

## Jeff Watson

---

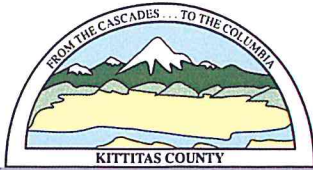
**From:** Jeff Watson  
**Sent:** Monday, September 21, 2015 1:34 PM  
**To:** Christine M. Garcia  
**Cc:** Shelley A. McClellan  
**Subject:** CB-15-00010 Beach

### [CB-15-00010 Beach](#)

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,

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



## 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 21, 2015

Jon Beach  
941 Thornton View Road  
Cle Elum WA 98926

RE: Beach Parcel Combination CB-15-00010

Dear Mr. Beach,

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 September 21, 2015 to finalize the parcel combination.

If you have any questions or need assistance, please contact our office at 509-933-8274.

Sincerely,

Jeff Watson  
Staff Planner

cc via email to: [roccobeach@gmail.com](mailto:roccobeach@gmail.com)

\\fileserver-03\Teams\CDS\Projects\Combine\CB 2015\CB-15-00010 Beach

## **Legal Description for the Beach Parcel Combination**

Lots 1 and 2 totaling 6.05 acres of the Beach Short Plat recorded with the Kittitas County Auditor on December 4, 2007 in Book J of Short Plats, page 50; AFN 200712040009.

FAX 509) 762-7682

831-15

ATTENTION JEFF WATSON  
From Jon BEACH  
Subject - BEACH Parcel Combination

4 Pages including cover

LEGAL DESCRIPTION 2004-2005  
From - County Assessor

Receipt from County Treasurer  
2 Lots

HOPE THIS IS ALL YOU NEED  
IF NOT LET ME KNOW.

Thank you

Home PH, 509) 674-5895 Jon Beach







**BRETT WACHSMITH**  
 Kittitas County Treasurer  
 205 W 5th AVE Suite 102  
 Ellensburg WA 98926  
 509-962-7535

**Tax Receipt**

Interest Date: 06/15/2015  
 Receipt Date: 06/15/2015

**BEACH, JON**  
  
**941 THORNTON VIEW RD**  
**CLE ELUM, WA 98922-8048**



Received By:  
 AMY CZISKE

PAYMENT ITEMS			
Paid By	Tender Type	Check #	Amount
BEACH, JON (68016)	Check	1141	562.10
			562.10

RECEIPT SHARES PAYMENT WITH							
Receipt #	Receipt Date	Tax Amount	Interest	Misc Tax	Penalty	Fee	Amount Paid
2015-0595489	06/15/2015	497.23	26.77	38.10	0.00	0.00	562.10
Statement #: 2015-953743		Tax District: 43	Payment Type: Check				
Parcel #: 953743		Roll Year: 2015	Property Type: Real Property				
Situs: 941 THORNTON VIEW RD CLE ELUM							
Legal: ACRES 3.05; BEACH SHORT PLAT 07-06, LOT 1; SEC 08, TWP 19, RGE 16							
<b>Payment Total:</b>		<b>497.23</b>	<b>26.77</b>	<b>38.10</b>	<b>0.00</b>	<b>0.00</b>	<b>562.10</b>

**KITTITAS COUNTY TREASURER REAL ESTATE TAX STATEMENT**

205 W. 5TH AVE., STE 102, ELLENSBURG, WA 98926, (509) 962-7535, WWW.CO.KITTITAS.WA.US/TREASURER

CURRENT TAX DISTRIBUTION		CURRENT TAX INFORMATION	
COUNTY ROAD	75.34	Land Value	64,750
CURRENT EXPENSE	113.85	Improvement Value	134,630
FIRE	73.14	Taxable Value	79,750
FLOOD CONTROL	5.59	Levy Rate	8.28531400
HOSPITAL	41.89	Gross Tax	1,847.94
STATE SCHOOL	187.82	Misc Assessments	38.10
WEED	15.40	Senior Tax Loss	1,150.71
DNR FIRE CONTROL	17.20	Open Space Tax Loss	0.00
CONSERVATION	5.00	Voter Approved	0.00
FIRE FEE	0.50	Total Tax	535.33
<b>Total Current Tax: 535.33</b>			

SEE REVERSE SIDE

**KEEP THIS PORTION**

PLEASE DO NOT STAPLE  
 YOUR CHECK AND  
 STATEMENT TOGETHER

**2015**

2906\*10\*\*50\*\*\*0.826\*\*1/2\*\*\*\*\*AUTO\*\*5-DIGIT 98922  
 BEACH, JON  
 941 THORNTON VIEW RD  
 CLE ELUM WA 98922-8048



NoticesOnline.com Authorization Code: KTT-TIBCF3ZY

PROPERTY DESCRIPTION: AC: 3.0500  
 ACRES 3.05; BEACH SHORT PLAT 07-06, LOT 1; SEC 08, TWP 19, RGE 16  
 situs: 941 THORNTON VIEW RD CLE ELUM

Half tax paid after April 30th requires interest plus penalty on full year amount due. If first half tax not paid by Oct. 31st, tax must be paid plus interest and penalties. Second half tax becomes delinquent after OCTOBER 31st.

**DELINQUENT TAX INFORMATION**

YEAR	INT/PEN



Kittitas County Treasurer  
 205 W 5th AVE Suite 10  
 Ellensburg WA 98926  
 509-962-7535

Interest Date: 06/15/2015  
 Receipt Date: 06/15/2015

BEACH, JON  
 941 THORNTON VIEW RD  
 CLE ELUM, WA 98922-8048

**RECEIVED**  
 AUG 31 2015  
 KITTITAS COUNTY  
 CDS

Received By:  
 AMY CZISKE

PAYMENT ITEMS			
Paid By	Payment Type	Check #	Amount
BEACH, JON (68016)	Check	1142	482.61
			482.61

RECEIPT SHARES PAYMENT WITH							
Receipt #	Receipt Date	Tax Amount	Interest	Misc Tax	Penalty	Fee	Amount Paid
2015-0585490	06/15/2015	421.53	22.98	38.10	0.00	0.00	482.61
Statement #: 2015-953744		Tax District: 43	Payment Type: Check				
Parcel #: 953744		Roll Year: 2015	Property Type: Real Property				
Situs: THORNTON VIEW RD CLE ELUM							
Legal: ACRES 3.00; BEACH SHORT PLAT 07-06, LOT 2; SEC 08, TWP 19, RGE 16							
Payment Total:		421.53	22.98	38.10	0.00	0.00	482.61

**KITTITAS COUNTY TREASURER REAL ESTATE TAX STATEMENT**  
 205 W, 5TH AVE., STE 102, ELLENSBURG, WA 98926, (509) 962-7535, WWW.CO.KITTITAS.WA.US/TREASURER

CURRENT TAX DISTRIBUTION		CURRENT TAX INFORMATION	
COUNTY ROAD	48.18	Land Value	51,000
CURRENT EXPENSE	72.68	Improvement Value	0
FIRE	46.77	Taxable Value	51,000
FLOOD CONTROL	3.57	Levy Rate	8.26531400
HOSPITAL	26.66	Gross Tax	421.53
LOCAL SCHOOL	103.55	Misc Assessments	38.10
STATE SCHOOL	120.11	Senior Tax Loss	0.00
WEED	15.40	Open Space Tax Loss	0.00
DNR FIRE CONTROL	17.20	Voter Approved	103.55
CONSERVATION	5.00	Total Tax	459.63
FIRE FEE	0.50		
<b>Total Current Tax: 459.63</b>			

DELINQUENT TAX INFORMATION		
YEAR	INT/PEN.	TAX

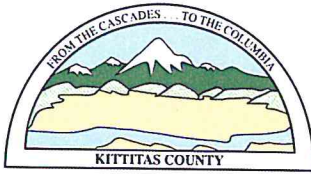
**2015**

SEE REVERSE SIDE  
**KEEP THIS PORTION**  
 PLEASE DO NOT STAPLE  
 YOUR CHECK AND  
 STATEMENT TOGETHER

2906\*10\*\*50\*\*\*0.826\*\*2/2\*\*\*\*\*AUTO\*\*6-DIGIT 98922  
 BEACH, JON  
 941 THORNTON VIEW RD  
 CLE ELUM WA 98922-8048

NoticesOnline.com Authorization Code: KTT-TIBCF3ZY  
 PROPERTY DESCRIPTION: AC: 3.0000  
 RES 3.00; BEACH SHORT PLAT 07-06, LOT 2; SEC 08, TWP 19, RGE 16  
 us: THORNTON VIEW RD CLE ELUM

If tax paid after April 30th requires interest plus penalty on full year amount due. If first half tax not paid by Oct. 31st, tax must be paid plus interest and penalties. Second half tax becomes delinquent after OCTOBER 31st.  
 0.00 OR LESS MUST BE PAID IN FULL BY APRIL 30TH.



## 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

August 17, 2015

Jon Beach  
941 Thornton View Road  
Cle Elum WA 98926

RE: Beach Parcel Combination CB-15-00010

Dear Mr. Beach,

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.

If you have any further questions, please feel free to contact me at (509) 933-8274.

Sincerely,

Jeff Watson  
Staff Planner

CC via email: roccobeach@gmail.com



## Jeff Watson

---

**From:** Christina Wollman  
**Sent:** Tuesday, July 21, 2015 8:01 AM  
**To:** Jeff Watson  
**Subject:** FW: CB-15-00010 Beach: Notice of Application

*Christina Wollman, AICP CFM*

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

---

**From:** Christina Wollman  
**Sent:** Wednesday, June 24, 2015 4:56 PM  
**To:** Kaycee Hathaway; Doc Hansen  
**Subject:** RE: CB-15-00010 Beach: Notice of Application

Kaycee, these parcels were created as part of the Beach Short Plat SP-07-06. As part of the short plat approval, the condition to improve the road to comply with low-density private road standards was included. Letters were received from neighbors concerned with the requirement to widen the road, which they described as narrow, tree-lined, scenic road that would be very difficult to improve. Within the past year, the landowners were in to talk with me about the road improvement requirements. One option discussed was the option to combine the parcels which would remove the road improvement requirements.

At the time these parcels are combined, the Public Works conditions of the Beach Short Plat SP-07-06, including the condition to improve the road prior to issuance of a building permit, will no longer be required.

*Christina Wollman, AICP CFM*

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

---

**From:** Kaycee Hathaway  
**Sent:** Wednesday, June 24, 2015 10:30 AM  
**To:** Christina Wollman  
**Subject:** CB-15-00010 Beach: Notice of Application

[CB-15-00010 Beach](#)

Please review!

Thank you!

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)

## Jeff Watson

---

**From:** Jeff Watson  
**Sent:** Monday, July 20, 2015 2:34 PM  
**To:** Christina Wollman  
**Subject:** CB-15-00010 Beach

[CB-15-00010 Beach](#)

I'm not sure if Kaycee sent this one over...? Comments?

Jeffrey A. Watson  
Planner II

[Kittitas County Public Works/Community Development Services](#)

411 North Ruby

Ellensburg WA 98926

[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

509-933-8274

# Critical Areas Checklist

Wednesday, June 24, 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?

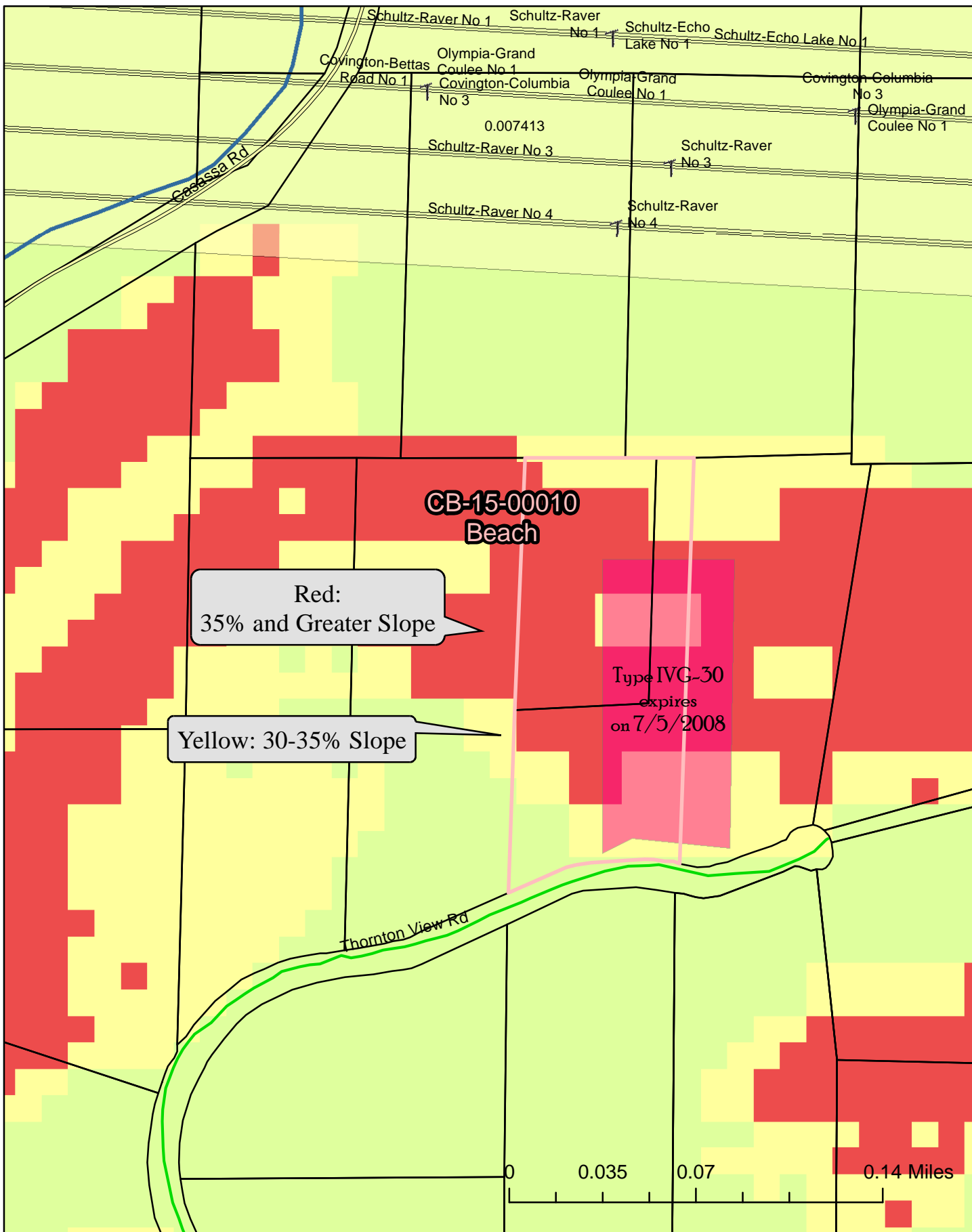
D1

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?



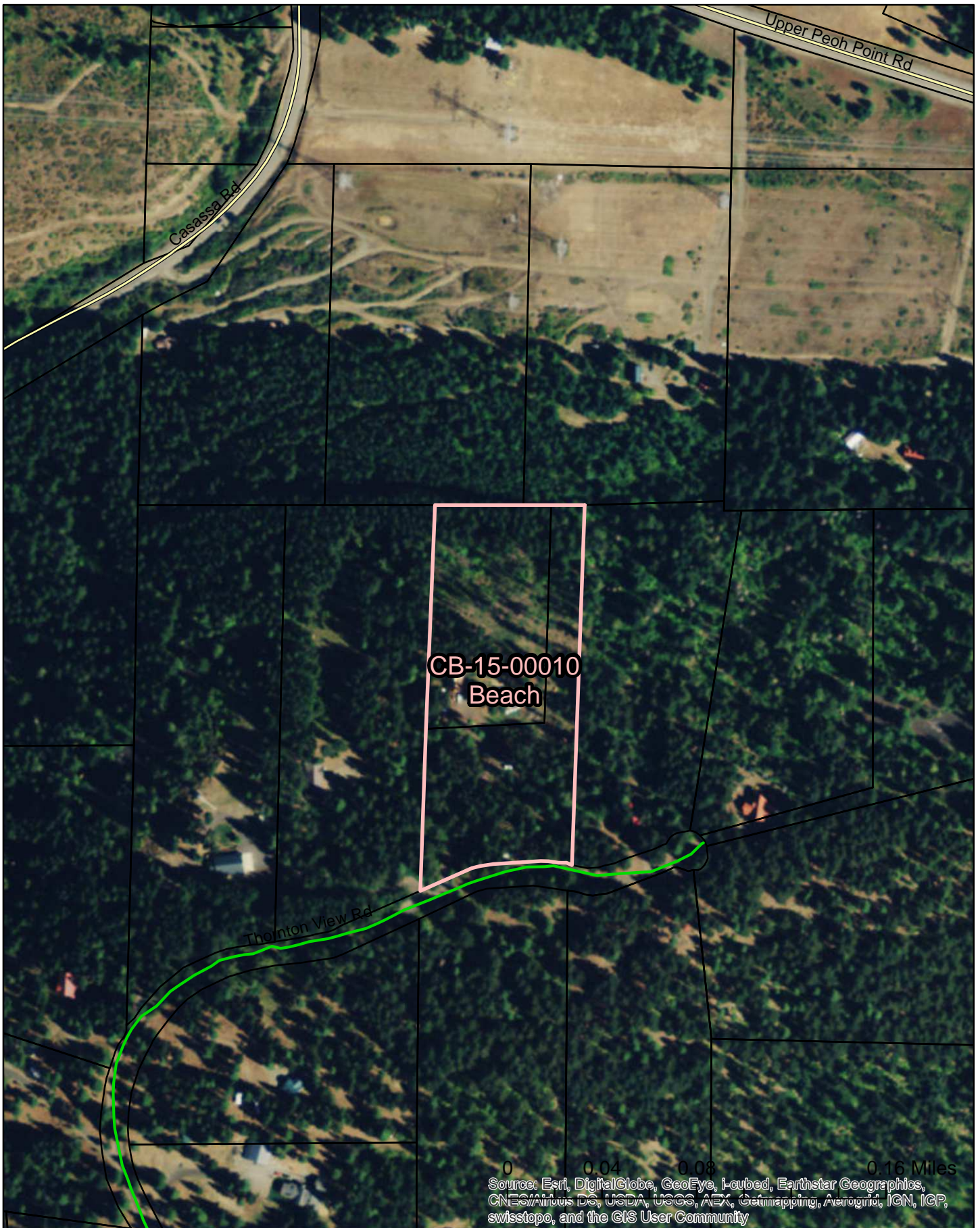


CB-15-00010  
Beach

6/24/2015

Critical Areas  
Map

kaycee.hathaway



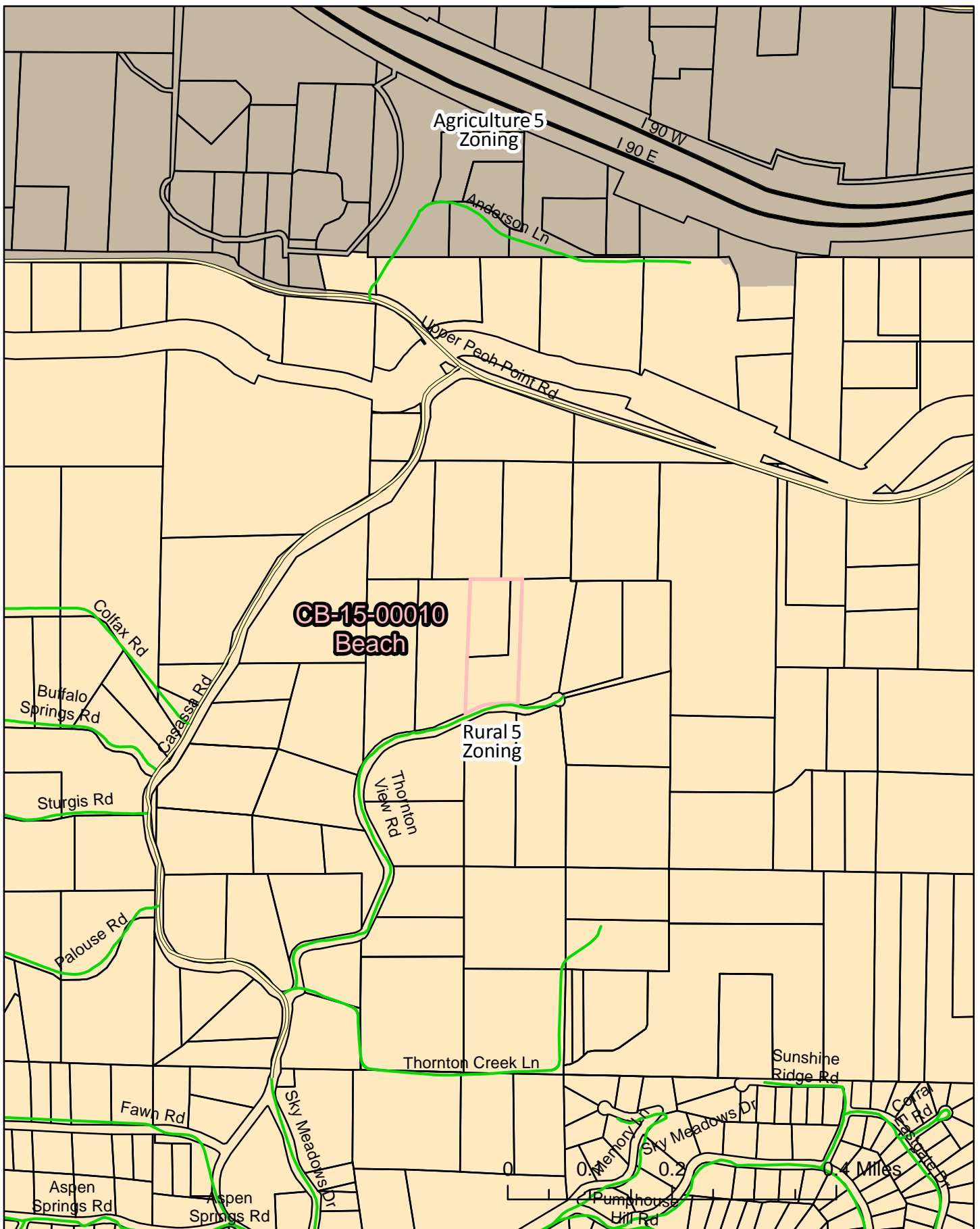
CB-15-00010  
Beach

6/24/2015

Air  
Photo

kaycee.hathaway



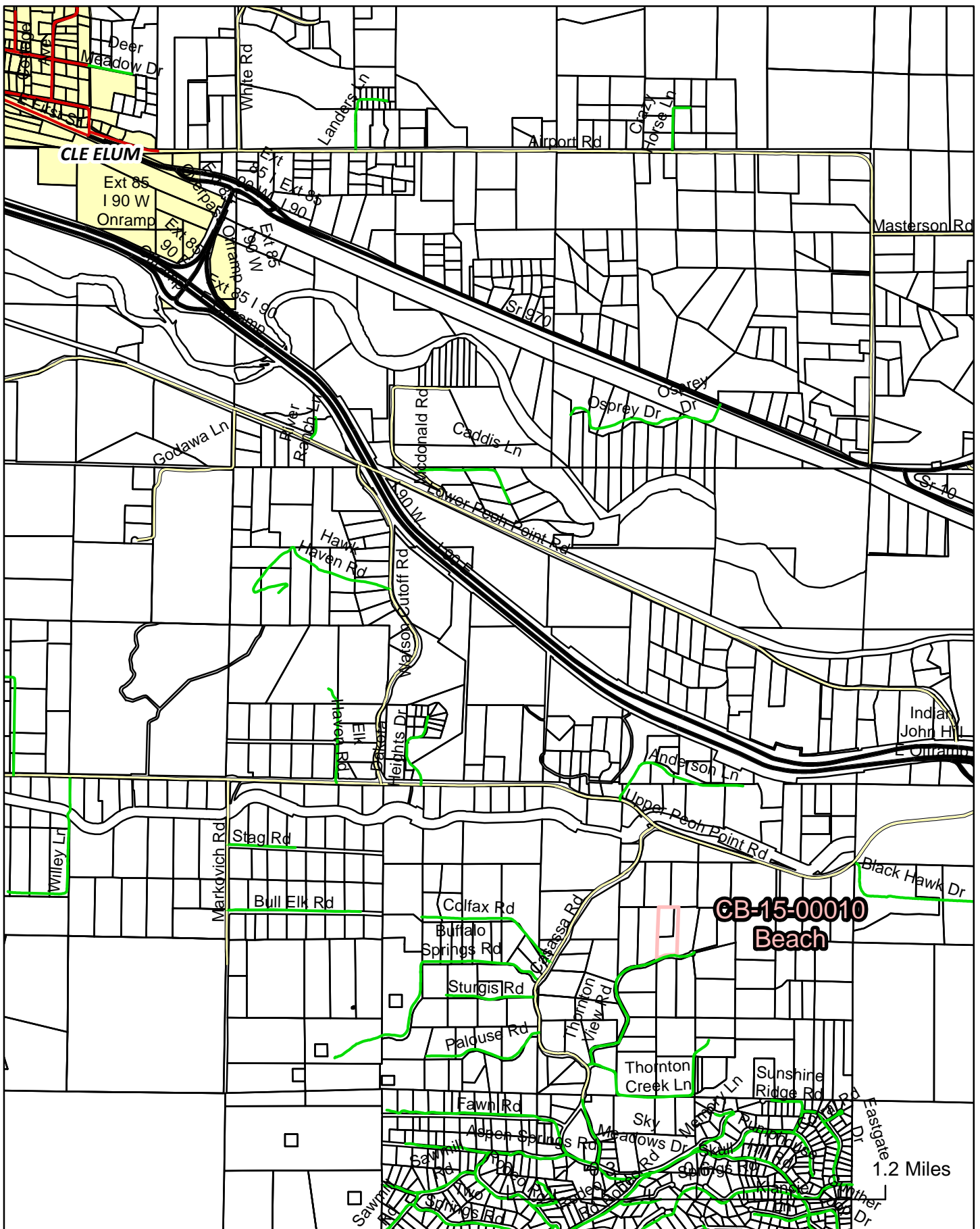


**CB-15-00010  
Beach**

**Zoning  
Map**

6/24/2015

kaycee.hathaway



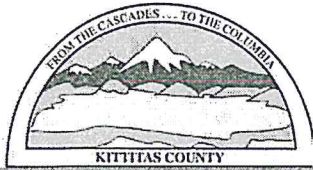
CB-15-00010  
Beach

Area  
Map

6/24/2015

kaycee.hathaway





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-15-00010

**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

JUN 15 2015

KITTITAS COUNTY

CDS

**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.
- 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

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

**FOR STAFF USE ONLY**

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X

*[Handwritten signature]*

DATE:

*6/19/15*

RECEIPT #

*25844*

PAID

JUN 15 2015

DATE STAMP HERE

KITTITAS CO.  
CDS

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 01-05-2011

Page 1 of 3

*Jeff looked @ counter ok'd for submittal 6/15/15*

**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: Jon BEACH  
Mailing Address: 941 THORNTON VIEW RD,  
City/State/ZIP: Cle Elum WA 98922  
Day Time Phone: 509) 674-5895  
Email Address: Rocobeach @ 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):**

\_\_\_\_\_  
\_\_\_\_\_

6. **Tax parcel numbers:** #953743 # 953744

7. **Property size:** 3.05 3 (acres)

8. **Land Use Information:**

Zoning: R-5 Comp Plan Land Use Designation: RURAL RES,

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

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

~~6.05 ACRE~~  
 953743 3.05  
 953744 3.00

6.05

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 Jon Bead

6-15-15

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

Date:

X Jon Bead

6-15-15

Treasurer's Office Review

Tax Status: paid in full  
2015

By: [Signature]  
Kittitas County Treasurer's Office

Date: 9-21-15

Approved as submitted by Community Development Services

By: [Signature]

DATE 9/21/2015





058-0001

051-0002

BEAGH SP  
07-03

051-000

058-0002





058-0001

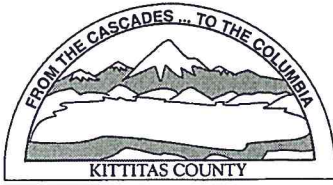
**BEACH  
SP 07-06**

051-0004

051-0002

058-0002

Thorton View Rd



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

**RECEIPT NO.: 00025844**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 030075

**Date:** 6/15/2015

**Applicant:** BEACH, JON

**Type:** check # 1143

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CB-15-00010	PARCEL COMBINATION	50.00
	Total:	50.00