision.
Control Click on the hyperlink above (or go to the attachment tab in EDEN).
Comment period for this application ends on **03/07/2016.**

[BL-17-00012 Steinberg \(County Departments\)](#)
[BL-17-00012 Steinberg \(Outside County Network\)](#)

From: [Holly Duncan](#)
To: [Dusty Pilkington](#)
Subject: RE: CB-17-00012 Steinberg
Date: Friday, September 29, 2017 9:21:19 AM

I see no issues with this application. Just curious about the well and what the production is.

From: Dusty Pilkington
Sent: Wednesday, September 27, 2017 10:52 AM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges
Subject: CB-17-00012 Steinberg

-
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[BL-17-00012 Steinberg \(County Departments\)](#)
[BL-17-00012 Steinberg \(Outside County Network\)](#)

From: [Kelly Bacon](#)
To: [Dusty Pilkington](#)
Subject: RE: CB-17-00012 Steinberg
Date: Wednesday, September 27, 2017 10:57:18 AM

Dusty,

I think the comment period may be a little off. ☺

Thanks,

Kelly Bacon

Engineer Technician I

Kittitas County Public Works

Kelly.bacon@co.kittitas.wa.us

Phone (509) 962-7673/Mobile (509)859-6187

411 N. Ruby Street, Suite 1

Ellensburg, WA 98926

From: Dusty Pilkington
Sent: Wednesday, September 27, 2017 10:52 AM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges
Subject: CB-17-00012 Steinberg

-

Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision.
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Comment period for this application ends on **03/07/2016.**

[BL-17-00012 Steinberg \(County Departments\)](#)

[BL-17-00012 Steinberg \(Outside County Network\)](#)

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

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To: [Dusty Pilkington](#)
Subject: RE: CB-17-00012 Steinberg
Date: Friday, September 29, 2017 9:30:26 AM

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Sent: Wednesday, September 27, 2017 10:52 AM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges
Subject: CB-17-00012 Steinberg

-
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision.
Control Click on the hyperlink above (or go to the attachment tab in EDEN).
Comment period for this application ends on **03/07/2016.**

[BL-17-00012 Steinberg \(County Departments\)](#)
[BL-17-00012 Steinberg \(Outside County Network\)](#)

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To: [Dusty Pilkington](#)
Subject: RE: CB-17-00012 Steinberg
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To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges
Subject: CB-17-00012 Steinberg

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Could you please review this application and submit comments for the decision.
Control Click on the hyperlink above (or go to the attachment tab in EDEN).
Comment period for this application ends on **03/07/2016.**

[BL-17-00012 Steinberg \(County Departments\)](#)
[BL-17-00012 Steinberg \(Outside County Network\)](#)

From: [Dusty Pilkington](#)
To: [Kelly Bacon](#)
Subject: RE: CB-17-00012 Steinberg
Date: Wednesday, September 27, 2017 11:13:38 AM

Thanks for catching that. I totally missed it.

From: Kelly Bacon
Sent: Wednesday, September 27, 2017 10:57 AM
To: Dusty Pilkington
Subject: RE: CB-17-00012 Steinberg

Dusty,

I think the comment period may be a little off. ☺

Thanks,

Kelly Bacon

Engineer Technician I

Kittitas County Public Works

Kelly.bacon@co.kittitas.wa.us

Phone (509) 962-7673/Mobile (509)859-6187

411 N. Ruby Street, Suite 1

Ellensburg, WA 98926

From: Dusty Pilkington
Sent: Wednesday, September 27, 2017 10:52 AM
To: Kelly Bacon; Holly Duncan; Holly Myers; Josh Hink; Lucas Huck; Mark Cook; Candie Leader; Justin Turnbull; Sara Folk; Karen Hodges
Subject: CB-17-00012 Steinberg

—
Kelly, Hollys, Josh, and other interested parties,

Could you please review this application and submit comments for the decision. Control Click on the hyperlink above (or go to the attachment tab in EDEN). Comment period for this application ends on **03/07/2016**.

[BL-17-00012 Steinberg \(County Departments\)](#)

[BL-17-00012 Steinberg \(Outside County Network\)](#)

Notice: Email sent to Kittitas County may be subject to public disclosure as required by law.
message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Dusty Pilkington](#)
To: ["Ellen Steinberg"](#)
Subject: CB-17-00012 Steinberg
Date: Wednesday, September 27, 2017 10:02:22 AM
Attachments: [CB-17-00012 Steinberg Deemed Complete.pdf](#)

Ms. Steinberg,

See attached notification that your application for a parcel combination is complete. A hard copy is en route via US Mail.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: [Christy Garcia](#)
Subject: CB-17-00012 Steinberg
Date: Monday, October 23, 2017 11:36:00 AM

[CB-17-00012 Steinberg](#)

Community Development Services has issued final approval for the above Boundary Line Adjustment Application. Please review this submission via the hyperlink above or through the established link under the attachments tab in EDEN for finalization.

Thank You,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us

From: [Dusty Pilkington](#)
To: ["Ellen Steinberg"](#)
Subject: CB-17-00012 Steinberg
Date: Monday, October 23, 2017 11:39:11 AM
Attachments: [CB-17-000012 Final Approval.pdf](#)

Ms. Steinberg,

Find attached notification of final approval for the parcel combination. A hard copy is en route via USPS.

Thanks,

Dusty Pilkington
Planner I
Kittitas County Community Development Services
411 N Ruby St # 4, Ellensburg, WA 98926
(509) -962-7079
dusty.pilkington@co.kittitas.wa.us