



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"

April 24, 2018

Christopher Stoll
511 S Junett St. #B
Tacoma, WA 98409

RE: Stoll Parcel Combination (CB-18-00004)

Dear Mr. Stoll,

Kittitas County Community Development Services received a Parcel Combination permit on April 9, 2018. This application was determined **complete** as of April 24, 2018.

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) 962-7637, or by e-mail at chelsea.benner@co.kittitas.wa.us.

Sincerely,

Chelsea Benner
Planner I
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

Christopher Stoll

From: Kelly Bacon <kelly.bacon@co.kittitas.wa.us>
Sent: Monday, March 26, 2018 4:07 PM
To: 'Christopher Stoll'
Subject: RE: Confirmation of Parcel Combination Process

Chris,

The Joint-Use Driveway standards will apply to parcel combinations. This will include the entire length of the private road from the entrance from a Publicly Maintained Right of Way. So in your instance, Raptor Ridge would need to meet or exceed the Joint-Use Driveway standards prior to the issuance of the Building Permit. The Driveway to the proposed structure off of Raptor Ridge would be required to meet standards prior to Occupancy Permit. There is no requirement for a Private Road Certification. All other permits would apply. Inspections of the Private Road Work and the Driveway Work would all be completed by Public Works.

Hopefully this helps, please let me know if there are any further questions.

Sincerely,

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: Christopher Stoll [mailto:christopherdstoll@gmail.com]
Sent: Monday, March 26, 2018 3:59 PM
To: Kelly Bacon; Dan Carlson
Subject: Re: Confirmation of Parcel Combination Process

Hi Dan and Kelly,

I wanted to follow up on the process that I had laid out a couple of weeks ago. Any follow-up from your side on this? Thanks.

Chris Stoll
503.310.1126

On Fri, Mar 2, 2018 at 9:50 PM Christopher Stoll <christopherdstoll@gmail.com> wrote:

Hello Kelly and Dan,

I appreciate your time and efforts in addressing the predicament that the County's road standards are presenting to many property owners, such as myself, in building a single family residence who were part of exempt segregation processes many years ago. It is great that the County has developed a policy to address this predicament through a consolidation of parcels and a revisiting of the road improvement requirements.

Based on the information that you have communicated to me about my specific situation pertaining to Parcels 954778, 954779, 954780, and 954781 off of Raptor Ridge Road (email correspondence in January of 2018), I am prepared to go ahead and submit an application to consolidate these parcels into a single parcel. However, prior to submitting such application, I want to confirm in writing that I accurately understand what will be the applicable road standards for the parcels (once consolidated). My understanding of the process is as follows:

1. I will submit an application to consolidate the four parcels in the Schaller Short Plat, on Raptor Ridge Road (Parcels 954778, 954779, 954780, and 954781). The parcels will be combined into one parcel of 50.16 acres.
2. If the County approves my application to consolidate the four parcels into a single parcel, then rather than being required to improve all of Raptor Ridge Road to the private road standards for 3-14 parcels as a condition for obtaining a building permit for one single family residence on the consolidated lot, I will only need to improve Raptor Ridge Road to the standards set forth in Kittitas County Code 12.04.080/Table 4-4 for a Joint-Use Driveway (see attached).
3. Specifically, upon consolidation of the four parcels into a single parcel—with respect to any road improvement requirements for Raptor Ridge Road that are a prerequisite to me obtaining a building permit for one single family residence on the newly consolidated single parcel—I will be required to improve Raptor Ridge Road to a width of 16 feet (since the road will be over 150 feet in length), gravel surfacing, a maximum grade of 15% and 2:1 ditch slope. The Joint-Use Driveway standards in Kittitas County Code 12.04.080/Table 4-4 will be the maximum standards applicable to the portion of Raptor Ridge Road that pertains to my obtaining a building permit for one single family residence on the consolidated parcel.
3. I will make the road improvements to be in compliance with the Joint-Use Driveway standards in Kittitas County Code 12.040.080/Table 4-4. Road improvements will most likely require engineered plans, a SEPA checklist, a grading permit and other requirements necessary for this work. I will provide a private road certification demonstrating compliance with standards for a Joint-Use Driveway in Kittitas County Code 12.04.080/Table 4-4 with the sign and seal of a Professional Engineer registered in the State of Washington.
4. No further road improvements will be required for issuance of a building permit for one single family residence. I will also file an Access and Address Application for the driveway from Raptor Ridge Road to the building that will be approved if it meets all necessary requirements related to driveways. The driveway will be constructed before occupancy of the building is granted.

Please confirm that your understanding of this process is the same as what I have laid out here. The sole reason I am consolidating my four parcels into one is to make the Joint-Use Driveway standards in Kittitas County Code 12.04.080/Table 4-4 the applicable standards for me to obtain a building permit for one single family residence on the newly consolidated parcel. I will be relying on the understanding of this process as the basis to go through with this parcel combination.

Thanks.

Chris Stoll

503.310.1126

Road Standards that will apply to Stoll for improving Raptor Ridge Road, if Stoll consolidates four parcels into a single parcel

Table 4-4
Private Road Minimum Design Standards

Design Elements	Road Type				
	Driveway	Joint-Use Driveway	Private Road ⁽²⁾	Private Road ⁽²⁾	Private Road
			Average Lot Size ≤ 10.0 acres.		
Number of Parcels and/or Units	1	2	3-14	15-40	41+
Minimum Easement Width	0	30 ⁽³⁾	60 ⁽³⁾	60'	60'
Paved Apron ⁽¹⁾	N/A	N/A	Req'd	Req'd	Req'd
Roadway Width	12' or 16' ⁽⁶⁾	12' or 16' ⁽⁶⁾	20'	22'	20'
Shoulder Width	N/A	N/A	1'	1'	1'
Minimum Centerline Radius (ft)	N/A	N/A	60	60	60
Surfacing Requirements ⁽⁴⁾	Gravel	Gravel	Gravel	BST/ACP	Gravel
Minimum Crushed Surfacing ⁽⁵⁾	N/A	N/A	6"	6"	6"
Maximum Grade % ⁽⁷⁾	15	15	10	10	10
Cul-de-Sac Required	N/A	N/A	Req'd	Req'd	Req'd
County Road Approach Permit	Req'd	Req'd	Req'd	Req'd	Req'd
Stopping Site Distance	N/A	N/A	AASHTO	AASHTO	AASHTO
Ditch Slope (inside slope)	2:1	2:1	2:1	2:1	2:1

(1) Applies to all roads accessing existing paved roadway.

(2) All private roads shall be inspected and certified by a civil engineer licensed in the State of Washington for conformance with the current edition of the Kittitas County Road Standards.

(3) Existing road easements may be a minimum of 40'. New road easements shall be a minimum of 60'. Existing driveway easements may be a minimum of 20'. New driveway easements shall be a minimum of 30'.

(4) Crushed surfacing per WSDOT Standard Specifications.

(5) Additional depth may be required for roads that are to be public roads.

(6) Any new driveway longer than 150' in length shall have a width of no less than 16'. New driveways less than 150' in length shall have a width of no less than 12'. If KCC 20.02.020 is stricter, the stricter standard shall apply.

(7) A variance request is required for private road grades between 10-12%.

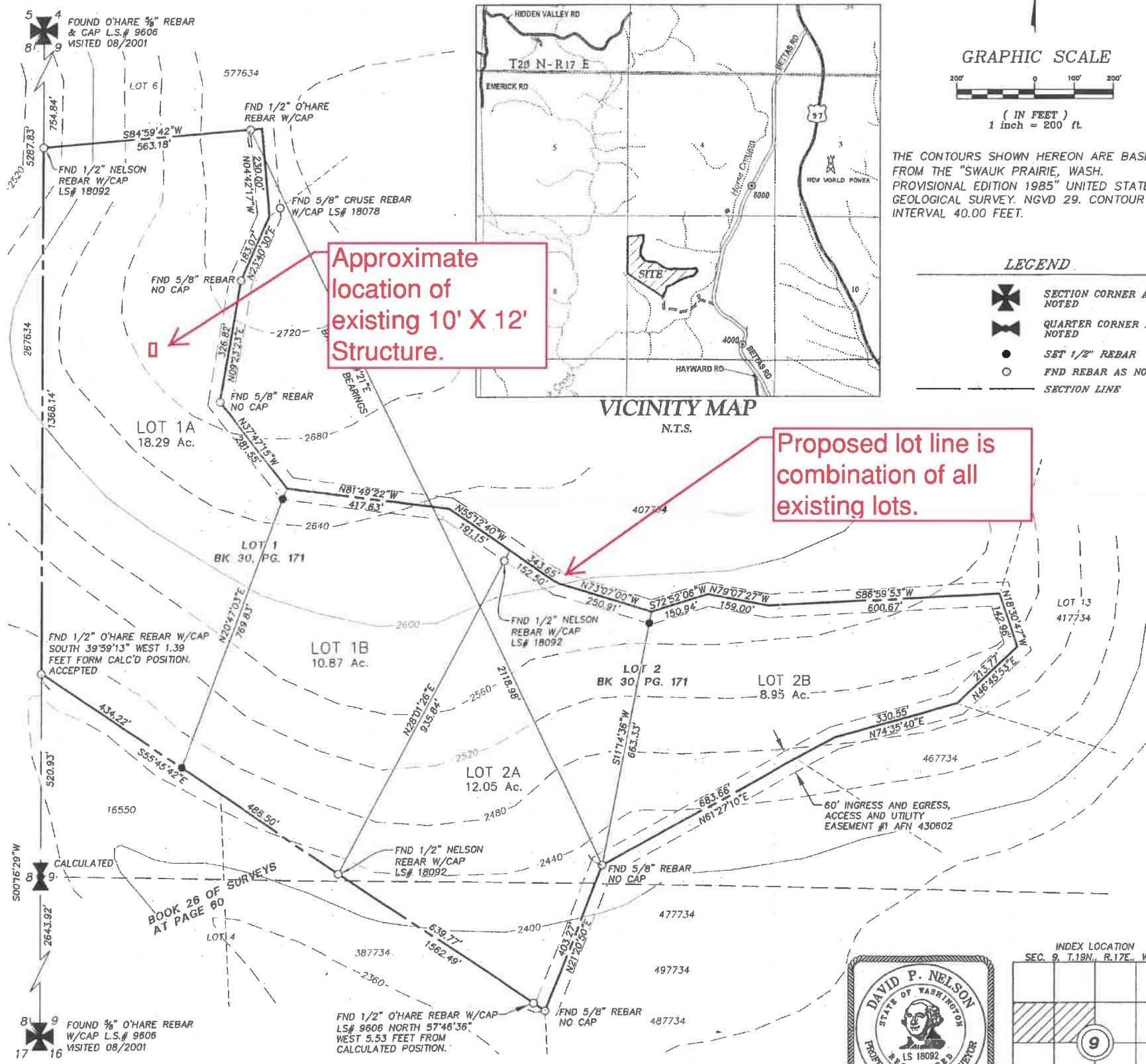
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APR 09 2018

Kittitas County CDS

SP-07-??

SCHALLER SHORT PLAT

PORTIONS OF THE WEST HALF OF SECTION 9,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.



Approximate location of existing 10' X 12' Structure.

Proposed lot line is combination of all existing lots.

APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of _____ A.D., 20____

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

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

Dated this ____ day of _____ A.D., 20____

Community Development Services Director

KITITAS 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 ____ day of _____ A.D., 20____

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 ____ day of _____ A.D., 20____

Kittitas County Treasurer

ORIGINAL TAX LOT-No. 19-17-09050-0005 & 19-17-09050-0030.

RECORDER'S CERTIFICATE

Filed for record this ____ day of _____ 20____ at _____ M in book _____ of _____ at page _____ at the request of

DAVID P. NELSON
Surveyor's Name

JERALD V. PETTIT
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 **LAWSON, SCHALLER** in D.C.T. 2007.

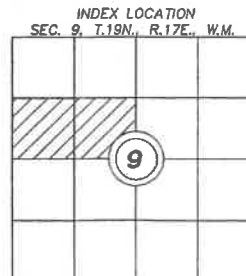
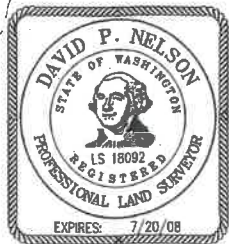
DAVID P. NELSON
DATE

Certificate No. 18092

K.C.S.P. NO. 07-

PRTN OF THE W. 1/2 OF SEC. 9, T.19N., R.17E., W.M.
Kittitas County, Washington

DWN BY T. ROLETTO	DATE 10/2007	JOB NO. 07187
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2



Encompass
ENGINEERING & SURVEYING

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

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Kittitas County CDS

OWNER:

LAWSON SCHALLER
ALEXANDER AVENUE
LOS OSOS, CA 93402
509-674-4341

EXISTING TAX PARCEL NO. 19-17-09050-0005 &
19-17-09050-0030

ORIGINAL PARCEL AREA: 50.16 ACRES

EXISTING ZONE: AG-20

SOURCE OF WATER: INDIVIDUAL WELL

SEWER SYSTEM: SEPTIC TANK & DRAINFIELD
WIDTH AND TYPE OF ACCESS: 60.00 FOOT INGRESS AND
EGRESS, ACCESS AND UTILITY EASEMENT

ORIGINAL LEGAL DESCRIPTION:

PARCELS 1 AND 2 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 25, 2004, IN BOOK 30 OF SURVEYS, PAGE 171, UNDER
AUDITOR'S FILE NO. 200410250001, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF
SECTION 9, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SHORT PLAT IS TO DELINEATE THE BOUNDARY LINES OF TAX PARCEL NO. 19-17-09050-0005 AND TAX
PARCEL NO. 19-17-09050-0030 AND TO SHORT PLAT SAID TAX PARCELS INTO THE CONFIGURATION AS SHOWN HEREON.

2. 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 1:1,000 LINEAR
CLOSURE AFTER AZIMUTH ADJUSTMENT.

3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.

4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS, PAGE
171, UNDER AUDITOR'S FILE NO. 200410250001 AND BOOK 28 OF SURVEYS AT PAGES 160, UNDER AUDITOR'S FILE NUMBER (AFN)
2001081000038 AND BOOK 28 OF SURVEYS AT PAGE 57, UNDER AFN 200210290015 AND BOOK 5 OF SURVEYS AT PAGES 68-70,
UNDER AFN 430602, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON. THE BASIS
OF BEARINGS IS THE SAME AS SAID SURVEY RECORDED IN BOOK 30 AT PAGE 171.

5. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS.
ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY
DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS.
SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.

7. 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.

8. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESS AND ALLEYS WITHIN
THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT
MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

9. 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. SAID EASEMENT SHALL ALSO BE
USED FOR IRRIGATION.

10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
11. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED
5,000 GALLONS PER DAY.

12. KITITAS 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.

13. ENTIRE PRIVATE ROAD(S) 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 KITITAS COUNTY ROAD STANDARDS PRIOR
TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.

14. KITITAS 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.

SCHALLER SHORT PLAT

PORTIONS OF THE WEST HALF OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, WASHINGTON.

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

CHKD BY **D. NELSON** SCALE 1"=200' SHEET 2 OF 2

DWN BY **T. ROLETTO** DATE 10/2007 JOB NO. 07187

K.C.S.P. NO. 07-
PRTN OF THE W. 1/2 OF SEC. 9, T.19N., R.17E., W.M.,
Kititas County, Washington

Certificate No. 18092

NOV 14 2007
RECEIVED
KITITAS COUNTY
CDS

DAVID P. NELSON
County Auditor
Deputy County Auditor

DAVID P. NELSON
Surveyor's Name

Filed for record this _____ day of _____, 20____, at the request of _____
RECORDER'S CERTIFICATE



ADJOINERS

SLIM JORGENSEN
38734
NELSON CREEK VISIONS LLC
391 NELSON CREEK RD
CLE ELUM, WA 98922

ROBERT BISNETT
19855 10TH AVE. NW
SEATTLE, WA 98177

SWAUK VALLEY RANCH LLC
267634
% ALEX CORDAS
417734
GREGORY COGAN
4970 AIRPORT RD
CLE ELUM, WA 98922

ARDEN SAFFORD
13732 59TH AVE. SE
EVERETT, WA 98208-9404

SP-07-??

RECEIVING NO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, ANNE M. NORMENT AND LAWSON SCHALLER, WIFE
AND HUSBAND, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED
REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

ANNE M. NORMENT
LAWSON SCHALLER

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITITAS)

THIS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2007, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANNE M. NORMENT AND LAWSON SCHALLER,
WIFE AND HUSBAND, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION
DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT _____
MY COMMISSION EXPIRES: _____



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"

CB-18-00004

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)
 - 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:

\$590.00 Community Development Services
 \$150.00 Public Works

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

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

DATE: 4-9-18

RECEIPT # CB-18-0004

X KB

RECEIVED

APR 09 2018

Kittitas County 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: Christopher Stoll
Mailing Address: 5011 S Junett St, #B
City/State/ZIP: Tacoma, WA 98409
Day Time Phone: 503.310.1126
Email Address: christopherdstoll@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: NKA Raptor Ridge Road
City/State/ZIP: Cle Elum, WA 98922

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

6. **Tax parcel numbers:** See below.

7. **Property size:** See below, total of 50.16 (acres)

8. **Land Use Information:**

Zoning: A-20 - Agriculture Zone Comp Plan Land Use Designation: Rural Working

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

(Survey Vol. ____, Pg ____)

954778 (18.29 acres, Lot 1A)

50.16 acres

954779 (10.87 acres, Lot 1B)

954780 (12.05 Acres, Lot 2A)

954781 (8.95 acres, Lot 2B)

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 Cia

4/13/18

Treasurer's Office Review

Tax Status: _____

By: _____ Date: _____

Kittitas County Treasurer's Office

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

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

Legal Descriptions of Parcels:

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

From Parcel Combination Application:

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

Narrative Description:

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

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

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

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

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

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



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

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

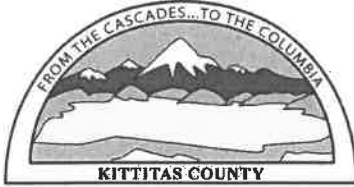
1. The parcels are currently zoned as A-20 which means that the parcels cannot be smaller than 20 acres each. Currently, all of the parcels are smaller than 20 acres and this parcel combination will bring the land back into agreement with the zoning.
2. This parcel combination will be in agreement with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

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

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

SEPA Checklist:

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



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD18-00720

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

Payer/Payee: STOLL, CHRISTOPHER
5011 S JUNETT ST #B
TACOMA WA 98409-6411

Cashier: KATHY BOOTS
Payment Type: CHECK (1098)

Date: 04/11/2018

CB-18-00004 Parcel Combination		RAPTOR RIDGE RD CLE ELUM		
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>	
Parcel Combination	\$540.00	\$540.00	\$0.00	
Parcel Combination (Public Works)	\$150.00	\$150.00	\$0.00	
CB-18-00004 TOTALS:		\$690.00	\$690.00	\$0.00
TOTAL PAID:			\$690.00	

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2014-954778	\$412.55	\$22.70	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2014-0504348	04/07/2014	\$217.63	\$0.00	\$217.63
	2014-0538241	10/13/2014	\$217.62	\$0.00	\$217.62
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2013-954778	\$449.65	\$22.70	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2013-0446720	04/23/2013	\$236.18	\$0.00	\$236.18
	2013-0477364	10/16/2013	\$236.17	\$0.00	\$236.17

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Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2014-954779	\$340.97	\$22.70	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2014-0504349	04/07/2014	\$181.84	\$0.00	\$181.84
	2014-0538240	10/13/2014	\$181.83	\$0.00	\$181.83
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2013-954779	\$156.15	\$22.70	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2013-0446721	04/23/2013	\$89.43	\$0.00	\$89.43
	2013-0477365	10/16/2013	\$89.42	\$0.00	\$89.42

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[PAYMENT CART\(0\)](#)

BRETT WACHSMITH
Kittitas County Treasurer 205 W 5th AVE Suite 102 Ellensburg WA 98926

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

Parcel

Parcel#: 954780 Owner Name: STOLL, CHRISTOPHER
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: RAPTOR RIDGE RD CLE ELUM Address2: 5011 S JUNETT ST #B
 Map Number: 19-17-09053-0003 City, State: TACOMA WA
 Status: Zip: 98409-6411
 Description: ACRES 12.05; SCHALLER SHORT PLAT 07-164, LOT 2A; SEC 09, TWP 19, RGE 17
 Comment:

Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	STOLL, CHRISTOPHER	2018-954780	\$359.66	\$0.00	\$359.66	\$23.91	\$383.57

Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	<input type="checkbox"/>
Real Property	STOLL, CHRISTOPHER	2018-954780	\$383.57	\$0.00	\$0.00	\$383.57	<input type="checkbox"/>

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* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2018-954780	\$359.66	\$23.91	\$0.00	\$383.57
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2017-954780	\$325.90	\$23.91	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2017-0687281	03/07/2017	\$174.91	\$0.00	\$174.91
	2017-0723786	10/02/2017	\$174.90	\$0.00	\$174.90
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2016-954780	\$326.63	\$23.91	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2016-0627285	03/29/2016	\$175.27	\$0.00	\$175.27
	2016-0661728	09/30/2016	\$175.27	\$0.00	\$175.27
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2015-954780	\$336.91	\$23.91	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2015-0570522	04/17/2015	\$180.41	\$0.00	\$180.41
	2015-0621217	12/16/2015	\$180.41	\$1.80	\$182.21

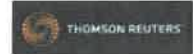
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2014-954780	\$346.89	\$22.70	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2014-0504350	04/07/2014	\$184.80	\$0.00	\$184.80
	2014-0538238	10/13/2014	\$184.79	\$0.00	\$184.79
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2013-954780	\$176.20	\$35.20	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2013-0446722	04/23/2013	\$105.70	\$0.00	\$105.70
	2013-0477366	10/16/2013	\$105.70	\$0.00	\$105.70

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Parcel

Parcel#: 954781 Owner Name: STOLL, CHRISTOPHER
 DOR Code: 91 - Undeveloped - Land Address1:
 Situs: RAPTOR RIDGE RD CLE ELUM Address2: 5011 S JUNETT ST #B
 Map Number: 19-17-09053-0004 City, State: TACOMA WA
 Status: Zip: 98409-6411
 Description: ACRES 8.95; SCHALLER SHORT PLAT 07-164, LOT 2B; SEC 09, TWP 19, RGE 17
 Comment:

Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	STOLL, CHRISTOPHER	2018-954781	\$316.38	\$0.00	\$316.38	\$23.60	\$339.98

Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	<input type="checkbox"/>
Real Property	STOLL, CHRISTOPHER	2018-954781	\$339.98	\$0.00	\$0.00	\$339.98	<input type="checkbox"/>

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* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

5 Year Tax History

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2018-954781	\$316.38	\$23.60	\$0.00	\$339.98
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2017-954781	\$286.68	\$23.60	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2017-0687280	03/07/2017	\$155.14	\$0.00	\$155.14
	2017-0723785	10/02/2017	\$155.14	\$0.00	\$155.14
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2016-954781	\$287.32	\$23.60	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2016-0627286	03/29/2016	\$155.46	\$0.00	\$155.46
	2016-0661729	09/30/2016	\$155.46	\$0.00	\$155.46
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2015-954781	\$296.37	\$22.70	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2015-0570523	04/17/2015	\$159.54	\$0.00	\$159.54
	2015-0621218	12/16/2015	\$159.53	\$1.60	\$161.13

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2014-954781	\$305.14	\$35.20	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2014-0504351	04/07/2014	\$170.17	\$0.00	\$170.17
	2014-0538239	10/13/2014	\$170.17	\$0.00	\$170.17
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2013-954781	\$157.50	\$22.70	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2013-0446723	04/23/2013	\$90.10	\$0.00	\$90.10
	2013-0477367	10/16/2013	\$90.10	\$0.00	\$90.10

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