



# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

(B-19-00005)

## 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)

### 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:

\$550.00 Community Development Services

\$150.00 Public Works

**\$700.00 Total fees due for this application** (Check made payable to KCCDS)

### FOR STAFF USE ONLY

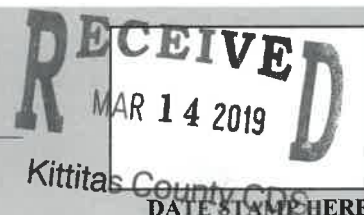
APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

X

DATE:

3/14/19

RECEIPT #



**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: GREGORY & ALEXANDRIA ZEVELY  
Mailing Address: 2242 NW 60TH STREET  
City/State/ZIP: SEATTLE WA 98107  
Day Time Phone: 206-255-1437  
Email Address: greg@hudsonbayins.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: Dustin Pierce, Encompass Engineering & Surveying  
Mailing Address: 407 Swiftwater Blvd.  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 509-674-7433  
Email Address: dpierce@encompasses.net

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MAR 14 2019  
Kittitas County CDS

**4. Street address of property:**

Address: 231 & 271 GOAT CREEK LANE  
City/State/ZIP: CLE ELUM WA 98922

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

LOT 9-6 & LOT 9-7, PHASE 3, DIVISIONS 6-9, SUNCADIA (TUMBLE CREEK)

**6. Tax parcel numbers:** 950079 (20-14-14050-0906) & 950080 (20-14-14050-0907)

**7. Property size:** 0.83 ACRES & 0.77 ACRES (acres)

**8. Land Use Information:**

Zoning: Master Planned Resort      Comp Plan Land Use Designation: Rural Rec.

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

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

950079 (20-14-14050-0906) 0.83 AC.

1.60 ACRES

950080 (20-14-14050-0907) 0.77 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):

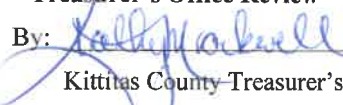
Date:

X  \_\_\_\_\_

2.27.19

Treasurer's Office Review

Tax Status: Paid 2019

By:   
Kittitas County Treasurer's Office

Date: April 29, 2019

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CB.19.00005

Approved as submitted by Community Development Services

Planner: Chelsea Benner Signed:  Date: 4/29/19



**KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD19-00533**

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

**Payer/Payee:** ZEVELY, GREGORY & ALEXANDRIA  
2242 NW 60TH ST  
SEATTLE WA 98107

**Cashier:** LINDSEY OZBOLT  
**Payment Type:** CHECK (1265)

**Date:** 03/14/2019

**CB-19-00005 Parcel Combination 231 GOAT CREEK LN CLE ELUM**

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Parcel Combination (Public Works)	\$150.00	\$150.00	\$0.00
Parcel Combination	\$550.00	\$550.00	\$0.00
<b>CB-19-00005 TOTALS:</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$700.00</b>	



**PROJECT NARRATIVE**

**GREG & ALEXANDRIA ZEVELY  
PARCEL COMBINATION**

**Parcel Numbers and (Map Numbers)**

**950079 (20-14-14050-0906)**

**950080 (20-14-14050-0907)**

**OVERVIEW:**

The purpose of this application is to combine Parcel Number 950079, Lot 9-6 of Suncadia, Phase 3, Divisions 6-9 (Tumble Creek), which is currently 0.83 acres, with Parcel Number 950080, Lot 9-7 of Suncadia, Phase 3, Divisions 6-9 (Tumble Creek), which is currently 0.77 acres, resulting in a single 1.60-acre parcel.

The parcels involved are within the Master Planned Resort (MPR) Zone of Kittitas County.

The parcels are located in the NW ¼ of the SW ¼ of Section 14 Township 20 North, Range 14 East, W.M.

**SEWER:**

Sewage is disposed of via existing Suncadia Resort sewer system.

**WATER:**

Water is provided by the existing Suncadia Resort public water system.

**TRANSPORTATION:**

Access to county road(s) is provided by the existing Suncadia Resort road system.

**COMMENTS:**

Attached are copies of the Parcel Combination Application form(s) and property description of the combined parcel for your review and comment.

PLEASE PROVIDE ENCOMPASS ENGINEERING AND SURVEYING WITH COPIES OF CORRESPONDENCE REGARDING THIS BOUNDARY LINE ADJUSTMENT APPLICATION.

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MAR 14 2019

Kittitas County CDS

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**Western Washington Division**

165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Phone: (425) 392-0250 Fax: (425) 391-3055

**Eastern Washington Division**

407 Swiftwater Blvd., Cle Elum, WA 98922  
Phone: (509) 674-7433 Fax: (509) 674-7419



**GREGORY & ALEXANDRIA ZEVELY  
COMBINED PARCEL DESCRIPTION**

LOT 9-6 OF SUNCADIA, PHASE 3, DIVISIONS 6 TO 9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, RECORDS OF SAID COUNTY.

AND

LOT 9-7 OF SUNCADIA, PHASE 3, DIVISIONS 6 TO 9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGES 190 THROUGH 220, RECORDS OF SAID COUNTY.



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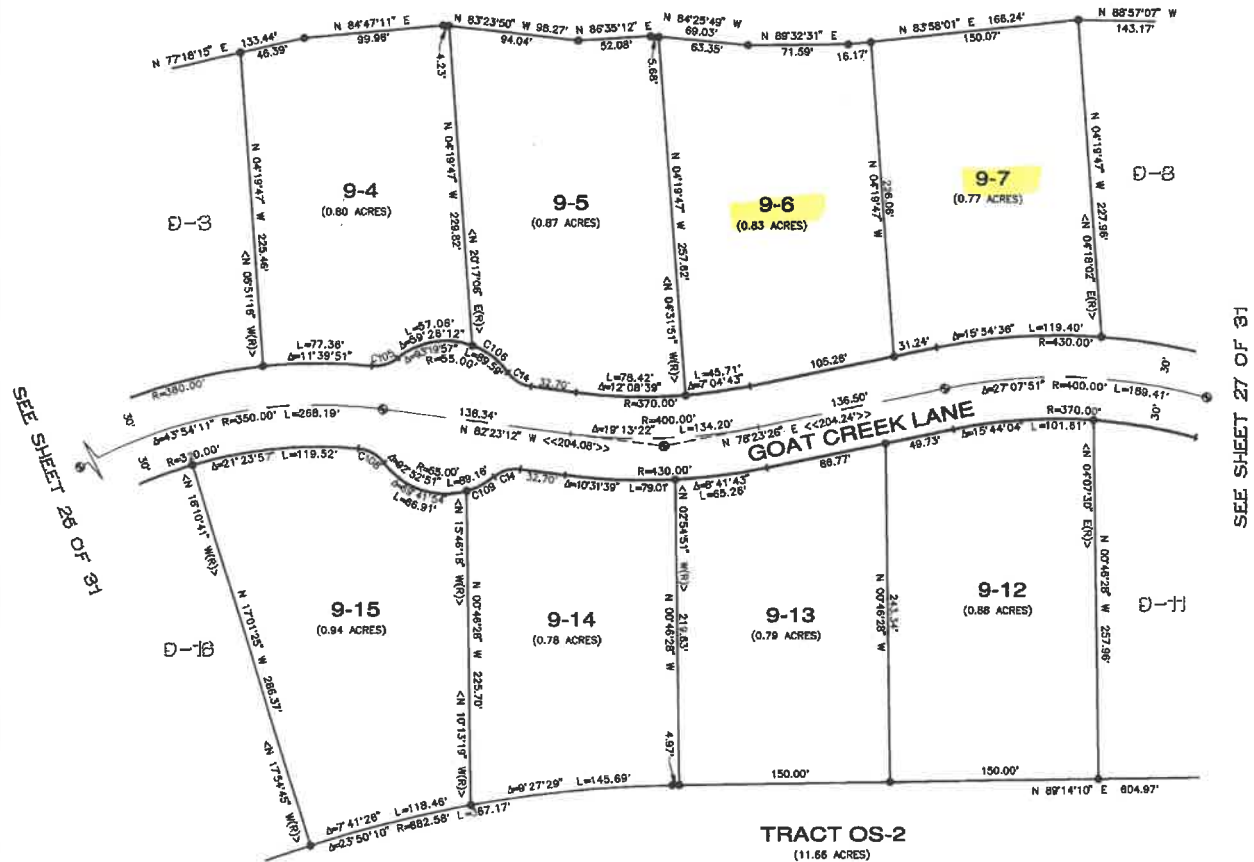
**Western Washington Division**  
165 NE Juniper St., Ste 201, Issaquah, WA 98027  
Ph: (425) 392-0250 Fax: (425) 391-3055

**Eastern Washington Division**  
407 Swiftwater Blvd., Cle Elum, WA 98922  
Ph: (509) 674-7433 Fax: (509) 674-7419

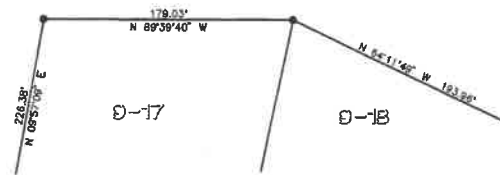
**SUNCADIA - PHASE 3 DIVISIONS 6 TO 9 (TUMBLE CREEK)**  
 A PORTION OF SECTIONS 13, 14, 15, 23, 24 AND 25, T. 20 N., R. 14 E., W.M.  
 KITTITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.  
 20050220001

**TRACT OS-6**  
 (18.67 ACRES)



**TRACT OS-2**  
 (11.66 ACRES)



SEE SHEET 24 OF 31

**LEGEND**

- CENTERLINE MONUMENT, SET CONCRETE MONUMENT WITH BRASS CAP STAMPED: L.S. 29281", IN CASE TO BE SET UPON COMPLETION OF CONSTRUCTION
- PROPERTY CORNER, SET REBAR AND CAP STAMPED: "ESM LLC L.S. 29284/29281"
- Δ DELTA
- R RADIUS
- L ARC LENGTH
- (R) RADIAL BEARING
- <> RADIAL BEARING AT LOT CORNER
- << >> MONUMENT TO MONUMENT DISTANCE
- OS-1 OPEN SPACE TRACT - DESIGNATION NUMBER

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C14	45°34'03"	25.00	20.32
C105	44°57'41"	25.00	19.82
C108	33°53'45"	55.00	32.54
C108	42°42'20"	25.00	21.25
C109	23°10'57"	55.00	22.25



SCALE: 1" = 60'



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**ESM CONSULTING ENGINEERS LLC**  
 720 South 940th Street  
 Federal Way, Washington 98003  
 (206) 898-0118

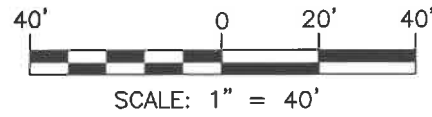
Civil Engineering  
 Land Surveying  
 Project Management  
 Public Works  
 Land Planning

DATE: 03-25-05  
 DRAWN BY: B.R.S./R.J.W.  
 JOB NO. 998-710-004-0006  
 SHEET 26 OF 31

VOLUME/PAGE  
 9 - 215

9-15





EXISTING LEGAL DESCRIPTIONS:

LOT 9-6 SUNCADIA, PHASE 3, DIVISIONS 6-9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 190 THROUGH 220, RECORDS OF SAID COUNTY.

LOT 9-7, SUNCADIA, PHASE 3, DIVISIONS 6-9 (TUMBLE CREEK), IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 190 THROUGH 220, RECORDS OF SAID COUNTY.

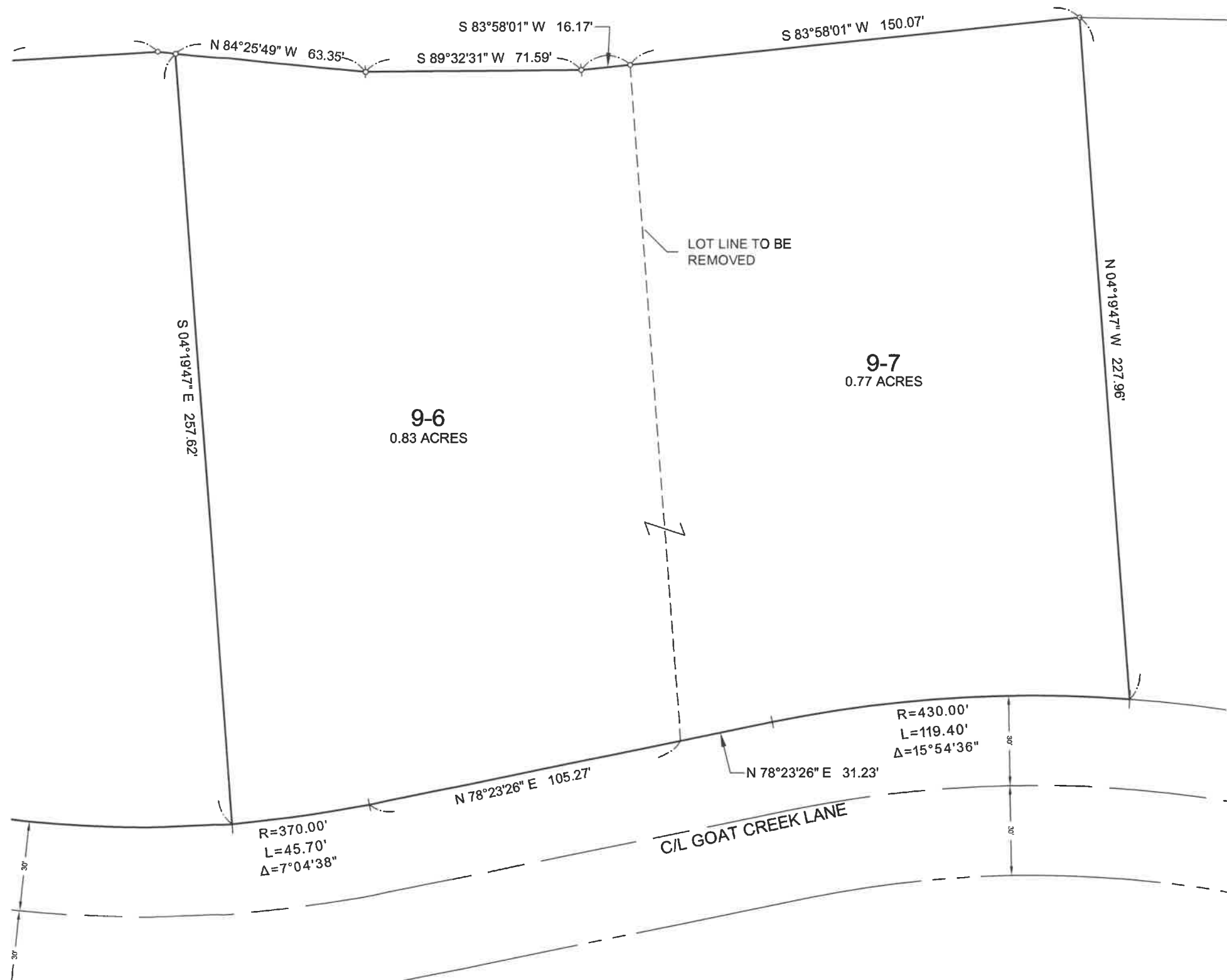
PARCEL INFORMATION:

PARCEL NO.: 950079 & 950080  
MAP NO.: 20-14-14050-0906 & 20-14-14050-0907

ADDRESS:

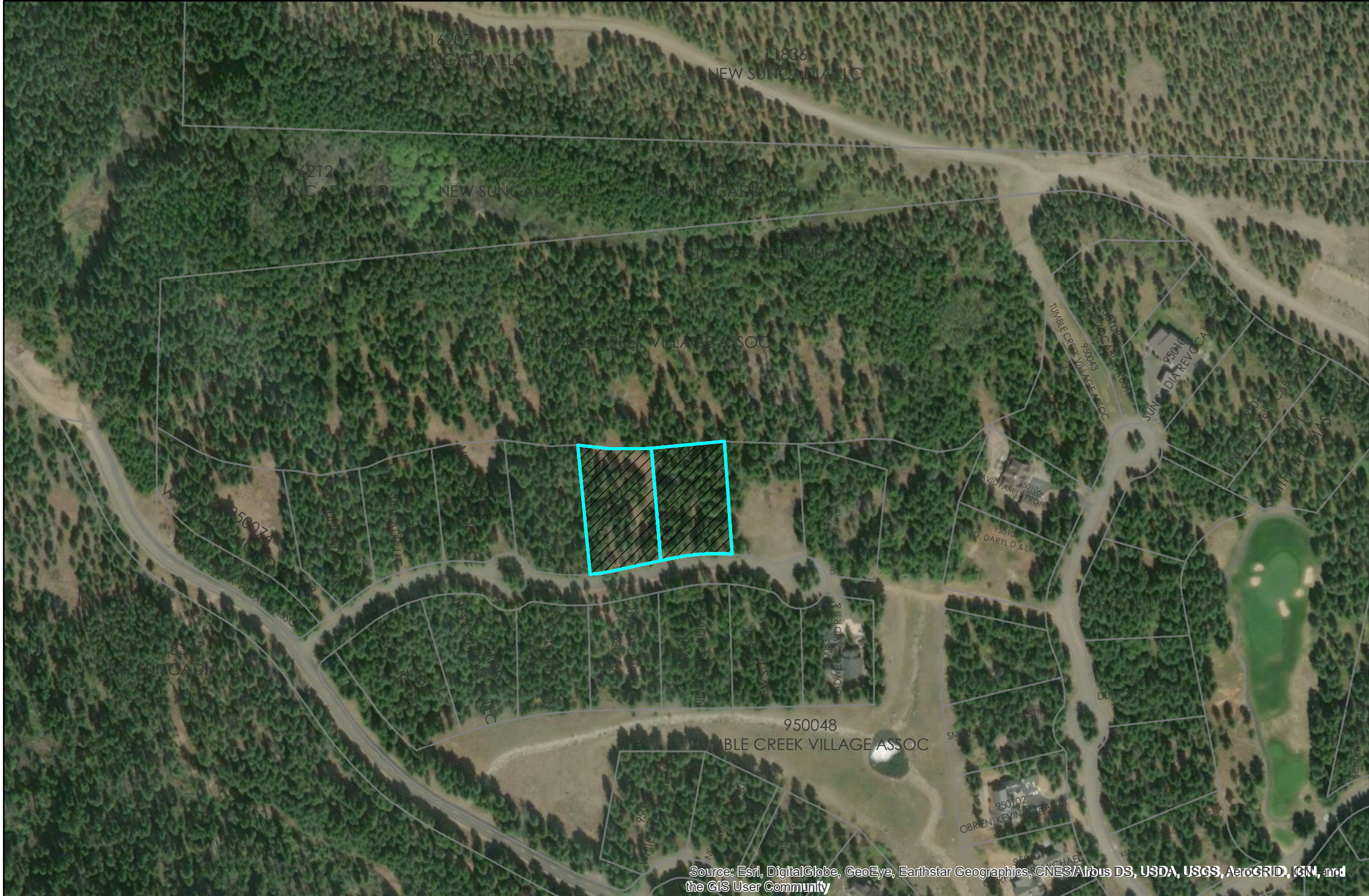
231 & 271 GOAT CREEK LANE  
CLE ELUM, WA 98922

TRACT OS-6  
(OPEN SPACE)



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MAR 14 2019  
Kittitas County CDS

<b>SITE PLAN</b>	<b>GREG ZEVELY PARCEL COMBINATION</b>	<b>Encompass</b> ENGINEERING & SURVEYING <small>Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 407 Swilwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419</small>	REVISIONS	JOB NO. 19002	<b>1/1</b> SHEET
				DATE 3/2019	
				SCALE 1" = 40'	

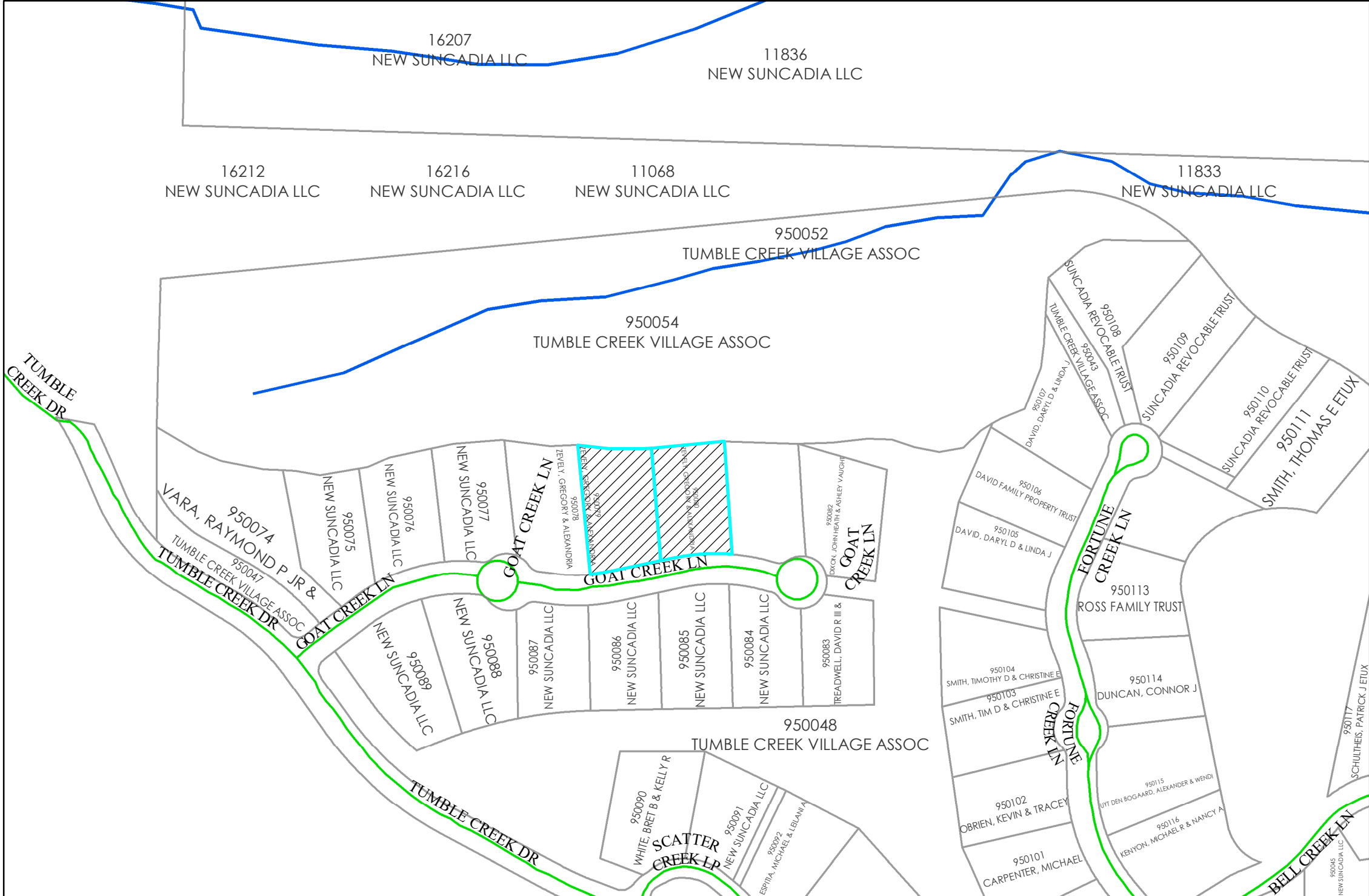


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**CB-19-00005**  
**Zevely**



**Aerial**



**CB-19-00005**  
**Zevely**



**Critical Areas**



**CP-03-0008**  
Trendwest

**LP-05-0006**  
Suncadia Phase  
3 Division 6-9

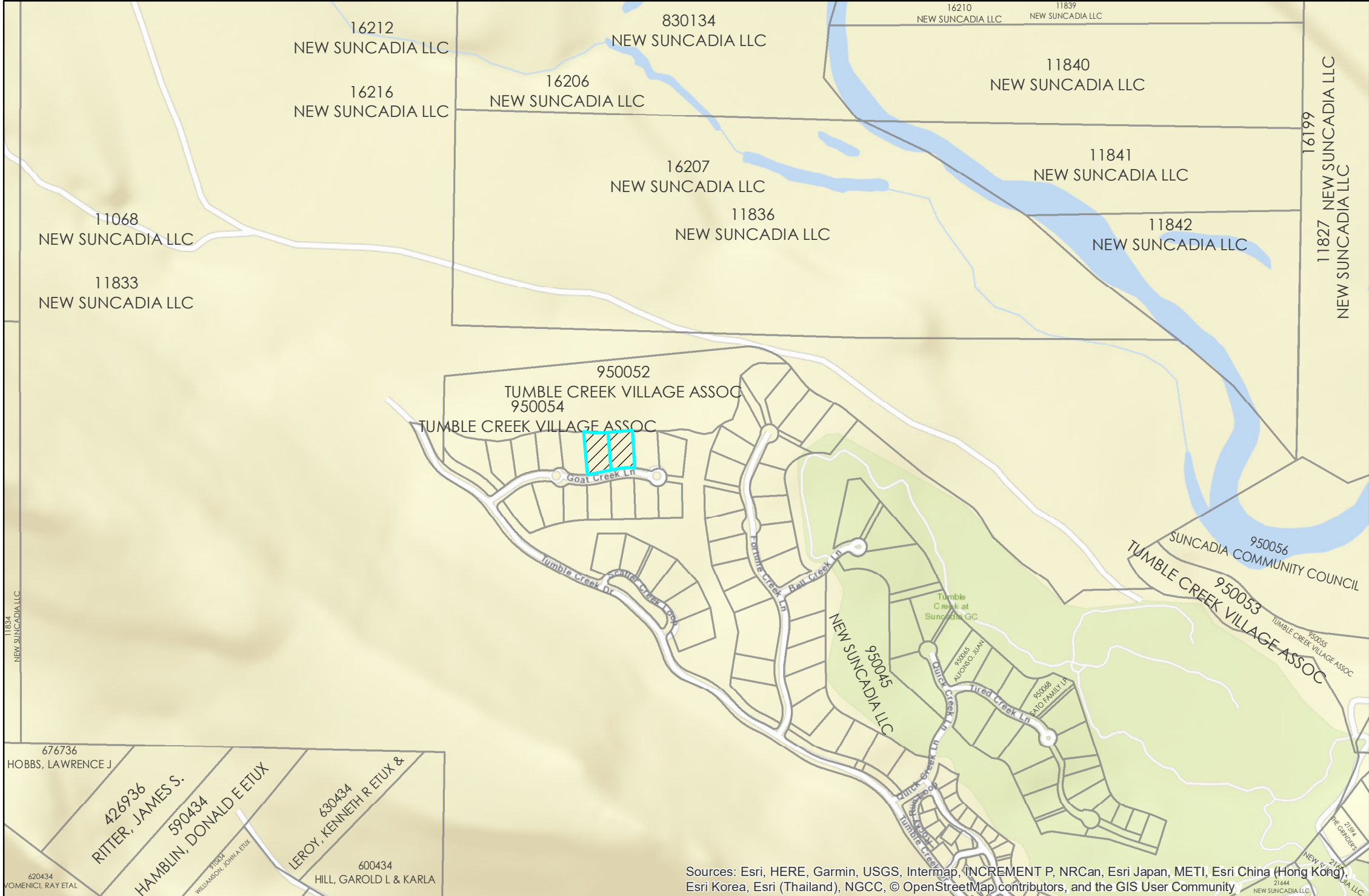
**CU-16-0002**  
T-Mobile

**BL-18-0007**  
Suncadia Ph  
3 Div 14

**CB-19-0005**  
Zevly



Projects

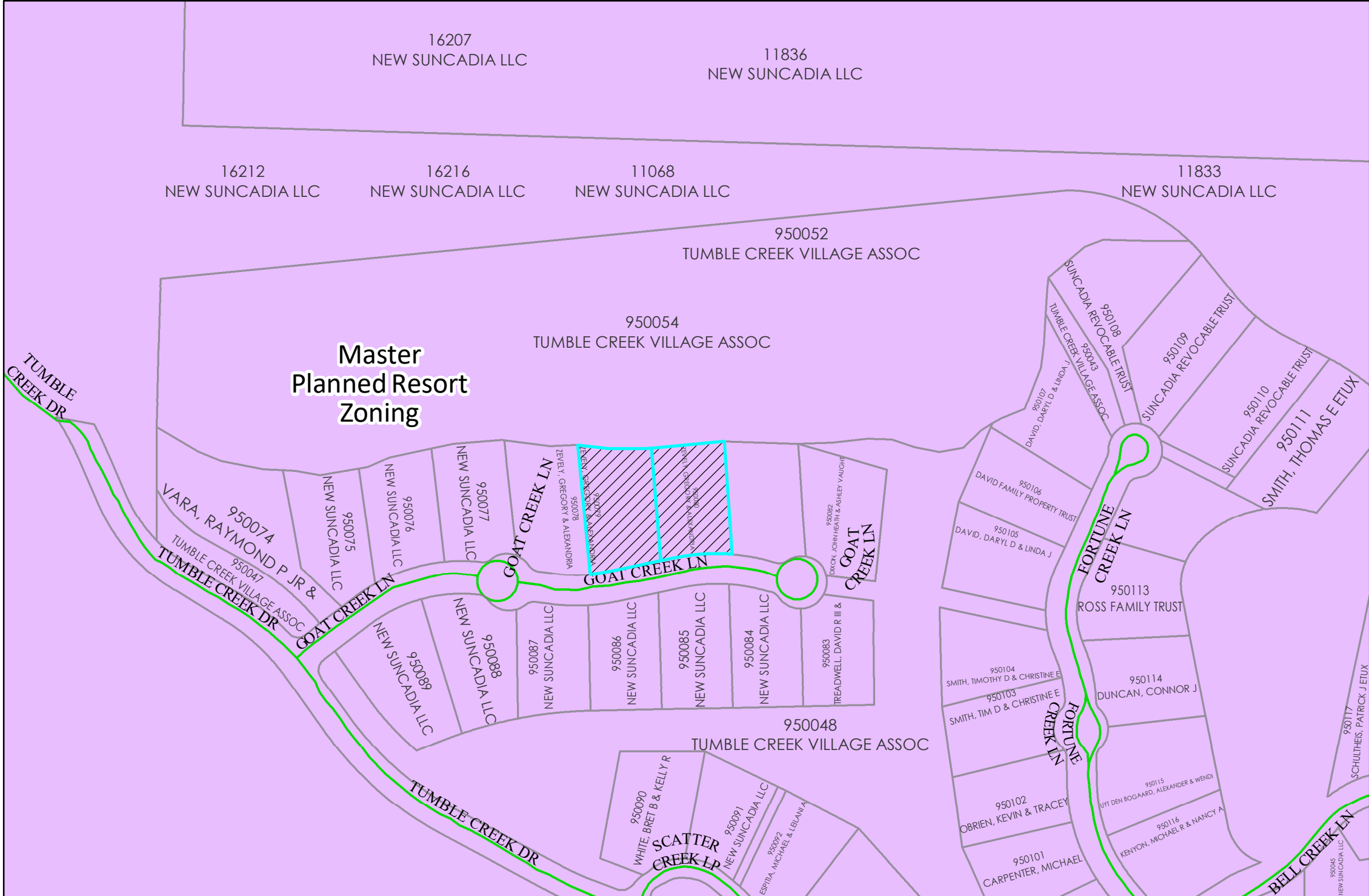


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

**CB-19-00005**  
**Zevely**



Area



**Master  
Planned Resort  
Zoning**

**CB-19-00005  
Zevely**



**Zoning**

## Chelsea Benner

---

**From:** Chelsea Benner  
**Sent:** Monday, April 08, 2019 1:35 PM  
**To:** Pat Nicholson; Tristen Lamb; Taylor Gustafson; Holly Erdman; Jesse Cox  
**Subject:** Project Review CB-19-00005

Good Afternoon,

Please review the CB-19-00005 parcel combination application. Comments are due by 5pm on April 22, 2019.

[CB-19-00005 Zevely](#)

Thank you,

*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](mailto:chelsea.benner@co.kittitas.wa.us)

## Chelsea Benner

---

**From:** Pat Nicholson  
**Sent:** Monday, April 08, 2019 1:58 PM  
**To:** Chelsea Benner  
**Subject:** RE: Project Review CB-19-00005

No comments



Patrick Nicholson  
Fire Marshal  
Kittitas County  
411 N Ruby ST, Suite 2  
Ellensburg WA 98926  
(509) 899-3554 (Cell)  
(509)962-7000 (Office)  
[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)

---

**From:** Chelsea Benner  
**Sent:** Monday, April 08, 2019 1:35 PM  
**To:** Pat Nicholson; Tristen Lamb; Taylor Gustafson; Holly Erdman; Jesse Cox  
**Subject:** Project Review CB-19-00005

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[CB-19-00005 Zevely](#)

Thank you,

*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](mailto:chelsea.benner@co.kittitas.wa.us)



## Chelsea Benner

---

**From:** Holly Erdman  
**Sent:** Friday, April 19, 2019 8:51 AM  
**To:** Chelsea Benner  
**Cc:** Jesse Cox  
**Subject:** RE: Project Review CB-19-00005

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Chelsea,

Public health has no comments or concerns with this proposal.

Thank you,

HOLLY ERDMAN  
ENVIRONMENTAL HEALTH SPECIALIST  
KITITAS COUNTY PUBLIC HEALTH DEPARTMENT  
507 N. NANUM STREET, SUITE 102  
ELLENSBURG, WA. 98926

509-962-7580

---

**From:** Chelsea Benner  
**Sent:** Monday, April 08, 2019 1:35 PM  
**To:** Pat Nicholson; Tristen Lamb; Taylor Gustafson; Holly Erdman; Jesse Cox  
**Subject:** Project Review CB-19-00005

Good Afternoon,

Please review the CB-19-00005 parcel combination application. Comments are due by 5pm on April 22, 2019.

[CB-19-00005 Zevely](#)

Thank you,

*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](mailto:chelsea.benner@co.kittitas.wa.us)

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message id: 38eb45916c6dcbdac24bb8719d004a14

## Chelsea Benner

---

**From:** Taylor Gustafson  
**Sent:** Monday, April 22, 2019 8:50 AM  
**To:** Chelsea Benner  
**Cc:** Kelly Bacon  
**Subject:** FW: Project Review CB-19-00005

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Chelsea,

Public Works has no comments on this parcel combination. See below for further explanation.

Thanks,  
Taylor

---

**From:** Kelly Bacon  
**Sent:** Thursday, April 18, 2019 1:42 PM  
**To:** Taylor Gustafson  
**Subject:** RE: Project Review CB-19-00005

Hi Taylor,

The Zevely parcel combination is located within Tumble Creek. The private access roads are constructed to the requirements of the development agreement. The parcel combination does not trigger additional access requirements.

Thank you,

### Kelly Bacon

*Engineer Technician I*  
Kittitas County Public Works  
[Kelly.bacon@co.kittitas.wa.us](mailto:Kelly.bacon@co.kittitas.wa.us)  
Phone (509) 962-7673/Mobile (509)859-6187  
411 N. Ruby Street, Suite 1  
Ellensburg, WA 98926

---

**From:** Taylor Gustafson  
**Sent:** Monday, April 08, 2019 2:51 PM  
**To:** Kelly Bacon  
**Subject:** FW: Project Review CB-19-00005

Hi Kelly,

Comments for CB-19-00005 Zevely are due back to me by **Friday, April 19<sup>th</sup>, 2019 at 5pm.**

Thanks,

Taylor

---

**From:** Chelsea Benner  
**Sent:** Monday, April 08, 2019 1:35 PM  
**To:** Pat Nicholson; Tristen Lamb; Taylor Gustafson; Holly Erdman; Jesse Cox  
**Subject:** Project Review CB-19-00005

Good Afternoon,

Please review the CB-19-00005 parcel combination application. Comments are due by 5pm on April 22, 2019.

[CB-19-00005 Zevely](#)

Thank you,

*Chelsea Benner*

Planner I

Kittitas County Community Development Services

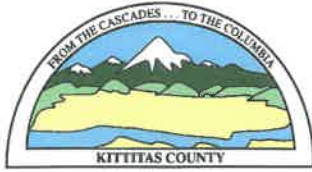
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[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)

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message id: 38eb45916c6dcbdac24bb8719d004a14



## 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 26, 2019

Gregory & Alexandria Zevely  
2242 NW 60th Street  
Seattle, WA 98107

RE: Zevely Parcel Combination (CB-19-00005)

Dear Applicant,

Community Development Services received the above referenced application on March 14, 2019. The application has been reviewed and processed by staff 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. Full year's (2019) 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 questions regarding this matter, I can be reached at (509) 962-7637, or by e mail at [chelsea.benner@co.kittitas.wa.us](mailto: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

cc: Encompass Engineering, Agent

via email

## Chelsea Benner

---

**From:** Chelsea Benner  
**Sent:** Monday, April 29, 2019 1:33 PM  
**To:** Christy Garcia  
**Subject:** CB-19-00005

Good Afternoon!

The Parcel Combination Application CB-19-00005 has been reviewed by CDS and it has been given final approval. Below is a link to the file.

[CB-19-00005 Zevly](#)

Thank you!

*Chelsea Benner*

Planner I

Kittitas County Community Development Services

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[chelsea.benner@co.kittitas.wa.us](mailto:chelsea.benner@co.kittitas.wa.us)