

## 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"

May 29, 2015

Scott Wilson & Erica Fisette  
P.O. Box 109  
Snoqualmie Pass, WA 98068

RE: Wilson Parcel Combination CB-15-00006

Dear Mr. & Mrs. Waller,

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 be advised that once two parcels have been combined, they may not be allowed to be separated again.
2. 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

cc. Assessor's Office

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. \_\_\_\_, Pg \_\_\_\_)

188135 - .17 Acres  
198135 - .17 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 \_\_\_\_\_

4/12/15

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

Date:

X [Signature]

4/12/15

\_\_\_\_\_

Tax Status: paid in full 2015

Treasurer's Office Review

By: [Signature] Date: 5/28/15

Kittitas County Treasurer's Office

This application meets all Requirements of Kittitas County Code 5/29/2015 (Kitt)



## Kaycee Hathaway

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**From:** Christina Wollman  
**Sent:** Thursday, April 30, 2015 8:25 AM  
**To:** Kaycee Hathaway  
**Subject:** RE: CB-15-00006 Wilson

Public Works has no comment on the proposed combination.

*Christina Wollman, AICP CFM*

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

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**From:** Kaycee Hathaway  
**Sent:** Wednesday, April 29, 2015 10:52 AM  
**To:** Christina Wollman  
**Subject:** CB-15-00006 Wilson

Please review this application and comment.

[CB-15-00006 Wilson](#)

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

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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

# Critical Areas Checklist

Wednesday, April 29, 2015

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?

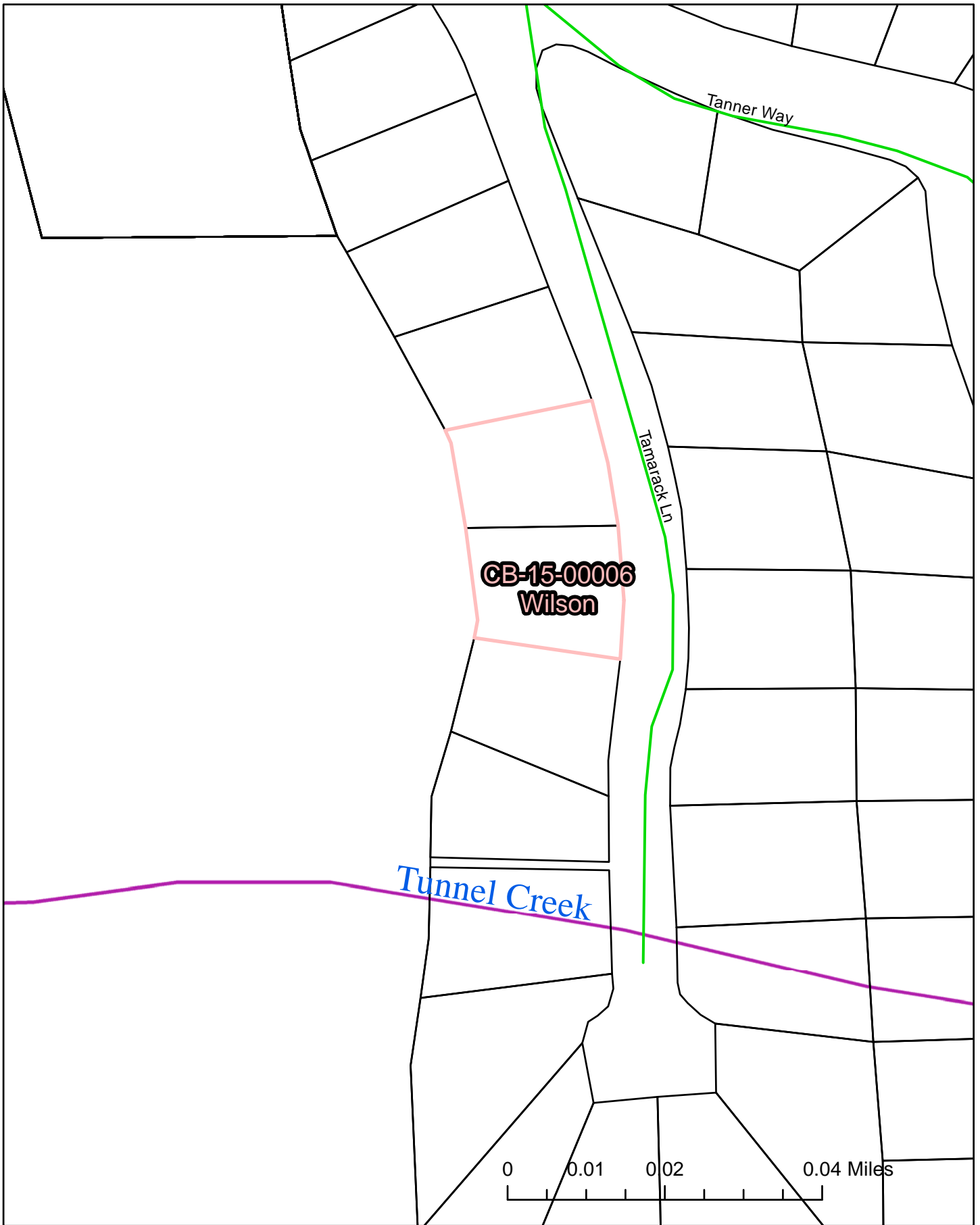
Is the project parcel in or near a Coal Mine area?  Yes  No

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?

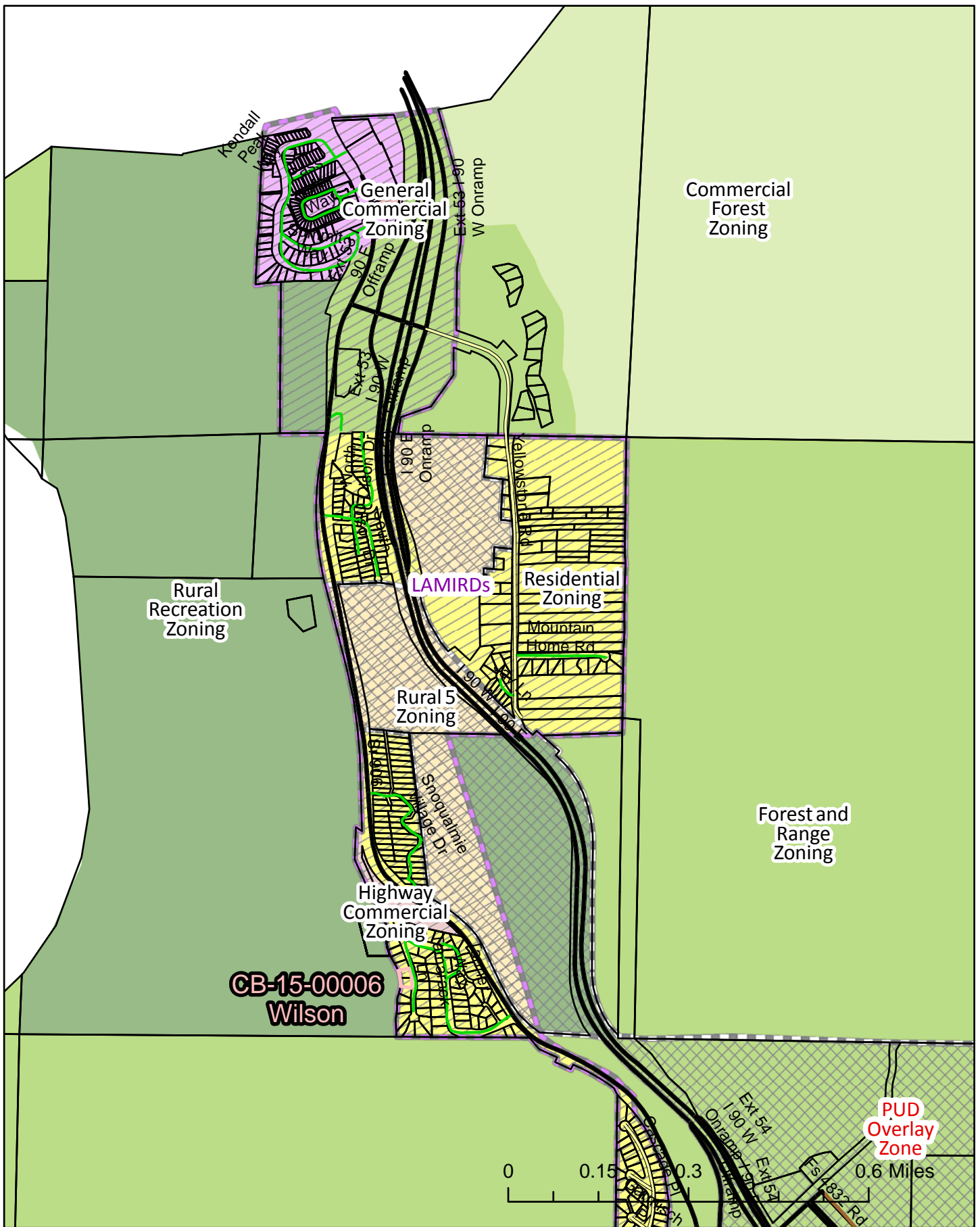


CB-15-00006  
Wilson

4/29/2015

Critical Areas  
Map

kaycee.hathaway



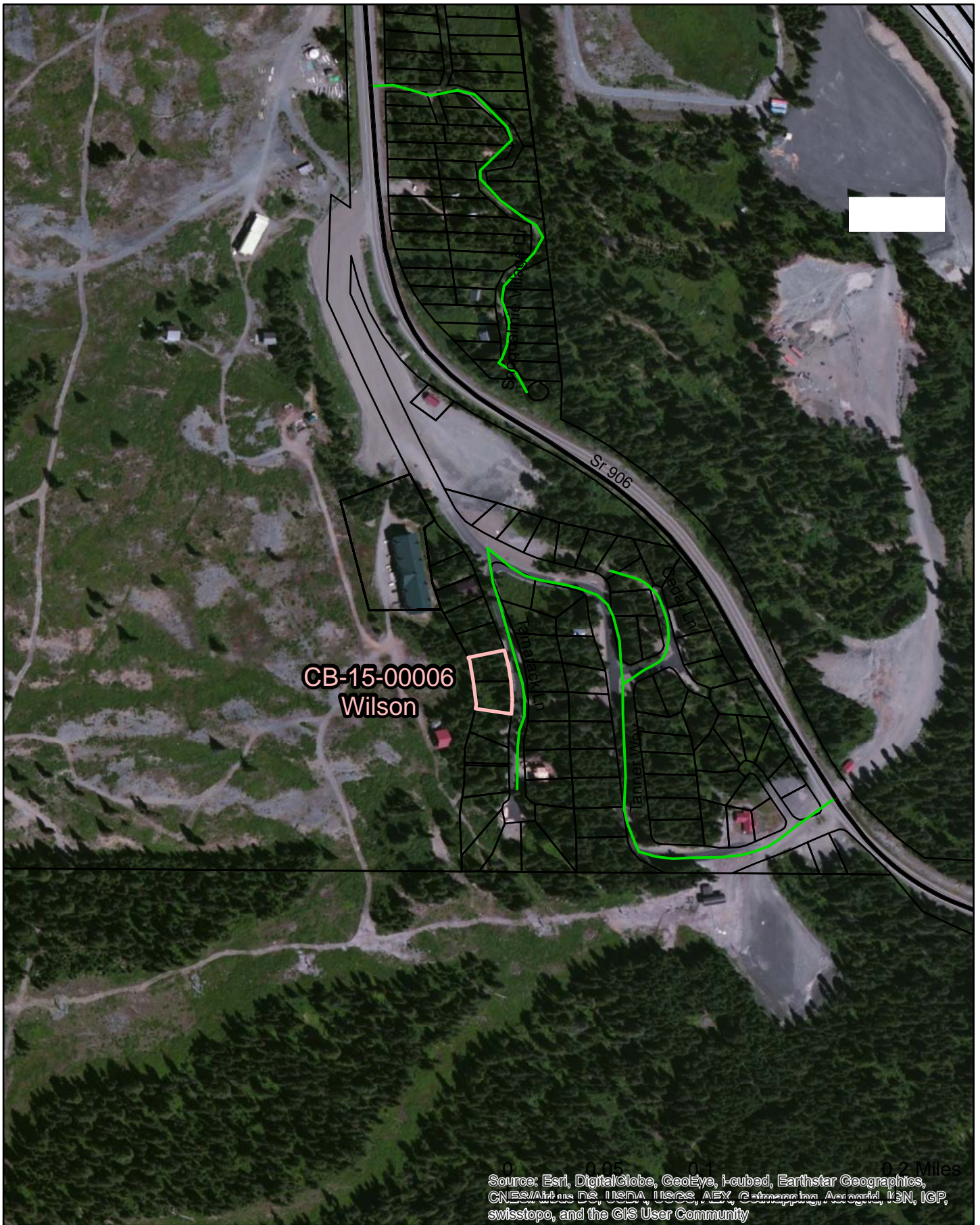
CB-15-00006  
Wilson

4/29/2015

Area/Zoning  
Map

kaycee.hathaway



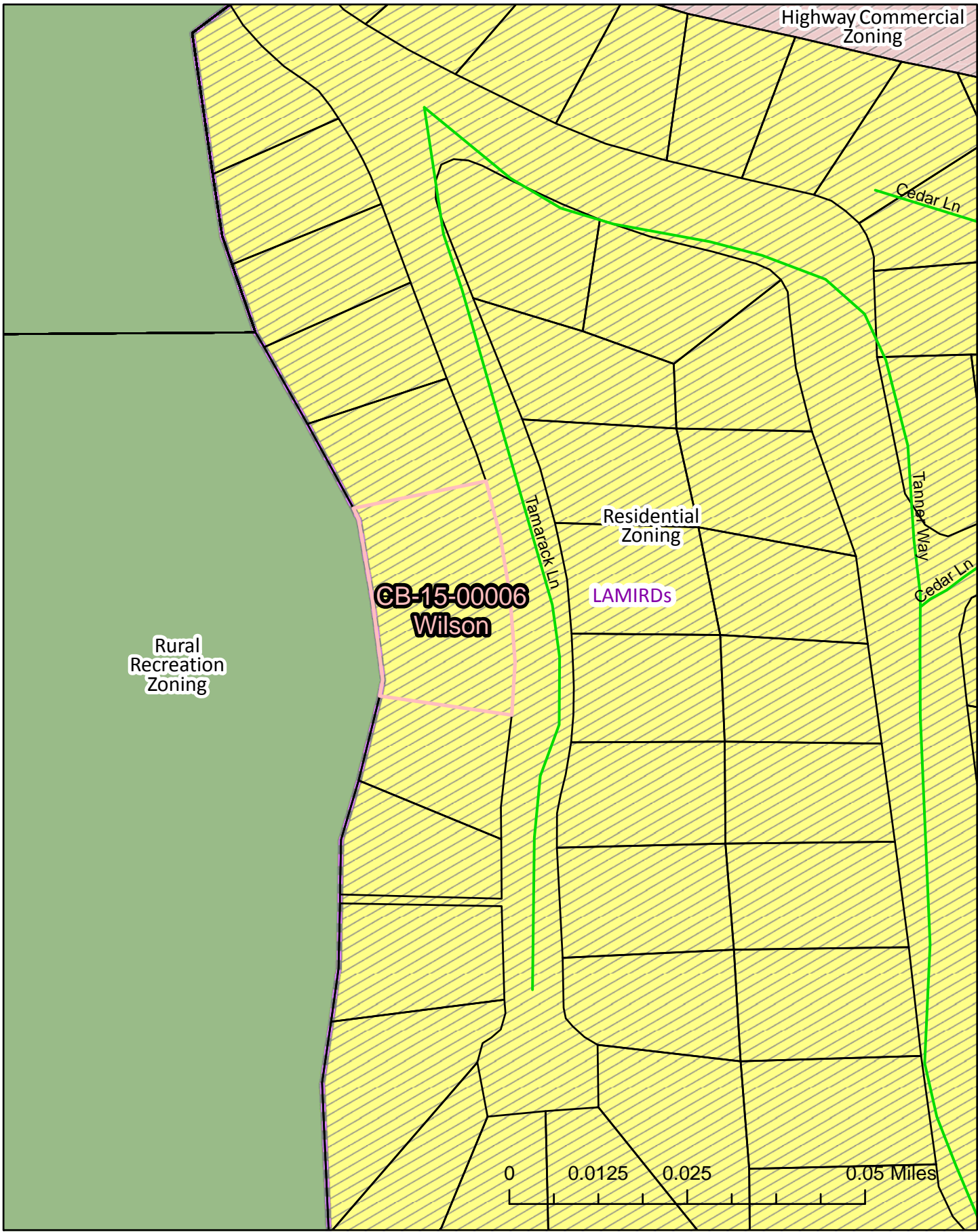


CB-15-00006  
Wilson

4/29/2015

Air  
Photo

kaycee.hathaway



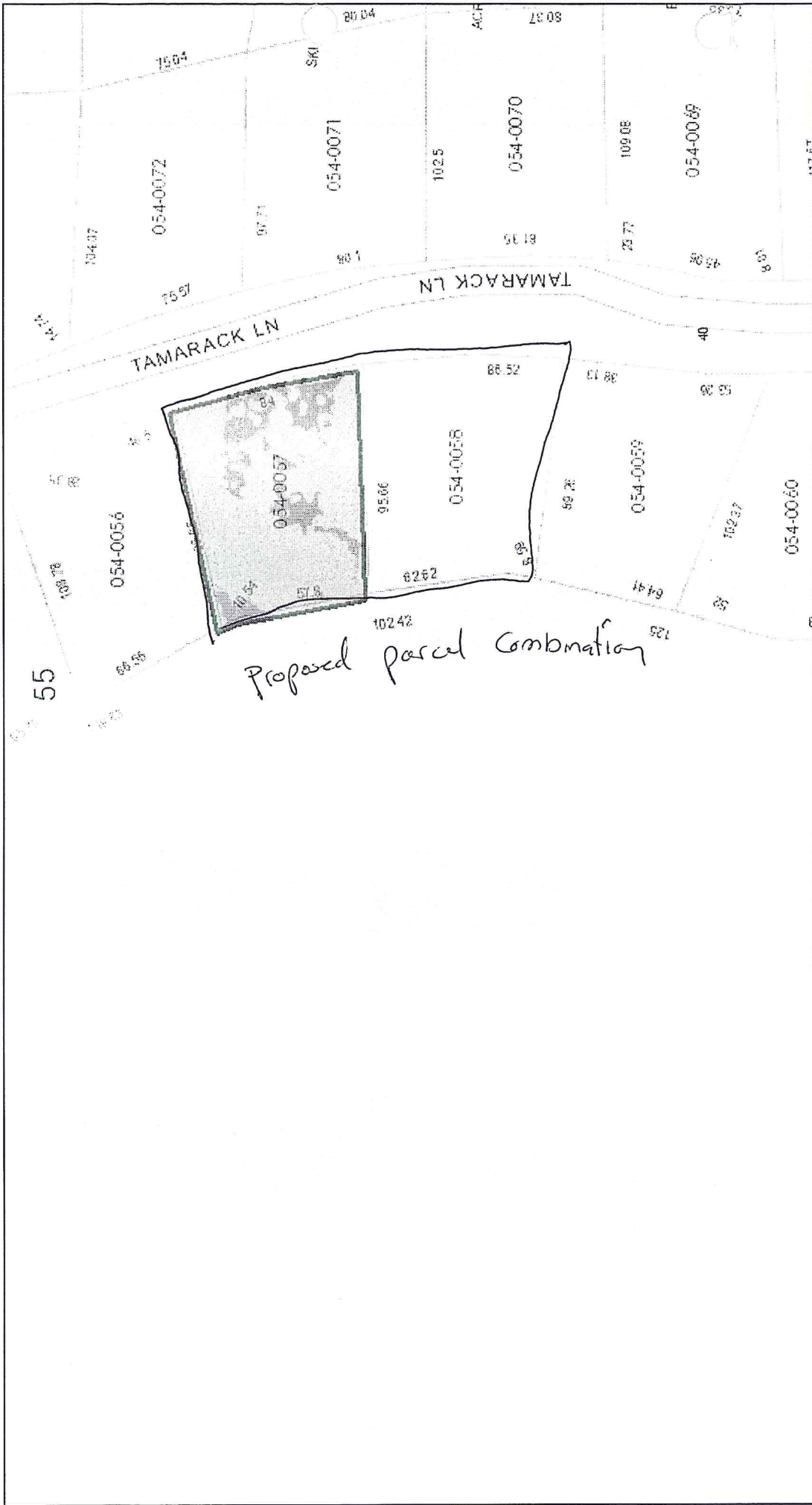
CB-15-00006  
Wilson

4/29/2015

Zoning  
Map

kaycee.hathaway

# Kittitas County COMPAS Map



1 inch = 94 feet  
Relative Scale 1:1,128

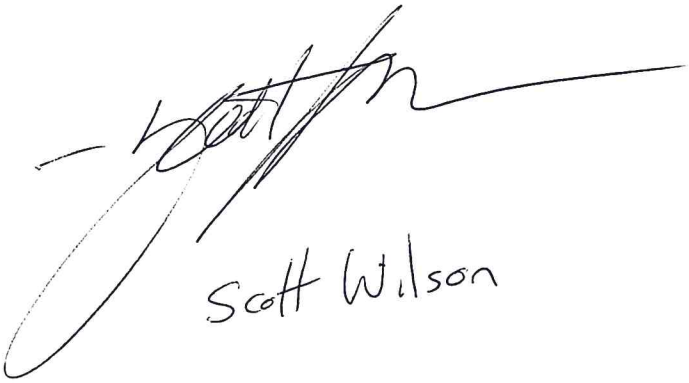
Date: 4/10/2015

**Disclaimer:**  
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we would like to combine parcels 198135 & 188135  
.17 acres + .17 acres = .34 total acres.

We intend to build a single family home.



Scott Wilson



**KITTITAS COUNTY  
WASHINGTON**



**TAXSIFTER**

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Marsha Weyand  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

**Parcel**

**Parcel#:** 198135 **Owner Name:** WILSON, SCOTT CLIFFORD  
**DOR Code:** 91 - Undeveloped - Land **Address1:** FISETTE, ERICA SACHA  
**Situs:** TAMARACK LN SNOQUALMIE PASS **Address2:** PO BOX 109  
**Map Number:** 22-11-09054-0058 **City, State:** SNOQUALMIE PASS WA  
**Status:** **Zip:** 98068-0109  
**Description:** ACRES .17, SKI ACRES ESTATES LT 58 SEC. 9; TWP. 22; RGE. 11;  
**Comment:** SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

2015 Market Value		2015 Taxable Value		2015 Assessment Data	
Land:	\$165,000	Land:	\$165,000	District:	14 - COR SD28 F51 H02 SUD CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$165,000	Total	\$165,000	Total Acres:	0.17000

**Ownership**

Owner's Name	Ownership %
WILSON, SCOTT CLIFFORD	100 %

**Sales History**

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/20/14	2014-1043	1	2014-1043	SILVER FIR PROPERTIES LLC	WILSON, SCOTT CLIFFORD	\$200,000
10/04/07	2007-2103	63	2007-2103	DRE LLC	SILVER FIR PROPERTIES LLC	\$1,000,000

**Building Permits**

No Building Permits Available

**Historical Valuation Info**

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2015	WILSON, SCOTT CLIFFORD	\$165,000	\$0	\$0	\$165,000	\$0	\$165,000
2014	WILSON, SCOTT CLIFFORD	\$127,500	\$0	\$0	\$127,500	\$0	\$127,500
2013	SILVER FIR PROPERTIES LLC	\$127,500	\$0	\$0	\$127,500	\$0	\$127,500
2012	SILVER FIR PROPERTIES LLC	\$15,870	\$0	\$0	\$15,870	\$0	\$15,870
2011	SILVER FIR PROPERTIES LLC	\$15,870	\$0	\$0	\$15,870	\$0	\$15,870

[View Taxes](#)

**Parcel Comments**

Date	Comment
09/10/14	SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

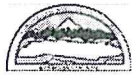
11/14/13	SENT OFFICIAL NOTICE OF VALUE, 11/14/2013; 13 FOR 14
11/01/12	SENT CHANGE OF VALUE NOTICE, 10/30/2012; 12 FOR 13
11/26/08	SENT CHANGE OF VALUE NOTICE 11/26/08; 08 FOR 09

### Property Images

No images found.

1.0.5381.28073

TX\_RollYear\_Search: 2015



**KITTITAS COUNTY**  
WASHINGTON



**TAXSIFTER**

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Marsha Weyand  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

- Assessor
- Treasurer
- Appraisal
- MapSifter

**Parcel**

**Parcel#:** 188135      **Owner Name:** WILSON, SCOTT CLIFFORD  
**DOR Code:** 91 - Undeveloped - Land      **Address1:** FISETTE, ERICA SACHA  
**Situs:** TAMARACK LN SNOQUALMIE PASS      **Address2:** 8314 361ST AVE NE  
**Map Number:** 22-11-09054-0057      **City, State:** CARNATION WA  
**Status:**      **Zip:** 98014-6506  
**Description:** ACRES .17, SKI ACRES ESTATES LT 57 SEC. 9; TWP. 22; RGE. 11;  
**Comment:** SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

2015 Market Value		2015 Taxable Value		2015 Assessment Data	
Land:	\$165,000	Land:	\$165,000	District:	14 - COR SD28 F51 H02 SUD CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
<b>Total</b>	<b>\$165,000</b>	<b>Total</b>	<b>\$165,000</b>	Total Acres:	0.17000

**Ownership**

Owner's Name	Ownership %
WILSON, SCOTT CLIFFORD	100 %

**Sales History**

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
02/22/13	2013-219	1	2013-219	SILVER FIR PROPERTIES LLC	WILSON, SCOTT CLIFFORD	\$175,000
10/04/07	2007-2103	63	2007-2103	DRE LLC	SILVER FIR PROPERTIES LLC	\$1,000,000

**Building Permits**

No Building Permits Available

**Historical Valuation Info**

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2015	WILSON, SCOTT CLIFFORD	\$165,000	\$0	\$0	\$165,000	\$0	\$165,000
2014	WILSON, SCOTT CLIFFORD	\$127,500	\$0	\$0	\$127,500	\$0	\$127,500
2013	SILVER FIR PROPERTIES LLC	\$127,500	\$0	\$0	\$127,500	\$0	\$127,500
2012	SILVER FIR PROPERTIES LLC	\$15,870	\$0	\$0	\$15,870	\$0	\$15,870
2011	SILVER FIR PROPERTIES LLC	\$15,870	\$0	\$0	\$15,870	\$0	\$15,870

[View Taxes](#)

**Parcel Comments**

Date	Comment
09/10/14	SENT OFFICIAL NOTICE OF VALUE, 9/5/2014; 14 FOR 15

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11/01/12	SENT CHANGE OF VALUE NOTICE, 10/30/2012; 12 FOR 13
11/26/08	SENT CHANGE OF VALUE NOTICE 11/26/08; 08 FOR 09

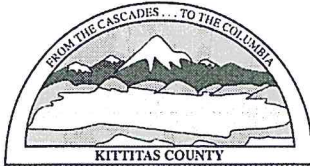
### Property Images

No images found.

1.0.5381.28073

TX\_RollYear\_Search: 2015





**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-15-05004

**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.

RECEIVED

APR 13 2015

**REQUIRED ATTACHMENTS**

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

KITTITAS COUNTY

- 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.
- 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

**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.

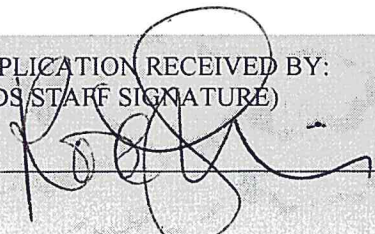
**APPLICATION FEE:**

\$50.00 Community Development Services

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\$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: 4/13/15	RECEIPT # 24969	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="font-size: 24px; color: red; margin: 0;"><b>PAID</b></p> <p style="color: red; margin: 0;">APR 13 2015</p> <p style="font-size: 12px; color: red; margin: 0;">KITTITAS CO DATE STAMP HERE CDS</p> </div>
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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: Scott Wilson & Erica Fissette  
Mailing Address: PO Box 109  
City/State/ZIP: Snoqualmie Pass, WA 98068  
Day Time Phone: 425-503-5143  
Email Address: Bullseye11@rocketmail.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):**

Ski Acres Estates LTS 57 & 58 SEC. 9 TWP. 22 (RGE. 11)  
Sit. S. Tamarack LN Snoqualmie Pass, WA 98068

6. **Tax parcel numbers:** 198135 & 188135

7. **Property size:** .17 acres + .17 acres = .34 total (acres)

8. **Land Use Information:**

Zoning: residential      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 \_\_\_\_)

188135 - .17 Acres  
198135 - .17 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)

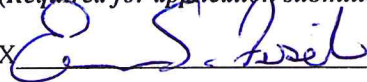
Date:

X \_\_\_\_\_

4/12/15  
\_\_\_\_\_

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

Date:

X  \_\_\_\_\_

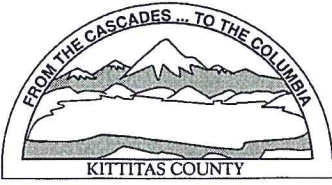
4/12/15  
\_\_\_\_\_

**Treasurer's Office Review**

Tax Status: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

Kittitas County Treasurer's Office



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

RECEIPT NO.: 00024969

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

Account name: 016401

Date: 4/13/2015

Applicant: SCOTT WILSON

Type: check # 1226

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-15-00006	PARCEL COMBINATION	50.00
	Total:	50.00