



**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-19-00008

**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:

4-30-19

RECEIPT #

CD19-0097

RECEIVED  
APR 30 2019  
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: Eric Hollingsworth & Kelli O'Day  
Mailing Address: 5105 Grand Loop Unit 309  
City/State/ZIP: Tacoms, WA 98407  
Day Time Phone: 206-295-5438  
Email Address: ewhollingsworth@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: Brian Martens/Trailside Homes  
Mailing Address: 116 1/2 Washington St.  
City/State/ZIP: Seattle, WA 98104  
Day Time Phone: 425-766-3203  
Email Address: Brian@trailsidehomes.com

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: 260 Lone Fir Lane  
City/State/ZIP: Cle Elum, Washington 98922

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

See attached

6. **Tax parcel numbers:** 845334, 855334

7. **Property size:** 1.84 (acres)

8. **Land Use Information:**

Zoning: Rural Recreation      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 \_\_\_\_)

845334 1.14 acres

1.84 acres

855334 0.70 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: BRIAN MARTENS - TRAILSIDE HOMES Date: \_\_\_\_\_  
(REQUIRED if indicated on application)

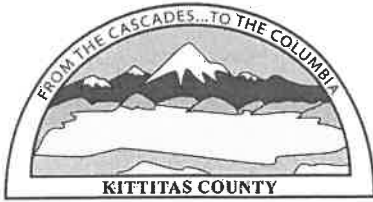
X [Signature] 4-30-19  
BRIAN C TRAILSIDE HOMES.COM Date: \_\_\_\_\_

Signature of Land Owner of Record (Required for application submittal):  
X [Signature] 4/25/19  
Cue Hollingsworth 4/25/19

**Treasurer's Office Review**

Tax Status: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_

Kittitas County Treasurer's Office



**KITITITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES**

**Receipt Number: CD19-00974**

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

**Payer/Payee:** HOLLINGWORTH, ERIC & KELLI  
583 BATTERY ST UNIT 2303N  
SEATTLE WA 98121

**Cashier:** KATHY BOOTS  
**Payment Type:** CHECK (108)

**Date:** 04/30/2019

**CB-19-00008 Parcel Combination**

<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-19-00008 TOTALS:</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$700.00</b>	





## PROJECT NARRATIVE

### Kelli O'Day & Eric Hollingsworth PARCEL COMBINATION

#### Parcel Numbers and (Map Numbers)

845334 (19-14-01053-0106)

855334 (19-14-01053-0107)

#### OVERVIEW:

The purpose of this application is to combine Parcel Number 845334, which is currently 1.14 acres, with Parcel Number 855334, which is currently 0.70 acres, resulting in a single 1.84-acre parcel.

The parcels involved are within the Rural 5 zone of Kittitas County.

The parcels are located in the S 1/2 of the NE 1/4 of Section 01, Township 19 North, Range 14 East, W.M.

#### SEWER:

Sewage is disposed of via septic system

#### WATER:

Water is provided by individual water well

#### TRANSPORTATION:

Access to county road(s) via existing driveway(s) over existing easements.

#### 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 PARCEL COMBINATION APPLICATION.

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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

**Encompass**  
ENGINEERING & SURVEYING



**KELLI O'DAY & ERIC HOLLINGSWORTH  
COMBINED PARCEL DESCRIPTION**

LOT 6, BLOCK 1, SUMMERSIDE, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGES 56 THROUGH 59, AND PLAT AMENDMENT OF SUMMERSIDE RECORDED IN BOOK 11 OF PLATS, PAGE 12, RECORDS OF SAID COUNTY.

AND

LOT 7 BLOCK 1, SUMMERSIDE, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 3 OF PLATS, PAGES 56 THROUGH 59, AND PLAT AMENDMENT OF SUMMERSIDE RECORDED IN BOOK 11 OF PLATS, PAGE 12, RECORDS OF SAID COUNTY.

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**Western Washington Division**  
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Ph: (509) 674-7433 Fax: (509)674-7419

[www.EncompassES.net](http://www.EncompassES.net)



Mike Hougardy  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

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

### Parcel

Parcel#: 845334 Owner Name: ODAY, KELLI K &  
 DOR Code: 91 - Undeveloped - Land Address1: HOLLINGSWORTH, ERIC  
 Situs: LONE FIR LN CLE ELUM Address2: 5105 GRAND LOOP UNIT 309  
 Map Number: 19-14-01053-0106 City, State: TACOMA WA  
 Status: Zip: 98407-3179  
 Description: CD. #5762-7, SUMMERSIDE ADDITION LOT 6, BLOCK 1 SEC. 1; TWP. 19; RGE. 14;  
 Comment:

2019 Market Value		2019 Taxable Value		2019 Assessment Data	
Land:	\$55,000	Land:	\$55,000	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$55,000	Total	\$55,000	Total Acres:	0.00000

### Ownership

Owner's Name	Ownership %
ODAY, KELLI K &	100 %

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/26/14	2014-1514	3	2014-1514	ODAY, KELLI K	ODAY, KELLI K &	\$0
06/07/10	2010-0783	3	2010-0783	ORESKOVICH, JOSEPH ETUX	O'DAY, KELLI K	\$225,000

### Building Permits

No Building Permits Available

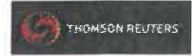
### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2019	ODAY, KELLI K &	\$55,000	\$0	\$0	\$55,000	\$0	\$55,000
2018	ODAY, KELLI K &	\$55,000	\$0	\$0	\$55,000	\$0	\$55,000
2017	ODAY, KELLI K &	\$55,000	\$0	\$0	\$55,000	\$0	\$55,000
2016	ODAY, KELLI K &	\$55,000	\$0	\$0	\$55,000	\$0	\$55,000
2015	ODAY, KELLI K &	\$55,000	\$0	\$0	\$55,000	\$0	\$55,000

[View Taxes](#)

### Parcel Comments

No Comments Available



AMY CZISKE  
Kittitas County Treasurer 205 W 5th AVE Suite 102 Ellensburg WA 98926

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

**Parcel**

Parcel#: 845334 Owner Name: ODAY, KELLI K &  
 DOR Code: 91 - Undeveloped - Land Address1: HOLLINGSWORTH, ERIC  
 Situs: LONE FIR LN CLE ELUM Address2: 5105 GRAND LOOP UNIT 309  
 Map Number: 19-14-01053-0106 City, State: TACOMA WA  
 Status: Zip: 98407-3179  
 Description: CD. #5762-7, SUMMERSIDE ADDITION LOT 6, BLOCK 1 SEC. 1; TWP. 19; RGE. 14;  
 Comment:

**Current Tax Year Details**

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	ODAY, KELLI K &	2019-845334	\$415.10	\$0.00	\$415.10	\$40.19	\$455.29

**Balances Due**

**5 Year Tax History**

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2019-845334	\$415.10	\$40.19	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2019-0813121	03/22/2019	\$227.65	\$0.00	\$227.65
	2019-0814812	03/29/2019	\$227.64	\$0.00	\$227.64
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2018-845334	\$482.37	\$40.20	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2018-0756078	04/09/2018	\$261.29	\$0.00	\$261.29
	2018-0799648	10/29/2018	\$261.28	\$0.00	\$261.28
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2017-845334	\$437.41	\$36.20	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2017-0693822	04/12/2017	\$236.81	\$0.00	\$236.81
	2017-0726854	10/16/2017	\$236.80	\$0.00	\$236.80
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2016-845334	\$438.83	\$35.20	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2016-0629000	04/05/2016	\$237.02	\$0.00	\$237.02
	2016-0663131	10/12/2016	\$237.01	\$0.00	\$237.01
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	2015-845334	\$454.59	\$35.20	\$0.00	\$0.00

Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
2015-0564947	04/03/2015	\$244.90	\$0.00	\$244.90
2015-0604901	10/26/2015	\$244.89	\$0.00	\$244.89

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2014-845334</b>	\$468.09	\$22.70	\$0.00	\$0.00

Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
2014-0501912	03/28/2014	\$245.40	\$0.00	\$245.40
2014-0552539	11/10/2014	\$245.39	\$0.00	\$245.39

## Property Images

No images found.



(/Public/Home)

Sign Up (/Register/RegisterUser) or Log In (/Public/Account/Login)

## 845334 LONE FIR LN CLE ELUM

Print

<b>Address:</b> LONE FIR LN CLE ELUM CLE ELUM, WA 98922	<b>Status:</b> Active <b>Zone:</b> <b>Sec/Twn/Rng:</b> <b>Quarter:</b> <b>Neighborhood:</b> 1 <b>Subdivision:</b> <b>Block:</b> <b>Lot:</b>	<b>Owner:</b> ODAY, KELLI K & 5105 GRAND LOOP UNIT 309 TACOMA, WA 98407-3179	<b>Applications:</b> <b>Pending:</b> 1 <b>Issued:</b> 0 <b>Closed:</b> 0
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**Legal Description:**

CD. #5762-7, SUMMERSIDE ADDITION LOT 6, BLOCK 1 SEC. 1; TWP. 19; RGE. 14;



[Details](#)     [Applications](#)

### Details

**Water Bank:** Big Creek WR, Bourne, Burchak, Darlings, KittitasCnty(Clennon), KittitasCnty (Roth), Masterson-Tidwell, New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia(TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, Reecer Creek

**Sub Basin:** Kachess Yakima River

**Recorded Area:** 0

**Recorded Area Units:**

**Ground Water Permit Required:** No

**Map Number:** 19-14-01053-0106

### Applications

PSA-19-00051 (/PermittingPublic/PermitDetailPublic/Index/28e47aa9-b4d4-4d0a-9a01-aa03017348f4)  
Preliminary Site Analysis

Submitted: 3/1/2019  
Issued:  
Closed:



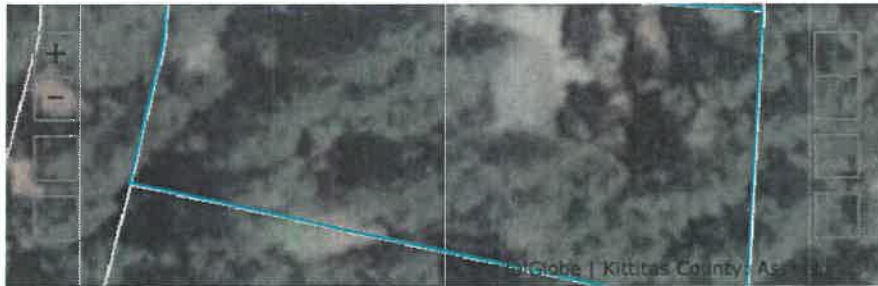
(/Public/Home)

Sign Up (/Register/RegisterUser) or Log In (/Public/Account/Login)

### 855334 260 LONE FIR LN CLE ELUM

Print

<b>Address:</b> 260 LONE FIR LN CLE ELUM CLE ELUM, WA 98922	<b>Status:</b> Active <b>Zone:</b> <b>Sec/Twn/Rng:</b> <b>Quarter:</b> <b>Neighborhood:</b> 1 <b>Subdivision:</b> <b>Block:</b> <b>Lot:</b>	<b>Owner:</b> ODAY, KELLI K & 5105 GRAND LOOP UNIT 309 TACOMA, WA 98407-3179	<b>Applications:</b> <b>Pending:</b> 1 <b>Issued:</b> 2 <b>Closed:</b> 3
<b>Legal Description:</b> CD. #5762-8, SUMMERSIDE ADDITION LOT 7, BLOCK 1 SEC. 1; TWP. 19; RGE. 14;			



<a href="#">Details</a>	<a href="#">Applications</a>
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#### Details

**Water Bank:** Big Creek WR, Bourne, Burchak, Darlings, KittitasCnty(Clennon), KittitasCnty (Roth), Masterson-Tidwell, New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia(TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, Reecer Creek

**Sub Basin:** Kachess Yakima River

**Recorded Area:** 0

**Recorded Area Units:**

**Ground Water Permit Required:** No

**Map Number:** 19-14-01053-0107

#### Applications

FW-19-00043 (/PermittingPublic/PermitDetailPublic/Index/376694b9-10dc-4b6c-99cf-aa0301744758) Submitted: 3/1/2019  
 FIRE - WUIC Issued:  
 Closed:

Ready To Issue

**Project Description**

HIGH HAZARD SPRINKLERS REQR'D CAL-FIRE SOFFIT VENTS AND CONC SIDING 50 FEET DEFENSIBLE SPACE

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BP-18-00486 (/PermittingPublic/PermitDetailPublic/Index/02848f31-75ba-40c0-b835-a90600f7d859) Submitted: 6/21/2018  
Reroof Issued: 6/21/2018  
Closed Closed: 6/22/2018

**Project Description**

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BP-14-00578 (/PermittingPublic/PermitDetailPublic/Index/50193a29-67ca-4c6a-8825-fa7e88a2bd22) Submitted: 9/2/2014  
Residential - Alteration / Remodel Issued: 10/3/2014  
Issued Closed:

**Project Description**

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FO-14-00010 (/PermittingPublic/PermitDetailPublic/Index/ab151c7c-6989-40bd-8ce5-2d056c0f1498) Submitted: 4/22/2014  
Foundation Only Issued: 5/9/2014  
Finalized - Closed Closed: 6/10/2014

**Project Description**

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BP-14-00204 (/PermittingPublic/PermitDetailPublic/Index/e7170d23-2c11-4820-ad26-ece146432d09) Submitted: 4/22/2014  
Accessory Building Issued: 7/1/2014  
Finalized - Closed Closed: 1/25/2016

**Project Description**

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OSS821 (/PermittingPublic/PermitDetailPublic/Index/2490fea0-9910-460c-8ce4-e777af555b70) Submitted: 6/19/1984  
On Site Sewage Issued: 6/19/1984  
Issued Closed:

**Project Description**

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[Kittitas County](http://www.co.kittitas.wa.us/) [Privacy Policy](http://www.co.kittitas.wa.us/public/PrivacyPolicy) [Refund Policy](http://www.co.kittitas.wa.us/public/RefundPolicy)  
(http://www.co.kittitas.wa.us/) (http://www.co.kittitas.wa.us/public/PrivacyPolicy) (http://www.co.kittitas.wa.us/public/RefundPolicy)

[Community Development Services](http://www.co.kittitas.wa.us/cds/default.aspx) [Public Health](http://www.co.kittitas.wa.us/public-health/default.aspx) [Public Works](http://www.co.kittitas.wa.us/public-works/default.aspx)  
(http://www.co.kittitas.wa.us/cds/default.aspx) (http://www.co.kittitas.wa.us/public-health/default.aspx) (http://www.co.kittitas.wa.us/public-works/default.aspx)





Mike Hougardy  
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

**Assessor Treasurer Appraisal MapSifter**

### Parcel

Parcel#: 855334 Owner Name: ODAY, KELLI K &  
 DOR Code: 19 - Residential - Vacation and Cabin Address1: HOLLINGSWORTH, ERIC  
 Situs: 260 LONE FIR LN CLE ELUM Address2: 5105 GRAND LOOP UNIT 309  
 Map Number: 19-14-01053-0107 City, State: TACOMA WA  
 Status: Zip: 98407-3179  
 Description: CD. #5762-8, SUMMERSIDE ADDITION LOT 7, BLOCK 1 SEC. 1; TWP. 19; RGE. 14;  
 Comment:

2019 Market Value		2019 Taxable Value		2019 Assessment Data	
Land:	\$50,000	Land:	\$50,000	District:	43 - COR SD404 F07 H02 CO COF ST
Improvements:	\$236,390	Improvements:	\$236,390	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$286,390	Total	\$286,390	Total Acres:	0.00000

### Ownership

Owner's Name	Ownership %
ODAY, KELLI K &	100 %

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
08/26/14	2014-1514	3	2014-1514	ODAY, KELLI K	ODAY, KELLI K &	\$0
06/07/10	2010-0783	3	2010-0783	ORESKOVICH, JOSEPH ETUX	O'DAY, KELLI K	\$225,000

### Building Permits

Permit No.	Date	Description	Amount
2018-00486	6/21/2018	REROOF	
2014-00578	10/3/2014	100%-LEAN TO 480 SQFT	\$17,064.00
2014-00204	7/1/2014	100%-GARAGE 1504 SQFT, DECK/PATIO 96 SQFT	\$55,099.00

### Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2019	ODAY, KELLI K &	\$50,000	\$236,390	\$0	\$286,390	\$0	\$286,390
2018	ODAY, KELLI K &	\$50,000	\$205,930	\$0	\$255,930	\$0	\$255,930
2017	ODAY, KELLI K &	\$50,000	\$205,930	\$0	\$255,930	\$0	\$255,930
2016	ODAY, KELLI K &	\$50,000	\$205,930	\$0	\$255,930	\$0	\$255,930
2015	ODAY, KELLI K &	\$50,000	\$129,920	\$0	\$179,920	\$0	\$179,920

[View Taxes](#)



AMY CZISKE  
Kittitas County Treasurer 205 W 5th AVE Suite 102 Ellensburg WA 98926

Assessor Treasurer Appraisal MapSifter

**Parcel**

Parcel#: 855334 Owner Name: ODAY, KELLI K &  
 DOR Code: 19 - Residential - Vacation and Cabin Address1: HOLLINGSWORTH, ERIC  
 Situs: 260 LONE FIR LN CLE ELUM Address2: 5105 GRAND LOOP UNIT 309  
 Map Number: 19-14-01053-0107 City, State: TACOMA WA  
 Status: Zip: 98407-3179  
 Description: CD. #5762-8, SUMMERSIDE ADDITION LOT 7, BLOCK 1 SEC. 1; TWP. 19; RGE. 14;  
 Comment:

**Current Tax Year Details**

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	ODAY, KELLI K &	<a href="#">2019-855334</a>	\$2,161.46	\$0.00	\$2,161.46	\$22.69	\$2,184.15

**Balances Due**

**5 Year Tax History**

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2019-855334</a>	\$2,161.46	\$22.69	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2019-0813122	03/22/2019	\$1,092.08	\$0.00	\$1,092.08
	2019-0814811	03/29/2019	\$1,092.07	\$0.00	\$1,092.07
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2018-855334</a>	\$2,244.59	\$22.69	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2018-0756079	04/09/2018	\$1,133.64	\$0.00	\$1,133.64
	2018-0799647	10/29/2018	\$1,133.64	\$0.00	\$1,133.64
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2017-855334</a>	\$2,035.39	\$22.69	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2017-0693823	04/12/2017	\$1,029.04	\$0.00	\$1,029.04
	2017-0726855	10/16/2017	\$1,029.04	\$0.00	\$1,029.04
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2016-855334</a>	\$2,041.98	\$22.70	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2016-0629001	04/05/2016	\$1,032.34	\$0.00	\$1,032.34
	2016-0663132	10/12/2016	\$1,032.34	\$0.00	\$1,032.34
Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">2015-855334</a>	\$1,487.10	\$22.70	\$0.00	\$0.00

Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
2015-0564948	04/03/2015	\$754.90	\$0.00	\$754.90
2015-0604902	10/26/2015	\$754.90	\$0.00	\$754.90

Type	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<b>2014-855334</b>	\$1,497.91	\$22.70	\$0.00	\$0.00

Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
2014-0501911	03/28/2014	\$760.31	\$0.00	\$760.31
2014-0552540	11/10/2014	\$760.30	\$0.00	\$760.30

## Property Images

Click on an image to enlarge it.

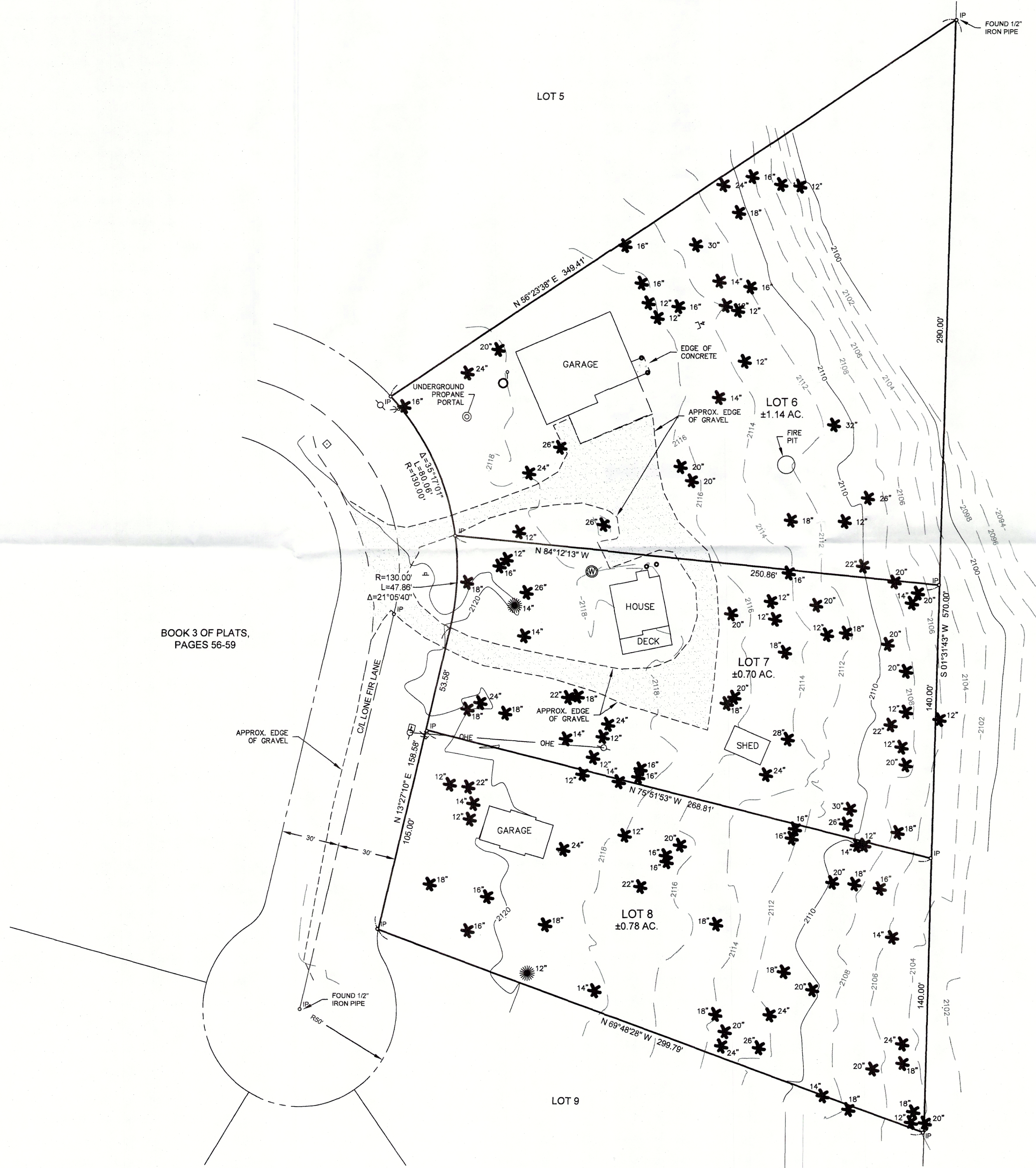






# LOTS 6, 7 & 8, BLOCK 1, SUMMERSIDE ADDITION

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, T. 19 N., R. 14 E., W.M.  
KITTITAS COUNTY, STATE OF WASHINGTON



BOOK 3 OF PLATS,  
PAGES 56-59

**DATUM:**  
THE ELEVATIONS SHOWN HEREON ARE FROM AN ASSUMED VERTICAL DATUM. THEY ARE ONLY TO SHOW THE RELIEF OF THE LAND AND DO NOT REPRESENT THE TRUE ELEVATION ABOVE SEA LEVEL.  
CONTOUR INTERVAL—TWO FOOT.

**NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MAP THE TOPOGRAPHY AND IMPROVEMENTS ON LOTS 6, 7 & 8, BLOCK 1 OF THE PLAT OF SUMMERSIDE, AS RECORDED IN BOOK 3 OF PLATS, PAGES 56 THROUGH 59.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, IT DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
  - BOOK 3 OF PLATS, PAGES 56-59, AFN: 300309
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 1, 2019. AT THE TIME THE FIELD WORK FOR THIS SURVEY WAS COMPLETED THERE WAS APPROXIMATELY ONE FOOT OF SNOW ON THE GROUND. AS A RESULT, CERTAIN FEATURES AND/OR IMPROVEMENTS MAY NOT HAVE BEEN LOCATED.

**LEGAL DESCRIPTION:**  
LOTS 6, 7 & 8 OF THAT CERTAIN SURVEY AS RECORD NOVEMBER 24, 1962, IN VOLUME 3 OF PLATS, PAGES 56 THROUGH 59, UNDER AUDITOR'S FILE NO. 300309, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

**PARCEL INFORMATION:**  
PARCEL NOS.: 845334, 855334 & 865334  
MAP NOS.: 19-14-01053-0106, 19-14-01053-0107 & 19-14-01053-0108

**ADDRESS:**  
LONE FIR LANE & 260 LONE FIR LANE  
CLE ELUM, WA 98922

**LEGEND**

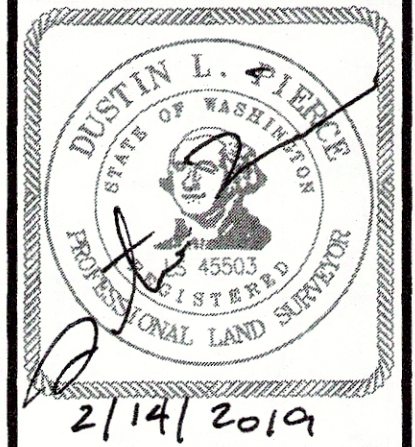
	FOUND 1" IRON PIPE, NO CAP, UNLESS OTHERWISE NOTED
	FIR TREE
	PINE TREE
	TELEPHONE PEDESTAL
	UNDERGROUND WATER TANK VENT
	UNDERGROUND WATER HOLDING TANK LID
	WELL
	POWER POLE
	GUY ANCHOR
	4 INCH PVC STUB
	SIGN - "ERLLI ACRES PL"
	POST
	OHE - OVERHEAD POWER

**INDEX LOCATION**  
SEC. 18 T. 20 N.R. 15 E.W.M.

		18	

**REVISIONS**

DESCRIPTION	BY	DATE



KELLI O'DAY & ERIC HOLLINGSWORTH  
TOPOGRAPHIC SURVEY

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
10000 Greenwood Drive • Everett, WA 98201 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	19004
DATE	02/2019
SCALE	1"=30'
DESIGNED	N/A
DRAWN	G.W.
CHECKED	D.L.P.
APPROVED	D.L.P.
SHEET	1 of 1



# CB-19-00008 Hollingsworth-O'Day



1:2,000

Aerial View

# CB-19-00008 Hollingsworth-O'Day

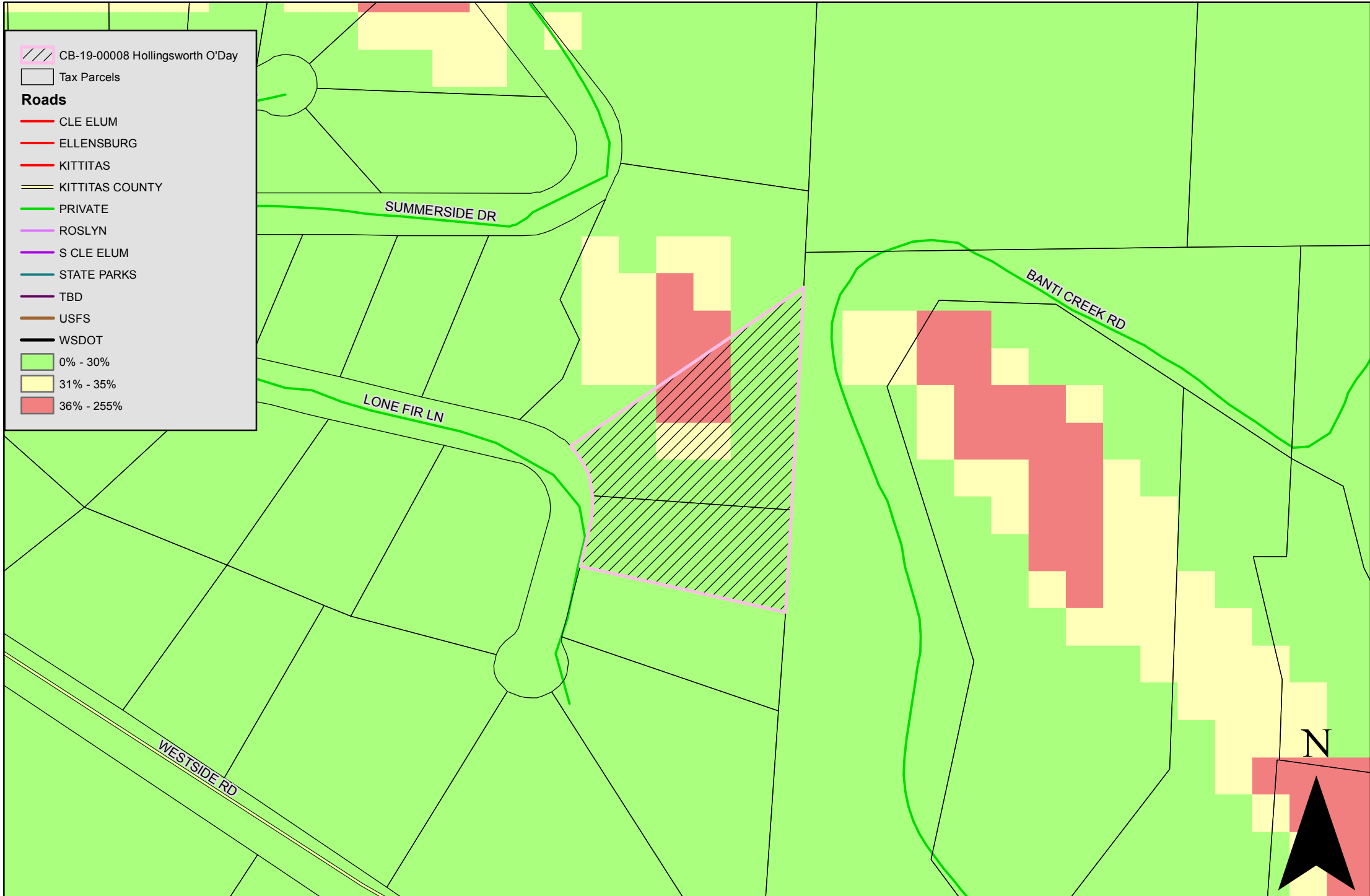


1:2,000

Comprehensive Plan Land Use



# CB-19-00008 Hollingsworth-O'Day

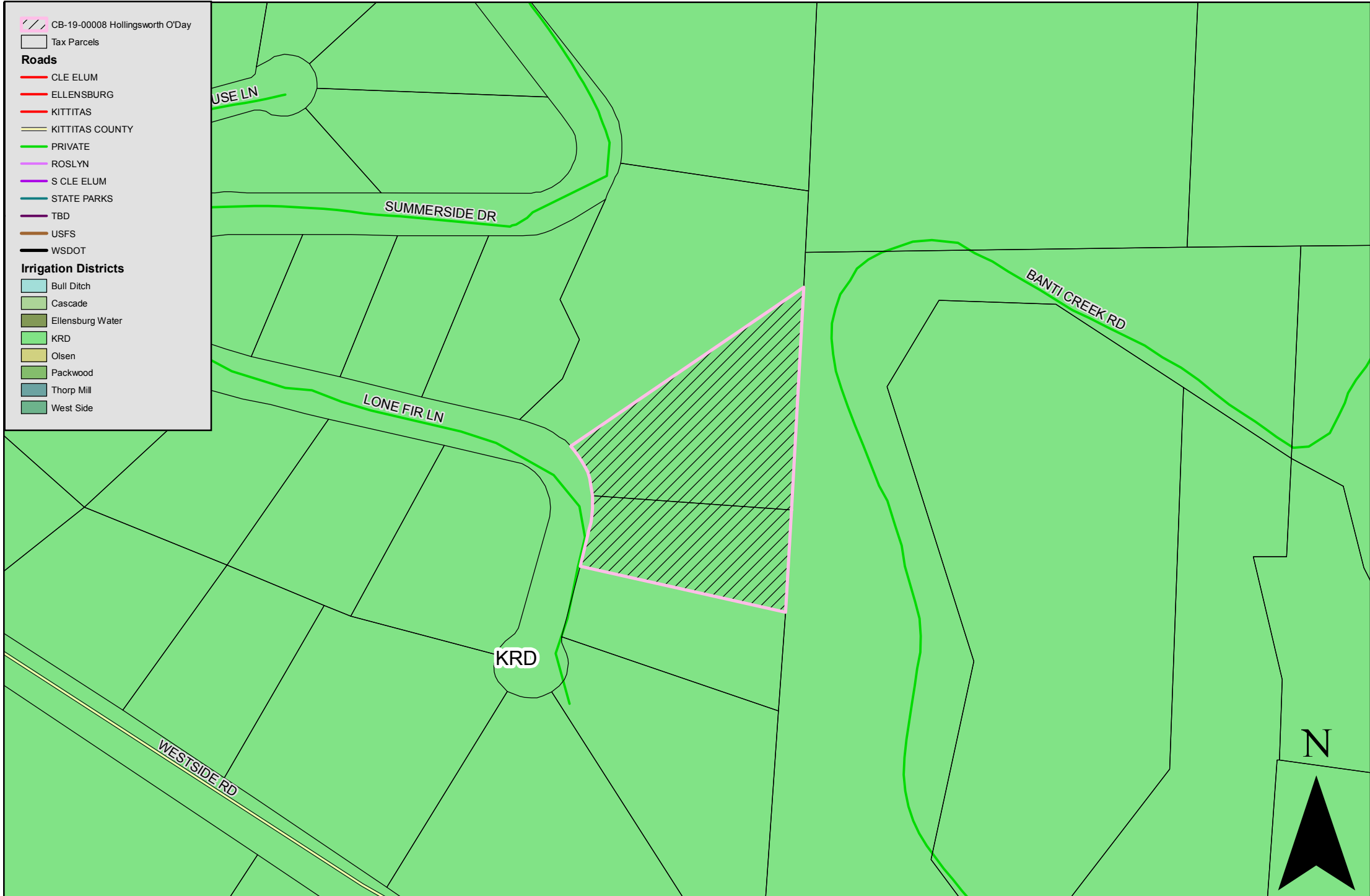


1:2,000

**Hazardous Slopes**



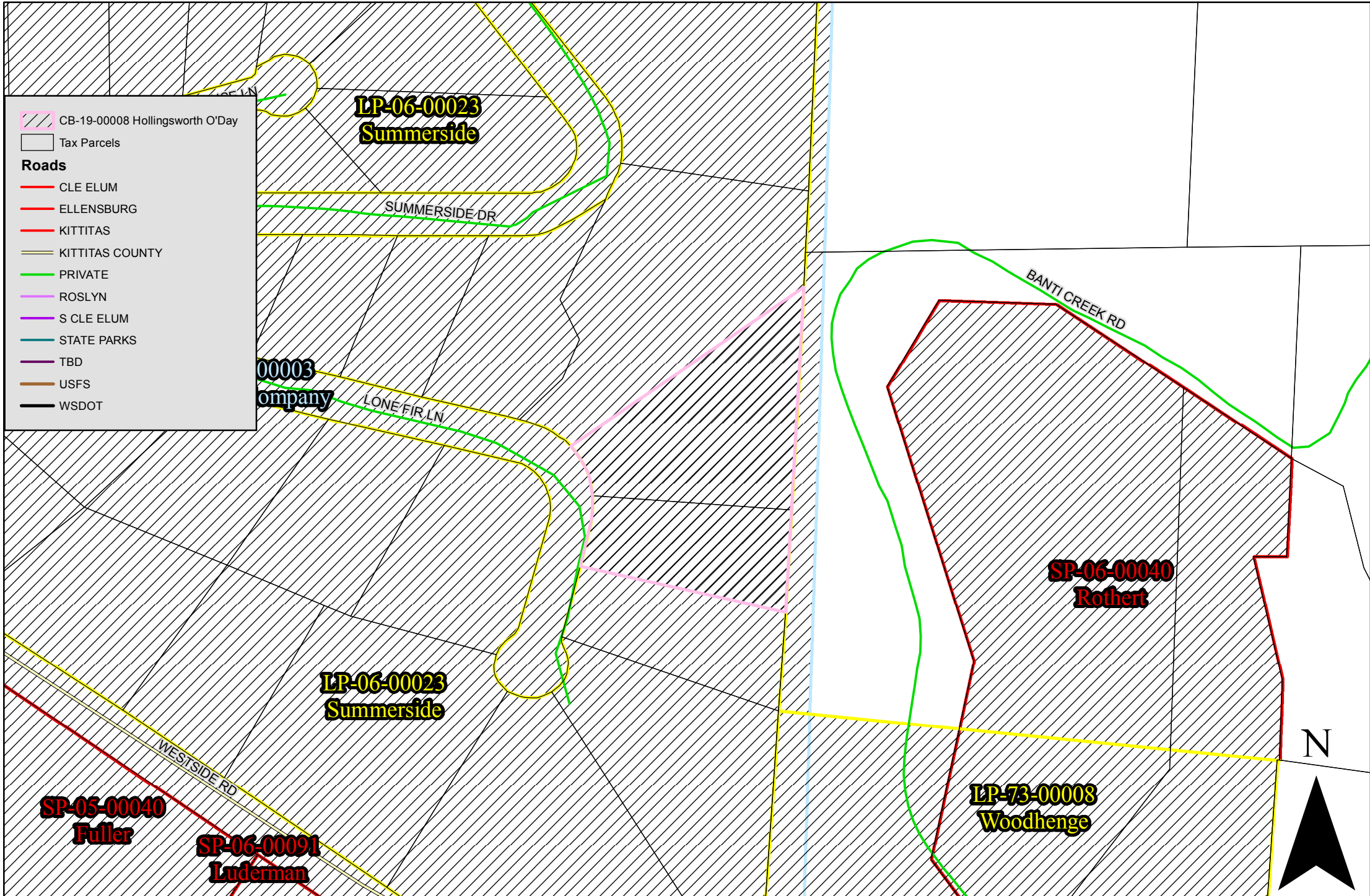
# CB-19-00008 Hollingsworth-O'Day



1:2,000

Irrigation Districts

# CB-19-00008 Hollingsworth-O'Day



Legend:

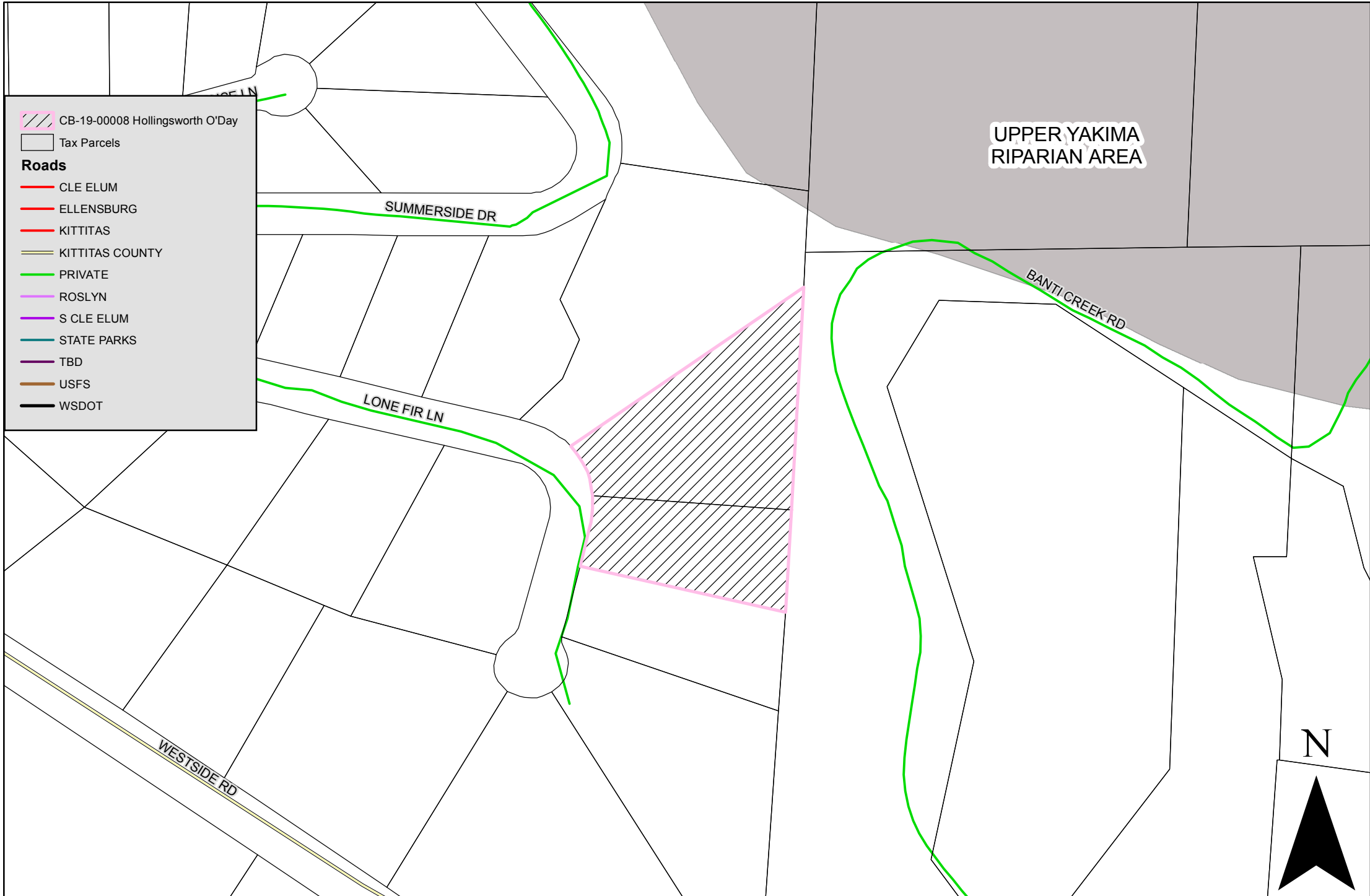
- CB-19-00008 Hollingsworth O'Day
- Tax Parcels
- Roads**
- CLE ELUM
- ELLENSBURG
- KITTITAS
- KITTITAS COUNTY
- PRIVATE
- ROSLYN
- S CLE ELUM
- STATE PARKS
- TBD
- USFS
- WSDOT



1:2,000

## Land Use Projects

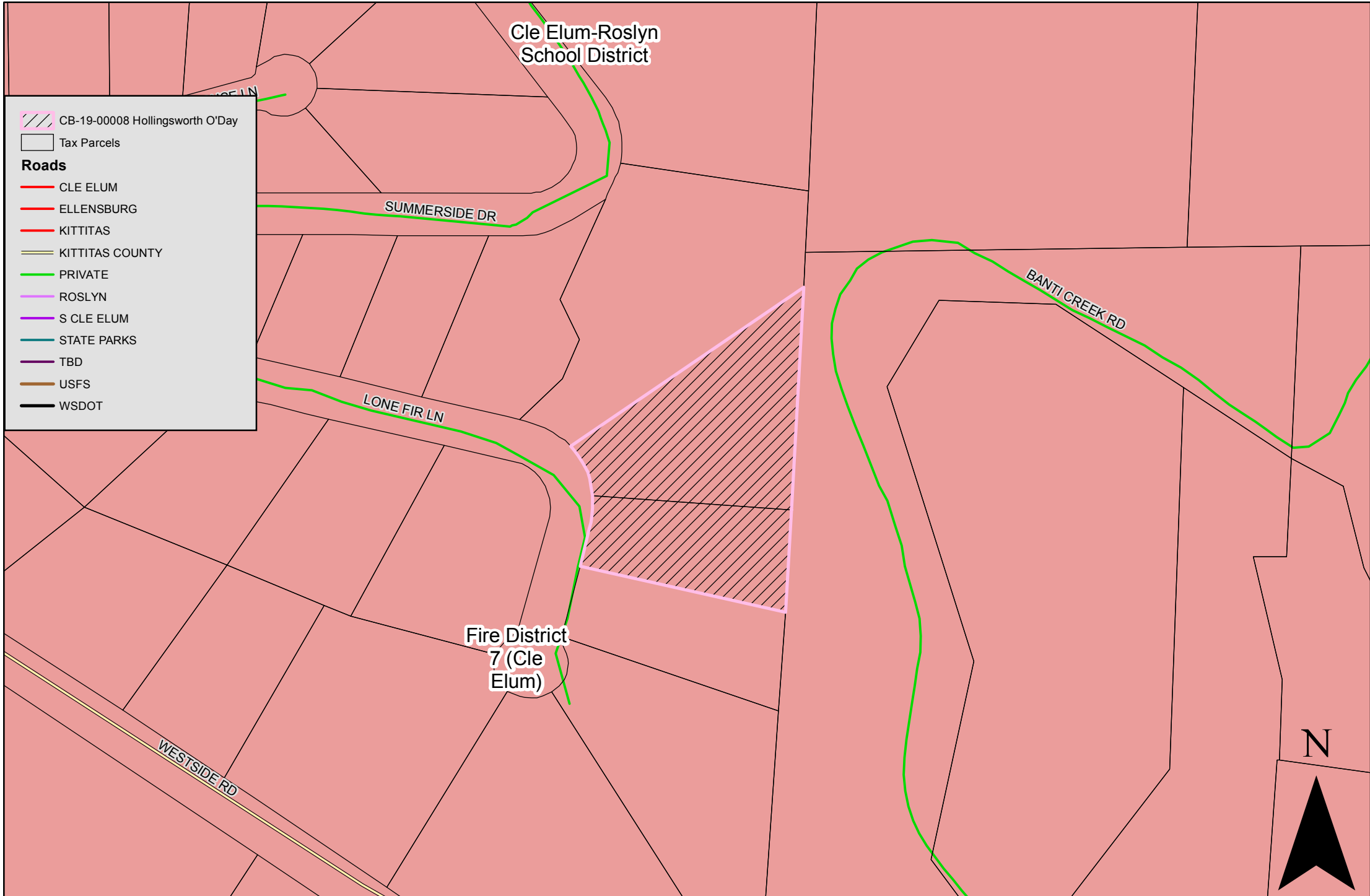
# CB-19-00008 Hollingsworth-O'Day



1:2,000

Priority Habitat Species

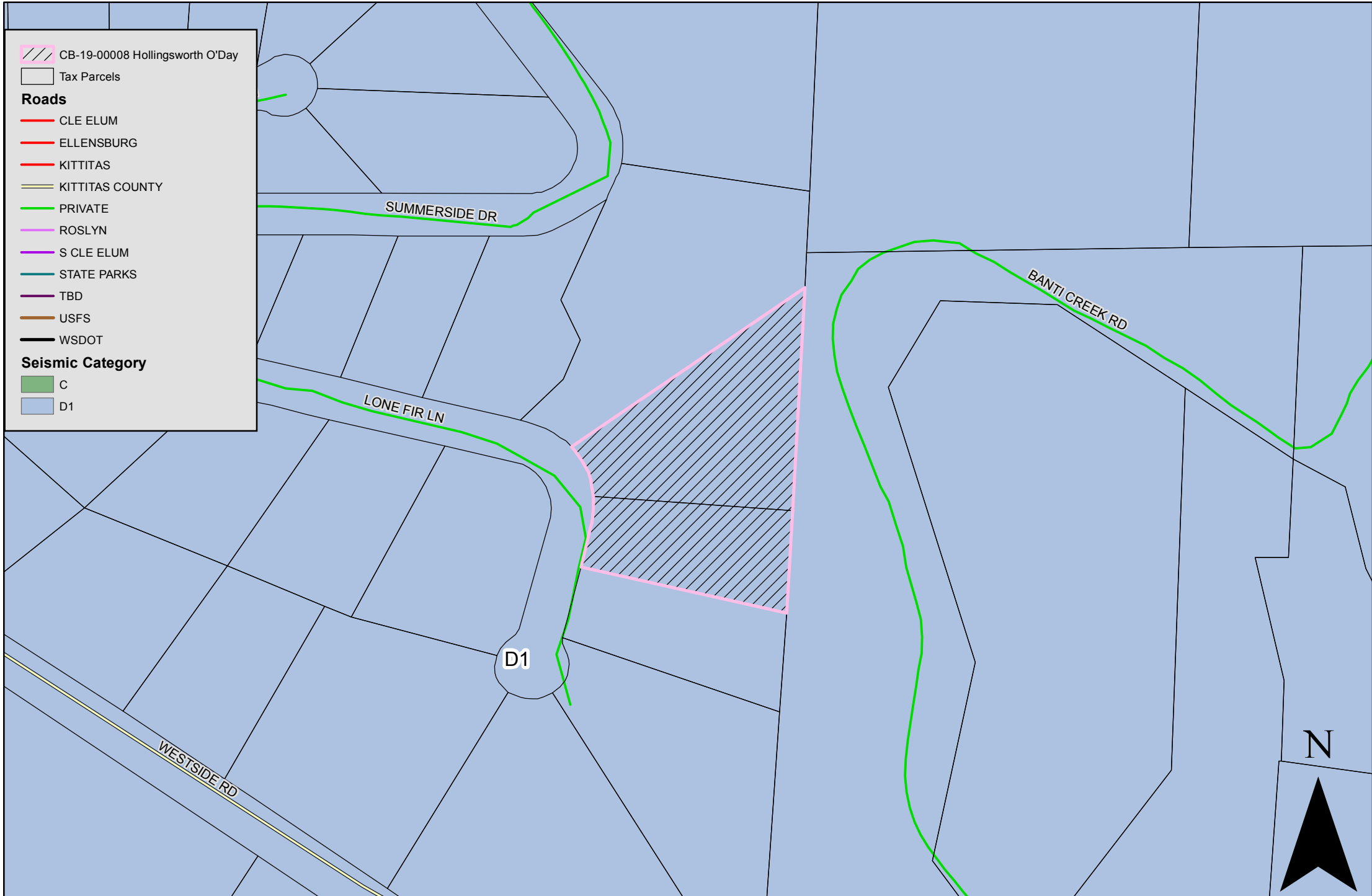
# CB-19-00008 Hollingsworth-O'Day



1:2,000

School and Fire Districts

# CB-19-00008 Hollingsworth-O'Day

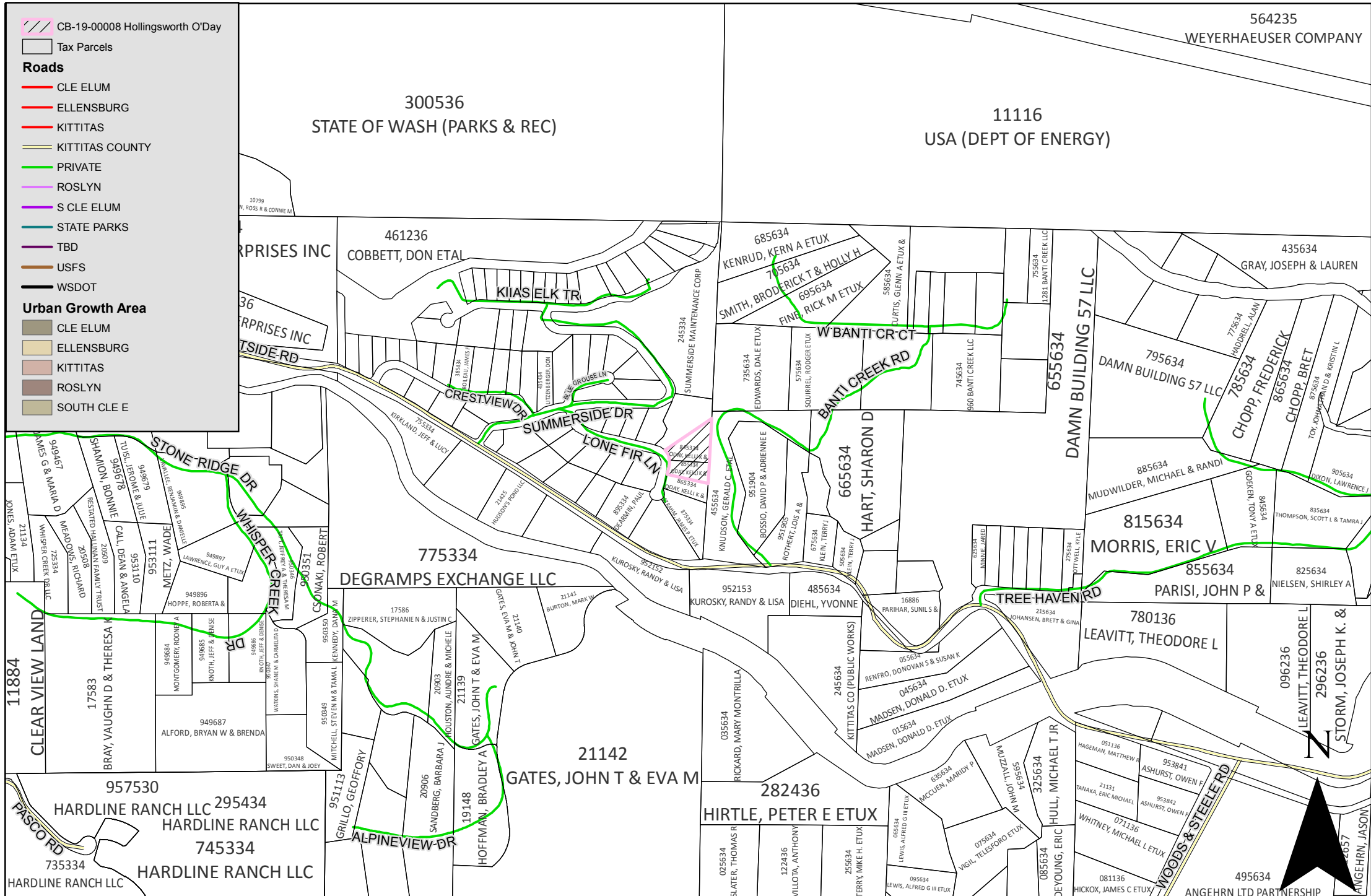


1:2,000

Seismic Category



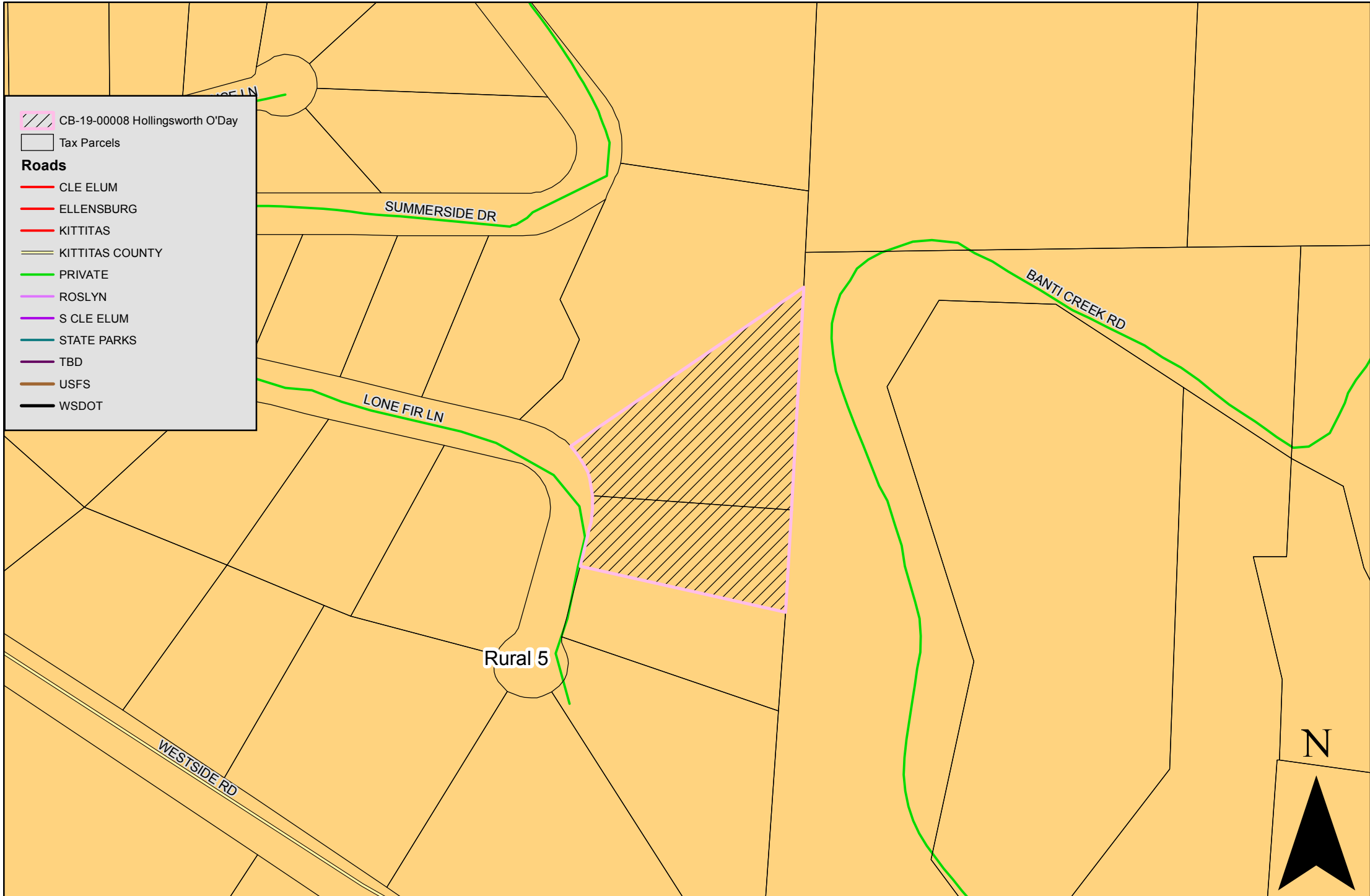
# CB-19-00008 Hollingsworth-O'Day



1:10,000

Vicinity

# CB-19-00008 Hollingsworth-O'Day



1:2,000

Zoning

**From:** [Pat Nicholson](#)  
**To:** [Dusty Pilkington](#)  
**Subject:** RE: CB-19-00008 Hollingsworth/O'Day  
**Date:** Thursday, May 02, 2019 2:56:37 PM  
**Attachments:** [image001.jpg](#)

---

No concerns as long as driveway meets county standards.



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:** Dusty Pilkington  
**Sent:** Thursday, May 02, 2019 2:28 PM  
**To:** Holly Erdman; Taylor Gustafson; Candie Leader; Pat Nicholson; Marcus Hellstern; Jesse Cox  
**Cc:** Lindsey Ozbolt; 'Keli Bender'; 'office@kcf7.com'  
**Subject:** CB-19-00008 Hollingsworth/O'Day

Taylor, Holly, Pat, Jesse, and other interested parties,

Please review this Parcel Combination application, CB-19-00008 Hollingsworth/O'Day, and submit comments for the decision. If your agency has no comment, please reply and inform CDS. Control Click on the hyperlinks below. Comment period for this application ends on **05/17/2019**.

-  
[CB-19-00008 Hollingsworth/O'Day \(Inside County Network\)](#)

[CB-19-00008 Hollingsworth/O'Day \(Outside County Network\)](#)

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 2, Ellensburg, WA 98926

(509) -962-7079

[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)



## Dusty Pilkington

---

**From:** krd.keli@fairpoint.net  
**Sent:** Friday, May 03, 2019 10:06 AM  
**To:** Dusty Pilkington  
**Subject:** RE: CB-19-00008 Hollingsworth/O'Day

Hi Dusty!

There is nothing required from KRD regarding this Parcel Combination.

Thank you,

**Sara Vickers**  
**Lands Clerk/RRA**  
**509-925-6158**  
[sara@krdistrict.org](mailto:sara@krdistrict.org)

---

**From:** Dusty Pilkington <[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)>  
**Sent:** Thursday, May 2, 2019 2:28 PM  
**To:** Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Taylor Gustafson <[taylor.gustafson@co.kittitas.wa.us](mailto:taylor.gustafson@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Pat Nicholson <[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)>; Marcus Hellstern <[marcus.hellstern@co.kittitas.wa.us](mailto:marcus.hellstern@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>  
**Cc:** Lindsey Ozbolt <[lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)>; 'Keli Bender' <[krd.keli@fairpoint.net](mailto:krd.keli@fairpoint.net)>; 'office@kcf7.com' <[office@kcf7.com](mailto:office@kcf7.com)>  
**Subject:** CB-19-00008 Hollingsworth/O'Day

Taylor, Holly, Pat, Jesse, and other interested parties,

Please review this Parcel Combination application, CB-19-00008 Hollingsworth/O'Day, and submit comments for the decision. If your agency has no comment, please reply and inform CDS. Control Click on the hyperlinks below. Comment period for this application ends on **05/17/2019**.

[CB-19-00008 Hollingsworth/O'Day \(Inside County Network\)](#)  
[CB-19-00008 Hollingsworth/O'Day \(Outside County Network\)](#)

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926  
(509) -962-7079  
[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

## Dusty Pilkington

---

**From:** Holly Erdman  
**Sent:** Monday, May 06, 2019 9:32 AM  
**To:** Dusty Pilkington  
**Cc:** Jesse Cox  
**Subject:** RE: CB-19-00008 Hollingsworth/O'Day

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dusty,

Public Health has no comment or concerns with this application.

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:** Dusty Pilkington  
**Sent:** Thursday, May 02, 2019 2:28 PM  
**To:** Holly Erdman; Taylor Gustafson; Candie Leader; Pat Nicholson; Marcus Hellstern; Jesse Cox  
**Cc:** Lindsey Ozbolt; 'Keli Bender'; 'office@kcf7.com'  
**Subject:** CB-19-00008 Hollingsworth/O'Day

Taylor, Holly, Pat, Jesse, and other interested parties,

Please review this Parcel Combination application, CB-19-00008 Hollingsworth/O'Day, and submit comments for the decision. If your agency has no comment, please reply and inform CDS. Control Click on the hyperlinks below. Comment period for this application ends on **05/17/2019**.

[CB-19-00008 Hollingsworth/O'Day \(Inside County Network\)](#)  
[CB-19-00008 Hollingsworth/O'Day \(Outside County Network\)](#)

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926  
(509) -962-7079



# **KITITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

---

### **MEMORANDUM**

---

TO: All Staff  
FROM: Kelly Bacon, Engineer Technician I  
DATE: May 16, 2019  
SUBJECT: Hollingsworth/O'Day CB-19-00008  
Tax Parcels: 845334 and 855334

**Public Works recommends final approval with the following condition:**

- a) An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway, access or performing any work within the county road right of way.
- b) The parcel combination will be subject to the 2015 Road Standards for a single use driveway. These standards will apply from the location where the access road to the property intersects with a publicly maintained road. These requirements are prior to occupancy of a new residence.
- c) Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.

**From:** [Dusty Pilkington](#)  
**To:** ["Brian Martens"](#)  
**Cc:** [Mike Flory](#); [Jonathan Oquist](#)  
**Subject:** RE: Parcel combination at Summerside lots 6 & 7  
**Date:** Friday, May 31, 2019 8:46:04 AM  
**Attachments:** [image001.jpg](#)  
[image003.jpg](#)

---

Brian,

I can take this email chain as your informing me that the parcel combination is on hold for question # 1. Questions 2-5 are for Building.

Thanks,

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926  
(509) -962-7079  
[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

---

**From:** Brian Martens [mailto:[Brian@trailsidehomes.com](mailto:Brian@trailsidehomes.com)]  
**Sent:** Tuesday, May 28, 2019 6:29 PM  
**To:** Dusty Pilkington  
**Cc:** Mike Flory; Jonathan Oquist  
**Subject:** RE: Parcel combination at Summerside lots 6 & 7

Thanks Dusty,

So my question is can we...

1. delay or suspend the parcel combination that we have applied for
2. apply for and obtain a building permit for the new residence with just the parcel combo applied for but not recorded
3. start building the new residence with the C/O being held until cabin move
4. move the existing cabin to an adjacent parcel
5. Complete the new residence and get the final inspection and C/O.

This is our goal. I would of course need to verify that there are no other constraints that might hold up the parcel combo recording. Checking with Kelly Bacon to insure that 2015 road standards are met.

If you have some time tomorrow, hoping we can discuss.

Thanks,



**Brian Martens**  
**Project Manager**

C | 425-766-3203

116 -½ S. Washington Street | Seattle, WA 98104

[Trailside Homes](#)

---

**From:** Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>

**Sent:** Tuesday, May 28, 2019 4:05 PM

**To:** Brian Martens <Brian@trailsidehomes.com>

**Cc:** Mike Flory <mike.flory@co.kittitas.wa.us>

**Subject:** RE: Parcel combination at Summerside lots 6 & 7

Mr. Martens,

Thank you for the revised site plan. To clarify our conversation:

1. I did advise to check with the Building department on whether the permit for the new residence can be completed prior to relocating the other structure, and that it can be made a condition of the final C/O. That was consistent with my understanding, but I am a planner and not a part of the building department. Our Building Official is CC'd.
2. However, as I mentioned before, the parcel combination cannot be approved until the structure relocation has been completed, pursuant to KCC 16.10(2), we cannot approve the parcel combination until the residence has been moved. Approving the combination prior to the relocation would create a more nonconforming parcel.

Thank you,

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 2, Ellensburg, WA 98926

(509) -962-7079

[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

---

**From:** Brian Martens [<mailto:Brian@trailsidehomes.com>]

**Sent:** Tuesday, May 28, 2019 3:46 PM

**To:** Dusty Pilkington

**Subject:** Parcel combination at Summerside lots 6 & 7

Dusty,

Thanks again for speaking to me about this last Friday. Attached is a copy of the site plan showing all

existing buildings and an outline of the exiting cabin (called out as existing house on the plans) on lot 7. It also shows the proposed relocation of the cabin on lot 8. Hope this helps.

Once again, the parcel combination will still only have one residence on the new combined lot 6/7 once recorded. Existing shed and existing garage will remain, but are not habitable. I understood during our meeting last Friday, that we can permit the new residence without moving the cabin, but need to move the cabin prior to getting the C/O for the new house.

Anyway- yes, lets hold off on the parcel combination until we have meet Kelly's concerns for access. Please call if you have any concerns or questions. It is kind of a tricky build for us...

Regards,

**Brian Martens**  
**Project Manager**

C | 425-766-3203

116 -½ S. Washington Street | Seattle, WA 98104

[Trailside Homes](#)

---

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

**From:** [Taylor Gustafson](#)  
**To:** [Dusty Pilkington](#)  
**Cc:** [Kelly Bacon](#)  
**Subject:** RE: CB-19-00008 Hollingsworth/O'Day  
**Date:** Thursday, May 16, 2019 3:47:02 PM  
**Attachments:** [CB-19-00008 Public Works Comments.pdf](#)

---

Hi Dusty,

Please find Public Works comments attached.

Thanks,  
Taylor

---

**From:** Dusty Pilkington  
**Sent:** Thursday, May 02, 2019 2:28 PM  
**To:** Holly Erdman; Taylor Gustafson; Candie Leader; Pat Nicholson; Marcus Hellstern; Jesse Cox  
**Cc:** Lindsey Ozbolt; 'Keli Bender'; 'office@kcf7.com'  
**Subject:** CB-19-00008 Hollingsworth/O'Day

Taylor, Holly, Pat, Jesse, and other interested parties,

Please review this Parcel Combination application, CB-19-00008 Hollingsworth/O'Day, and submit comments for the decision. If your agency has no comment, please reply and inform CDS. Control Click on the hyperlinks below. Comment period for this application ends on **05/17/2019**.

-

[CB-19-00008 Hollingsworth/O'Day \(Inside County Network\)](#)

[CB-19-00008 Hollingsworth/O'Day \(Outside County Network\)](#)

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926  
(509) -962-7079  
[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

**From:** [Dusty Pilkington](#)  
**To:** ["Brian Martens"](#)  
**Subject:** RE: CB-19-00008 Hollingsworth-O'Day Parcel Combination  
**Date:** Friday, May 03, 2019 9:07:14 AM

---

I'll be the lead planner. If I get any comments back requesting any additional information, I will be sure to forward them to you.

Thanks,

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926  
(509) -962-7079  
[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

---

**From:** Brian Martens [mailto:Brian@trailsidehomes.com]  
**Sent:** Friday, May 03, 2019 9:00 AM  
**To:** Dusty Pilkington; 'ewhollingsworth@gmail.com'  
**Cc:** Jonathan Oquist  
**Subject:** RE: CB-19-00008 Hollingsworth-O'Day Parcel Combination

Great- thanks for checking in Dusty!  
During the review period, if staff needs any more information, I can get it back to you quickly. We are anxious to get started. To be clear, I was told that with this application, we can move forward with our building permit submittal, but we would not actually be able to pick up the permit until the parcel combination has recorded. We were hoping to go in for permit very soon.

Are you the lead planner on this, or is it Jeremy?

Regards,

## TRAILSIDEHOMES

**Brian Martens**  
**Project Manager**  
C | 425-766-3203  
116 -1/2 S. Washington Street | Seattle, WA 98104  
[Trailside Homes](#)

---

**From:** Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>  
**Sent:** Friday, May 3, 2019 8:31 AM  
**To:** 'ewhollingsworth@gmail.com' <ewhollingsworth@gmail.com>  
**Cc:** Brian Martens <Brian@trailsidehomes.com>  
**Subject:** CB-19-00008 Hollingsworth-O'Day Parcel Combination



Greetings. This email is to inform you that your application for a parcel combination is out for comment, and that the comment period ends May 17<sup>th</sup>. Please feel free to contact me with any questions.

Thanks,

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926  
(509) -962-7079  
[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

---

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

"Building Partnerships – Building Communities"

July 25, 2019

Eric Hollingsworth & Kelli O'Day  
5105 Grand Loop Unit 309  
Tacoma, WA 98407

Brian Martens, Trailside Homes  
116 ½ Washington St.  
Seattle, WA 98104

RE: Hollingsworth - O'Day Parcel Combination (CB-19-00008)

Dear Mr. Hollingsworth and Ms. O'Day,

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 finalize the process:

1. Final packet will be submitted by Community Development Services to the Kittitas County Assessor's Office to finalize the parcel combination.
2. Please pay close attention to the attached document from Public Works for potential future access and other issues. Additional comments on the proposed parcel combination are also attached.

Please be advised that once these two parcels have been combined, they cannot be separated again. If you have any further questions, please feel free to contact me at (509)-962-7079.

Sincerely,

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926  
(509) -962-7079  
[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

Enclosed: Kittitas County Fire Marshall Comment Email  
Kittitas Reclamation District Comment Email  
Kittitas County Public Health Comment Email  
  
Kittitas County Public Works Comment Letter

Patrick Nicholson, Fire Marshall- May 2, 2019  
Sara Vickers, Lands Clerk- May 3, 2019  
Holly Erdman, Environmental Health Specialist-  
May 6, 2019  
Kelly Bacon, Engineer Technician-May 16, 2019

CC:

Christy Garcia, Assessor's Office *via email*

**From:** [Pat Nicholson](#)  
**To:** [Dusty Pilkington](#)  
**Subject:** RE: CB-19-00008 Hollingsworth/O'Day  
**Date:** Thursday, May 02, 2019 2:56:37 PM  
**Attachments:** [image001.jpg](#)

---

No concerns as long as driveway meets county standards.



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:** Dusty Pilkington  
**Sent:** Thursday, May 02, 2019 2:28 PM  
**To:** Holly Erdman; Taylor Gustafson; Candie Leader; Pat Nicholson; Marcus Hellstern; Jesse Cox  
**Cc:** Lindsey Ozbolt; 'Keli Bender'; 'office@kcf7.com'  
**Subject:** CB-19-00008 Hollingsworth/O'Day

Taylor, Holly, Pat, Jesse, and other interested parties,

Please review this Parcel Combination application, CB-19-00008 Hollingsworth/O'Day, and submit comments for the decision. If your agency has no comment, please reply and inform CDS. Control Click on the hyperlinks below. Comment period for this application ends on **05/17/2019**.

-  
[CB-19-00008 Hollingsworth/O'Day \(Inside County Network\)](#)

[CB-19-00008 Hollingsworth/O'Day \(Outside County Network\)](#)

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 2, Ellensburg, WA 98926

(509) -962-7079

[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

## Dusty Pilkington

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**From:** krd.keli@fairpoint.net  
**Sent:** Friday, May 03, 2019 10:06 AM  
**To:** Dusty Pilkington  
**Subject:** RE: CB-19-00008 Hollingsworth/O'Day

Hi Dusty!

There is nothing required from KRD regarding this Parcel Combination.

Thank you,

Sara Vickers  
Lands Clerk/RRA  
509-925-6158  
[sara@krdistrict.org](mailto:sara@krdistrict.org)

**From:** Dusty Pilkington <[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)>  
**Sent:** Thursday, May 2, 2019 2:28 PM  
**To:** Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Taylor Gustafson <[taylor.gustafson@co.kittitas.wa.us](mailto:taylor.gustafson@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Pat Nicholson <[pat.nicholson@co.kittitas.wa.us](mailto:pat.nicholson@co.kittitas.wa.us)>; Marcus Hellstern <[marcus.hellstern@co.kittitas.wa.us](mailto:marcus.hellstern@co.kittitas.wa.us)>; Jesse Cox <[jesse.cox@co.kittitas.wa.us](mailto:jesse.cox@co.kittitas.wa.us)>  
**Cc:** Lindsey Ozbolt <[lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)>; 'Keli Bender' <[krd.keli@fairpoint.net](mailto:krd.keli@fairpoint.net)>; 'office@kcf7.com' <[office@kcf7.com](mailto:office@kcf7.com)>  
**Subject:** CB-19-00008 Hollingsworth/O'Day

Taylor, Holly, Pat, Jesse, and other interested parties,

Please review this Parcel Combination application, CB-19-00008 Hollingsworth/O'Day, and submit comments for the decision. If your agency has no comment, please reply and inform CDS. Control Click on the hyperlinks below. Comment period for this application ends on **05/17/2019**.

[CB-19-00008 Hollingsworth/O'Day \(Inside County Network\)](#)  
[CB-19-00008 Hollingsworth/O'Day \(Outside County Network\)](#)

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926  
(509) -962-7079  
[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

## Dusty Pilkington

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**From:** Holly Erdman  
**Sent:** Monday, May 06, 2019 9:32 AM  
**To:** Dusty Pilkington  
**Cc:** Jesse Cox  
**Subject:** RE: CB-19-00008 Hollingsworth/O'Day

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dusty,

Public Health has no comment or concerns with this application.

Thank you,

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

509-962-7580

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**From:** Dusty Pilkington  
**Sent:** Thursday, May 02, 2019 2:28 PM  
**To:** Holly Erdman; Taylor Gustafson; Candie Leader; Pat Nicholson; Marcus Hellstern; Jesse Cox  
**Cc:** Lindsey Ozbolt; 'Keli Bender'; 'office@kcf7.com'  
**Subject:** CB-19-00008 Hollingsworth/O'Day

Taylor, Holly, Pat, Jesse, and other interested parties,

Please review this Parcel Combination application, CB-19-00008 Hollingsworth/O'Day, and submit comments for the decision. If your agency has no comment, please reply and inform CDS. Control Click on the hyperlinks below. Comment period for this application ends on **05/17/2019**.

[CB-19-00008 Hollingsworth/O'Day \(Inside County Network\)](#)  
[CB-19-00008 Hollingsworth/O'Day \(Outside County Network\)](#)

Dusty Pilkington  
Planner I  
Kittitas County Community Development Services  
411 N Ruby St # 2, Ellensburg, WA 98926  
(509) -962-7079



## **KITTITAS COUNTY**

### **DEPARTMENT OF PUBLIC WORKS**

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#### **MEMORANDUM**

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**TO:** All Staff  
**FROM:** Kelly Bacon, Engineer Technician I  
**DATE:** May 16, 2019  
**SUBJECT:** Hollingsworth/O'Day CB-19-00008  
Tax Parcels: 845334 and 855334

**Public Works recommends final approval with the following condition:**

- a) An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway, access or performing any work within the county road right of way.
- b) The parcel combination will be subject to the 2015 Road Standards for a single use driveway. These standards will apply from the location where the access road to the property intersects with a publicly maintained road. These requirements are prior to occupancy of a new residence.
- c) Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.