

CB-19-00016



**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"

**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:

9-17-19

RECEIPT #

CD19-02564



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: John F. Schultz  
Mailing Address: 13051 HWY 97  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-551-8033  
Email Address: john57schultz@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: 13051 HWY 97  
City/State/ZIP: Ellensburg, WA 98926

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

See attached sheets

6. **Tax parcel numbers:** 860336, 19423, 237934

7. **Property size:** 83.11 Acres (total) (acres)

8. **Land Use Information:**

Zoning: Agriculture-20      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 \_\_\_\_)

860336, 16.35 acres  
19423, 22.03 acres  
237934, 44.23 acres

83.11 acres

APPLICANT IS:  OWNER  PURCHASER  LESSEE  OTHER

**AUTHORIZATION**

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

Date:

X \_\_\_\_\_

\_\_\_\_\_

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

Date:

X 

9/12/19

**Treasurer's Office Review**

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

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

Kittitas County Treasurer's Office

9. Existing and Proposed Lot Information:

Original Parcel Numbers & Acreage

New Acreage (1 parcel number per line)

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

860336, 16.35 acres  
19423, 22.03 acres  
237934, 44.23 acres

8311 acres

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**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):

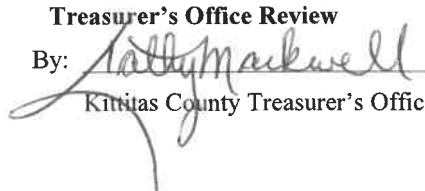
Date:

X 

9/17/19

**Treasurer's Office Review**

Tax Status: Paid in full  
for 2019

By:   
Kittitas County Treasurer's Office

Date: 10/23/19

**Approved as submitted by Community Development Services**

Planner: Kelly Bacon Signed: Kelly Bacon Date: 10-23-19



# Parcels 19423, 237934, 860336: Property Lines, Developed Area, and Access

Legend

— Existing Property Lines

Parcel 19423

Parcel 860336

Parcel 237934

13053 HWY 97 Parcel 837834

Access, by easement across Parcel 837834

Shared driveway 13051 + 13053 HWY 97 by easement across Parcel 837834

Driveway

Driveway

Driveway

Developed Area

97

Smithson Rd

Elenstung Ranches Rd



## **Legal Descriptions, Parcels to be Combined**

### **Parcel 860336, 16.35 acres:**

That portion of Tract 17 of that certain survey recorded in Book 4 of Surveys, pages 10 through 14, records of Kittitas County, State of Washington, being a portion of the Southeast Quarter of Section 26, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the most Southerly corner of said Tract 17; thence North 27°12'34" East along the Southerly line of said Tract 17, 673.28 feet to the true point of beginning; thence South 27°12'34" West 673.28 feet; thence North 49°41'11" West along the Southwesterly line of said Tract 17, 639.70 feet; thence North 42°37'54" East 826.16 feet; thence South 49°41'11" East 424.35 feet to a line bearing North 30°31'19" East from the true point of beginning; thence South 30°31'19" 172.24 feet to the true point of beginning. (Also known as Tract 17C, Ellensburg Ranches.)

AND

The North 846.50 feet of the West 334.50 feet of Tract 18 of that certain survey recorded in Book 4 of Surveys, Pages 10 through 14, records of Kittitas County, State of Washington, being a portion of the Southeast Quarter of Section 26 and of the Northeast Quarter of Section 35, all in Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 35; thence South 0°29'07" East, along the East line of said subdivision 791.03 feet; thence South 89°23'02" West, 1856.20 feet; thence North 27°12'34" East, 1011.77 feet to the true point of beginning; thence continuing North 27°12'34" East, 846.50 feet; thence South 75°18'16" East, 334.50 feet; thence South 27°12'34" West, 846.50 feet; thence North 75°18'16" West, 334.50 feet to the true point of beginning. (Also known as a portion of Tract 18, Ellensburg Ranches.)

**Parcel 19423, 22.03 acres:** That portion of the following described parcel lying Northeasterly of the centerline of Ellensburg Ranches Road:

That part of the South Half of Section 26 and the North Half of Section 35, both in Township 19 North, Range 17 East W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Northeast corner of the North Half of said Section 35; thence South 0°29'07" East, along the East line thereof, 791.03 feet; thence South 89°23'02" West, 1,852.20 feet to the true point of beginning; thence North 27°12'34" East, 1,184.99 feet; thence North 49°41'11" West, 1732.98 feet, thence South 58°23'30" West, 852.24 feet; thence South 41°46'30" East, 1089.31 feet; thence South 17°00'00" East, 963.46 feet to a point South 89°23'02" West, 498.05 feet from the true point of beginning; thence North 89°23'02" East, 498.05 feet to the true point of beginning.

(Also known as a portion of Tract 19 of that certain Survey recorded in Book 4 of Surveys, pages 10 through 14, known as Ellensburg Ranches, records of Kittitas County, State of Washington).

**Parcel 237934, 44.73 acres:** That portion of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, both in Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 35; thence South  $0^{\circ}29'07''$  East along the East line of the said subdivision, 791.03 feet; thence South  $89^{\circ}23'02''$  West, 1856.20 feet; thence North  $27^{\circ}12'34''$  East, 1858.27 feet; thence South  $75^{\circ}18'16''$  East, 790.91 feet to the Westerly line of the Bureau of Reclamation's NB-41 lateral; thence Southeasterly along said Westerly line to the East line of the Southeast Quarter of said Section 26; thence South  $0^{\circ}43'24''$  East along the said East line, 214.83 feet to the point of beginning. (Also known as Tract 18 of that certain survey recorded in Book 4 of Surveys, pages 10-14, records of Kittitas County, Washington.)

EXCEPTING THEREFROM that part of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, both in Township 19 North, Range 17 East, W.M., records of Kittitas County, State of Washington, which is described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 35; thence South  $0^{\circ}29'07''$  East, along the East line of said subdivision 791.03 feet; thence South  $89^{\circ}23'02''$  West, 1856.20 feet; thence North  $27^{\circ}12'34''$  East, 1011.77 feet to the true point of beginning; thence continuing North  $27^{\circ}12'34''$  East, 846.50 feet; thence South  $75^{\circ}18'16''$  East, 334.50 feet; thence South  $27^{\circ}12'34''$  West, 846.50 feet; thence North  $75^{\circ}18'16''$  West, 334.50 feet to the true point of beginning. (Also known as The North 846.50 feet of the West 334.50 feet of Tract 18 of that certain survey recorded in Book 4 of Surveys, Pages 10 through 14, records of Kittitas County, State of Washington.)

### **Proposed Legal Description of the Combined Parcels:**

That portion of Tract 17 of that certain survey recorded in Book 4 of Surveys, pages 10 through 14, records of Kittitas County, State of Washington, being a portion of the Southeast Quarter of Section 26, Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the most Southerly corner of said Tract 17; thence North  $27^{\circ}12'34''$  East along the Southerly line of said Tract 17, 673.28 feet to the true point of beginning; thence South  $27^{\circ}12'34''$  West 673.28 feet; thence North  $49^{\circ}41'11''$  West along the Southwesterly line of said Tract 17, 639.70 feet; thence North  $42^{\circ}37'54''$  East 826.16 feet; thence South  $49^{\circ}41'11''$  East 424.35 feet to a line bearing North  $30^{\circ}31'19''$  East from the true point of beginning; thence South  $30^{\circ}31'19''$  172.24 feet to the true point of beginning. (Also known as Tract 17C, Ellensburg Ranches.)

AND



That portion of the following described parcel lying Northeasterly of the centerline of Ellensburg Ranches Road:

That part of the South Half of Section 26 and the North Half of Section 35, both in Township 19 North, Range 17 East W.M., Kittitas County, State of Washington, which is described as follows:

Beginning at the Northeast corner of the North Half of said Section 35; thence South 0°29'07" East, along the East line thereof, 791.03 feet; thence South 89°23'02" West, 1,852.20 feet to the true point of beginning; thence North 27°12'34" East, 1,184.99 feet; thence North 49°41'11" West, 1,732.98 feet, thence South 58°23'30" West, 852.24 feet; thence South 41°46'30" East, 1,089.31 feet; thence South 17°00'00" East, 963.46 feet to a point South 89°23'02" West, 498.05 feet from the true point of beginning; thence North 89°23'02" East, 498.05 feet to the true point of beginning.

(Also known as a portion of Tract 19 of that certain Survey recorded in Book 4 of Surveys, pages 10 through 14, known as Ellensburg Ranches, records of Kittitas County, State of Washington).

AND

That portion of the Southeast Quarter of Section 26 and the Northeast Quarter of Section 35, both in Township 19 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 35; thence South 0°29'07" East along the East line of the said subdivision, 791.03 feet; thence South 89°23'02" West, 1,856.20 feet; thence North 27°12'34" East, 1,858.27 feet; thence South 75°18'16" East, 790.91 feet to the Westerly line of the Bureau of Reclamation's NB-41 lateral; thence Southeasterly along said Westerly line to the East line of the Southeast Quarter of said Section 26; thence South 0°43'24" East along the said East line, 214.83 feet to the point of beginning. (Also known as Tract 18 of that certain survey recorded in Book 4 of Surveys, pages 10-14, records of Kittitas County, Washington.)

**Project Narrative Description:** I am planning significant changes to the developed area of Parcel 860336, detailed building permit application(s) for which will be submitted after approval of this parcel combination application. Major elements of the planned changes include:

1. Construction of a new building which will enclose the existing manufactured house and the existing site-built garage. (Discussions of the design concept and its critical details of this building have been held with Mr. Mike Flory of Community Development Services, four representatives of the WA Dept of L&I who are responsible for approving designs and modifications to manufactured housing, the chief of engineering of Valley Quality Homes (which built the existing manufactured house), and a licensed professional engineer who is under contract to me for the design work. None of these people identified any issues with the proposed new building or the proposed modifications to the existing manufactured house. Detailed design drawings for the new building are being developed as this parcel combination application is being written.)

2. Construction of a 16' x 20' "power and water shed" just south of the existing 60' x 40' concrete pad from a shop which was burned in the 2012 Taylor Bridge fire.
3. Construction of a new 40' x 48' "machine shed" on the location of the existing 60' x 40' concrete pad.
4. Replacement of the (failed) septic tank and drain field which are currently connected to the existing manufactured house, and were installed in 1986.
5. Construction of fencing around the developed area of what is now Parcels 860336, 237934, and 19423.
6. Construction of a fire protection system for the developed area of the property.

The attached aerial photographs (from Google Earth) show the existing and proposed parcel boundaries, the driveway which accesses the property, all of the existing buildings, and the approximate locations of the well and septic system, together with the distance scales of the photographs and the direction of north.

The attached 1" to 20' scale drawing shows the locations of current buildings, the proposed new buildings, the well, and the current and proposed septic systems, along with the approximate boundary lines of Parcel 860336.

Unfortunately, Parcel 860336, which contains the most of the developed area in the parcels referenced above, was created through subdivision of two other parcels without the benefit of a survey. After I bought parcels 860336, 237934 in 2015, I had them surveyed, and discovered that the property lines were not where the previous owners had thought, which creates obstacles to the changes I am planning:

1. The existing well, which will be the water source for the dwelling consisting of the manufactured house enclosed in the new building, is at most 10 feet from the easterly boundary of Parcel 860336.
2. The existing drain field is on, or perhaps even partially across the southerly boundary of Parcel 860336.
3. There is no room for a replacement septic tank and drain field on Parcel 860336 unless I locate it on the opposite (north) side of the house. That would entail trenching between the existing house and garage, and then trenching across the parking lot and rock garden/tree line, which would be expensive and disruptive. That would also make the drain field part of the major view from the living and dining rooms of my house, which is undesirable. Finally, the soil on the north side of the house is very poorly drained, with caliche roughly 2 feet below the surface, so it's likely that locating the drain field north of the house isn't feasible anyway. While there is a

suitable area of well-drained soil not far from the existing drain field on the south side of the house, that location is on Parcel 237934.

4. The desired location for a fence around the developed area of the property cuts across parts of all three parcels.

5. The water source for the fire protection system is on Parcel 19423, while most of the structures to be protected are on Parcel 860336.

Combining the three parcels of land is the easiest solution to these problems.



# Parcel 860336 Developed Area

Legend

Approx 15'

40' x 60'  
concrete pad,  
from shop destroyed  
in Taylor Bridge  
Fire

Stick-built  
Garage  
24  
28

40'  
3x wide  
Mount. Home  
60'

Pole Barn  
to be  
demolished

Septic  
Tank

Well

← Approx 10'

Pump  
House

Drain Field, No reserve specified in  
septic permit  
?? May cut through prop. line

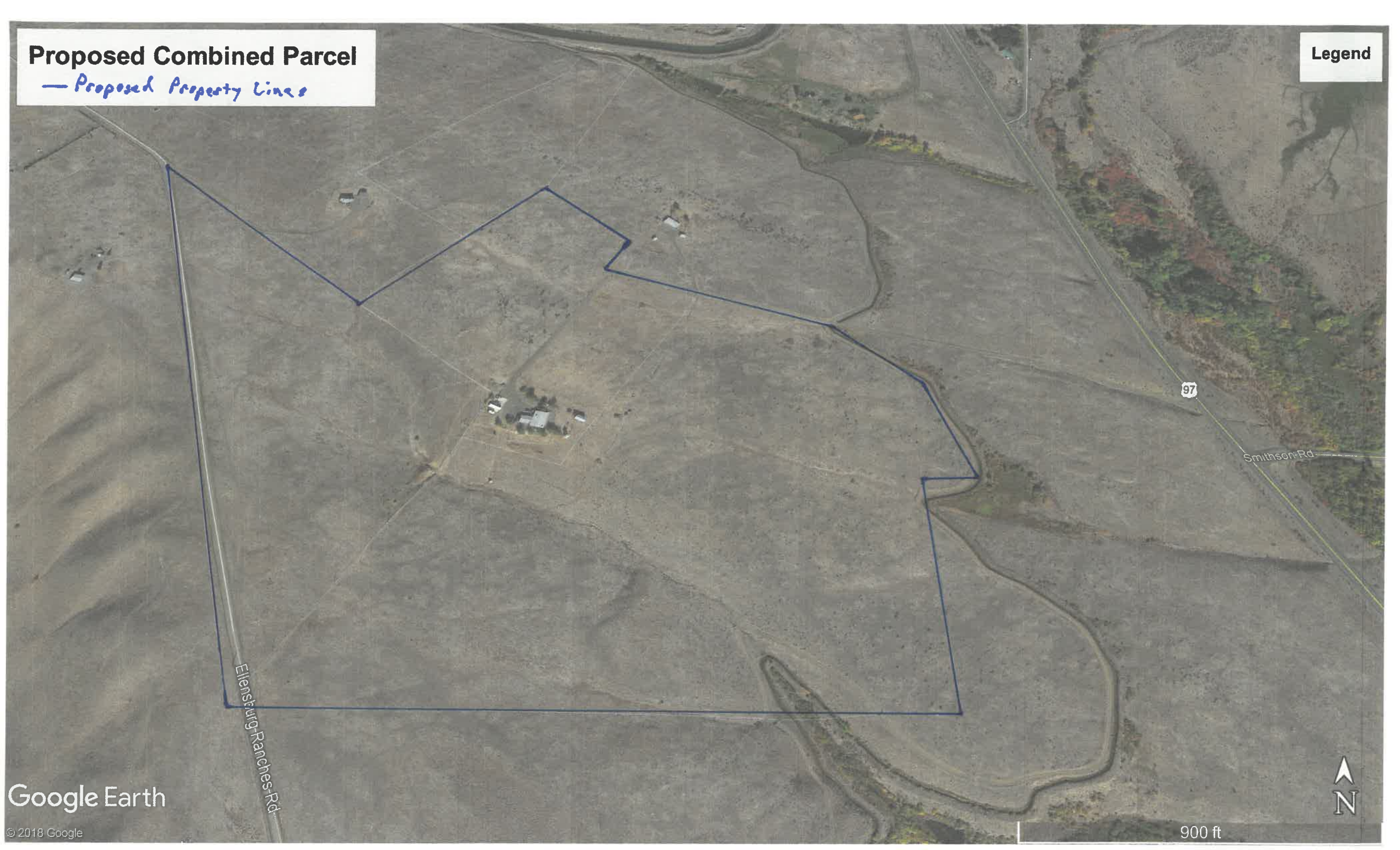




**Proposed Combined Parcel**

*— Proposed Property Lines*

**Legend**

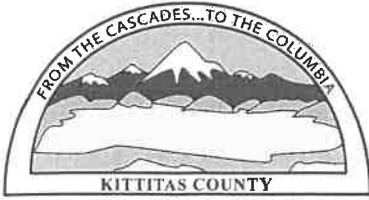


97

Smithson Rd.

Ellensburg Ranches Rd.





KITTITAS COUNTY  
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD19-02564

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

**Payer/Payee:** SCHULTZ, JOHN  
13051 HWY 97  
ELLENSBURG WA 98926-8527

**Cashier:** KATHY BOOTS  
**Payment Type:** CHECK (1093)

**Date:** 09/17/2019

**CB-19-00016 Parcel Combination**

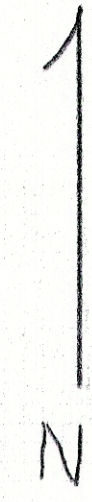
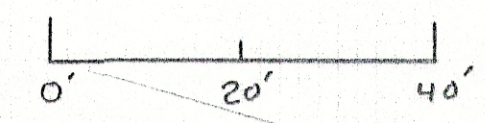
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Parcel Combination (Public Works)	\$150.00	\$150.00	\$0.00
Parcel Combination	\$550.00	\$550.00	\$0.00
<b>CB-19-00016 TOTALS:</b>	<b>\$700.00</b>	<b>\$700.00</b>	<b>\$0.00</b>
<b>TOTAL PAID:</b>		<b>\$700.00</b>	



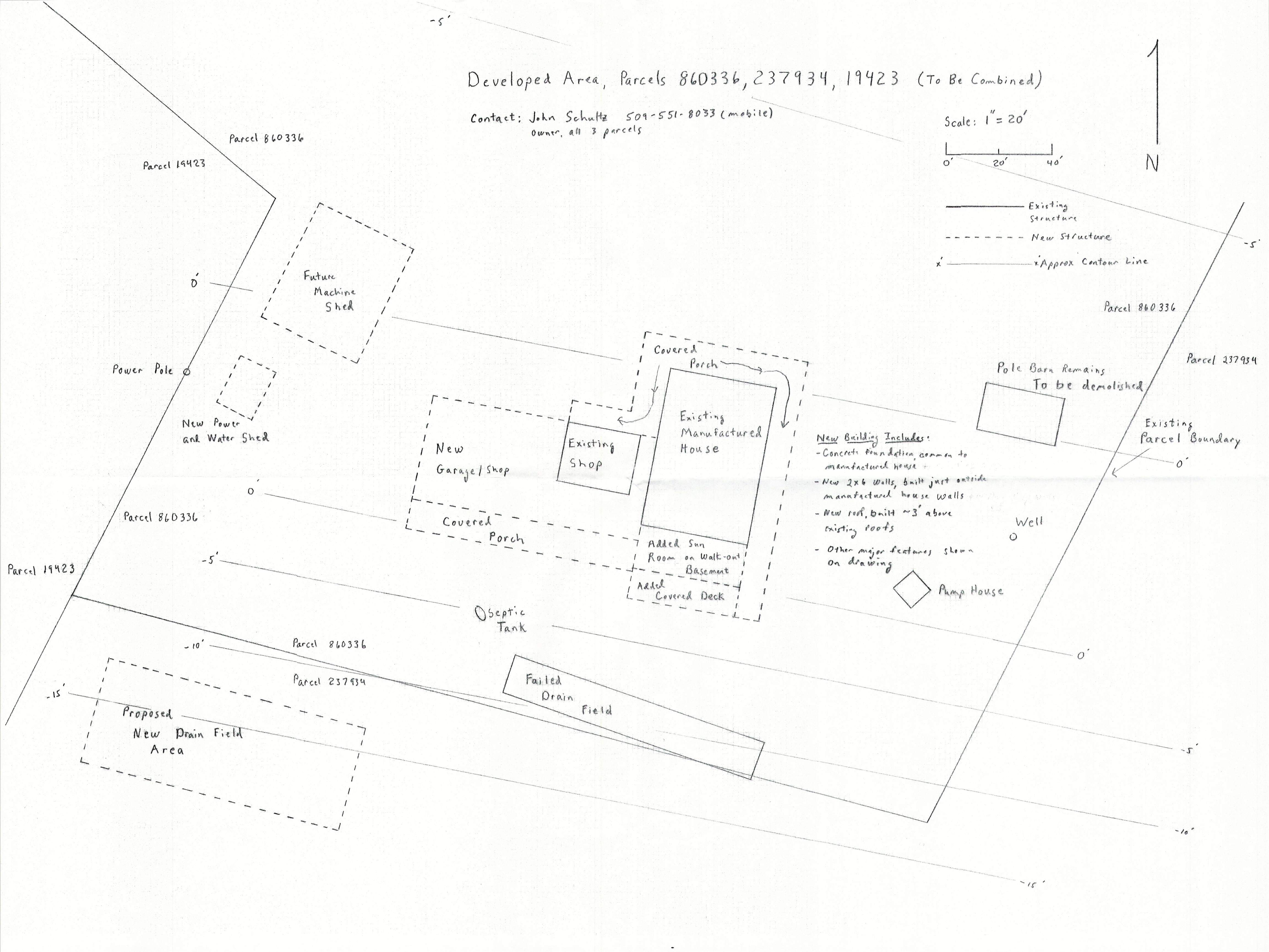
Developed Area, Parcels 860336, 237934, 19423 (To Be Combined)

Contact: John Schultz 509-551-8033 (mobile)  
owner, all 3 parcels

Scale: 1" = 20'



- Existing Structure
- - - New Structure
- x — Approx Contour Line



Future Machine Shed

New Power and Water Shed

New Garage/Shop

Existing Shop

Existing Manufactured House

Pole Barn Remains To be demolished

New Building Includes:

- Concrete foundation, common to manufactured house
- New 2x6 walls, built just outside manufactured house walls
- New roof, built ~3' above existing roof
- Other major features shown on drawing

Well

Pump House

Septic Tank

Failed Drain Field

Proposed New Drain Field Area

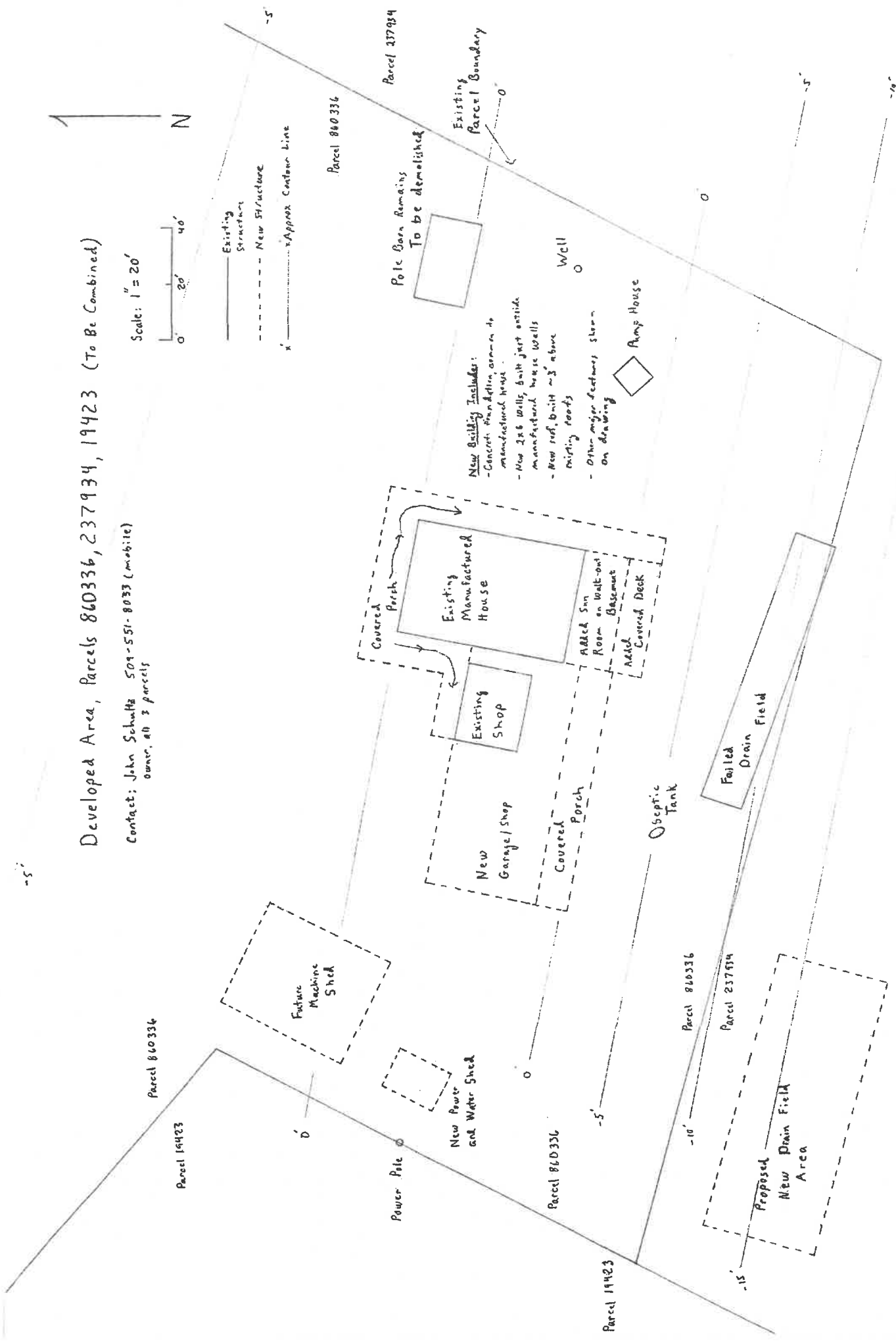
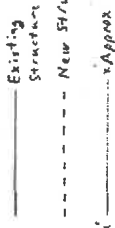
Parcel 19423  
Parcel 860336  
Parcel 860336  
Parcel 237934  
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Parcel 860336  
Parcel 237934  
Parcel 19423



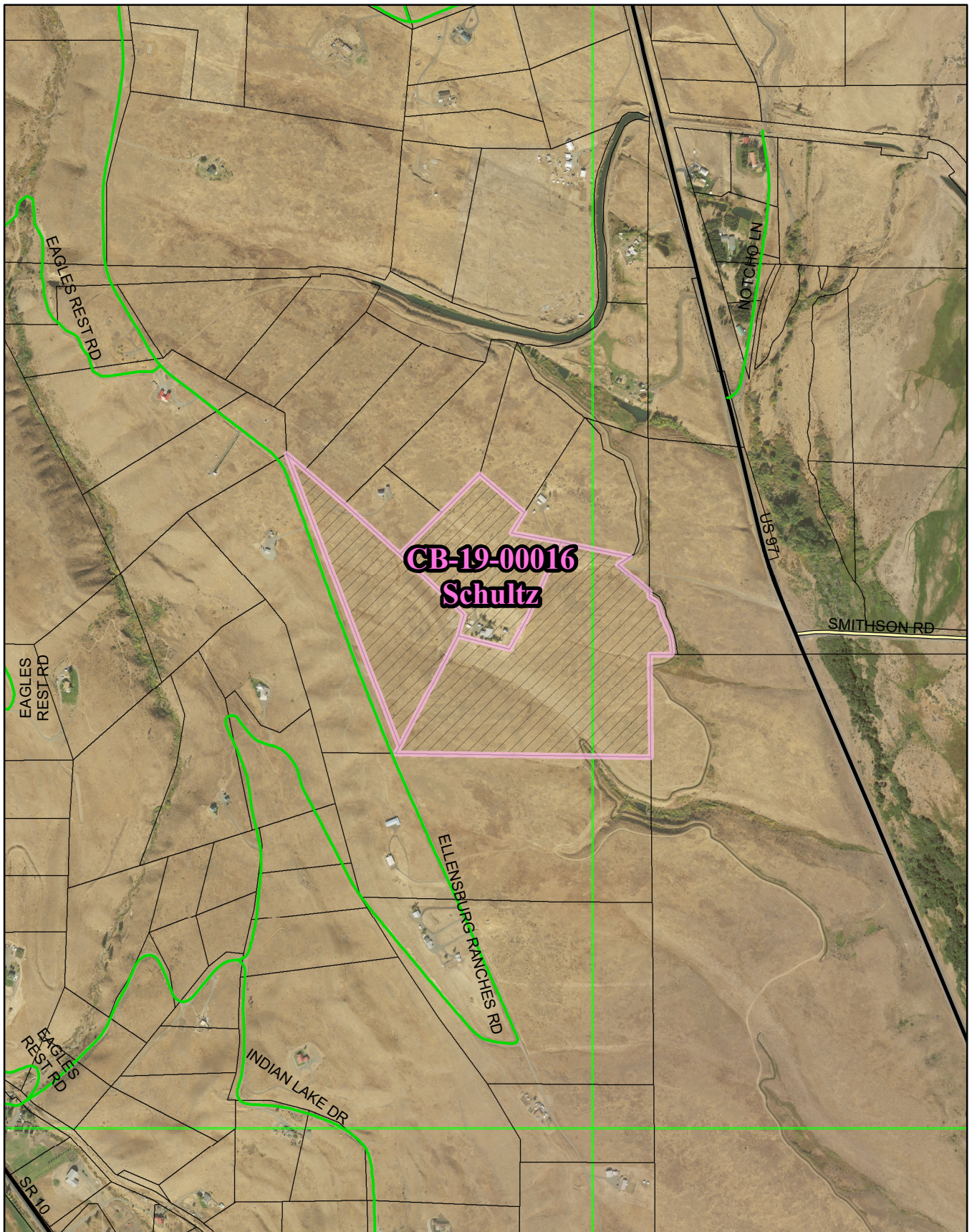
# Developed Area, Parcels 860336, 237934, 19423 (To Be Combined)

Contact: John Schultz 509-551-8033 (mobile)  
owner, all 3 parcels

Scale: 1" = 20'





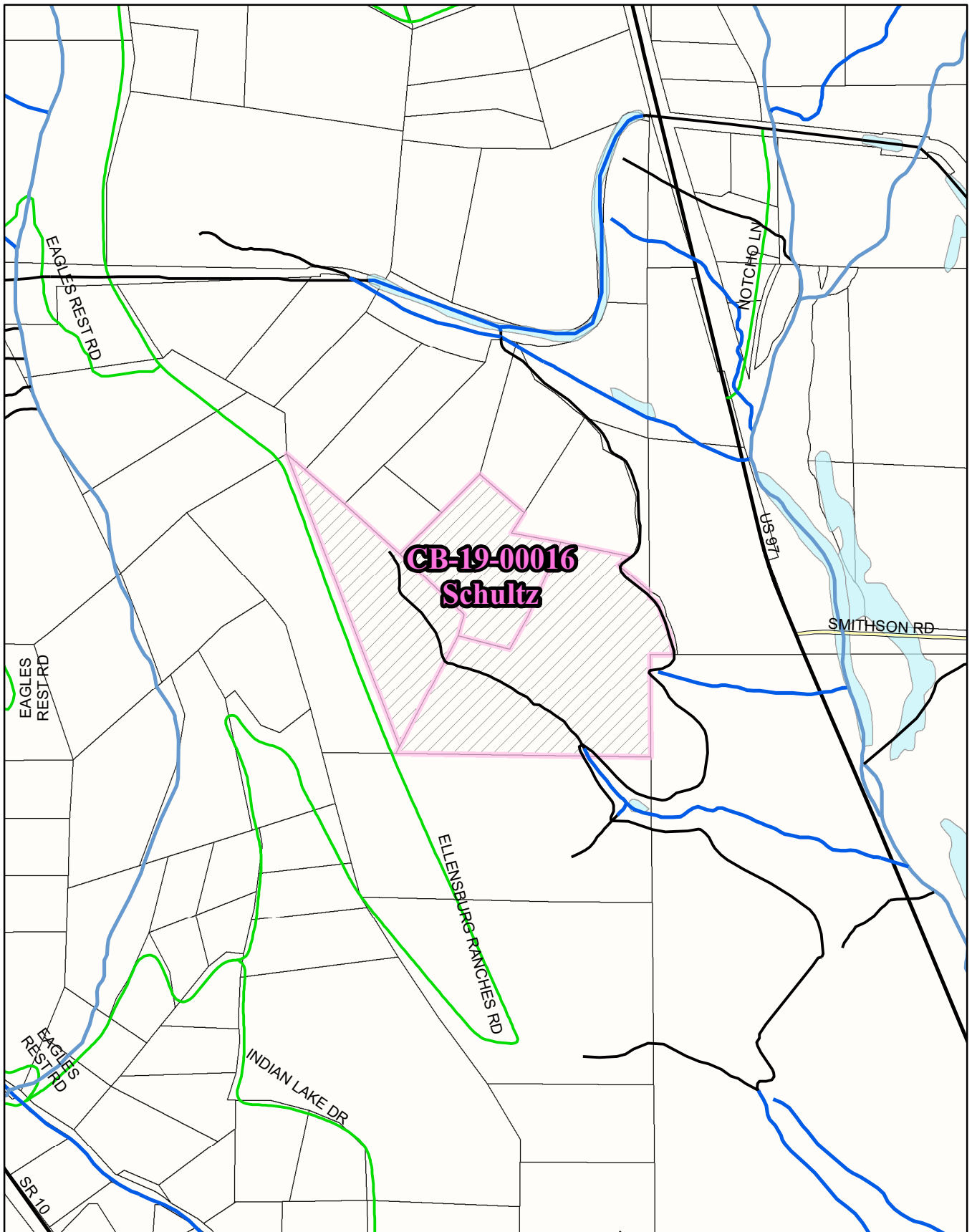


CB-19-00016 Schultz

Aerial View



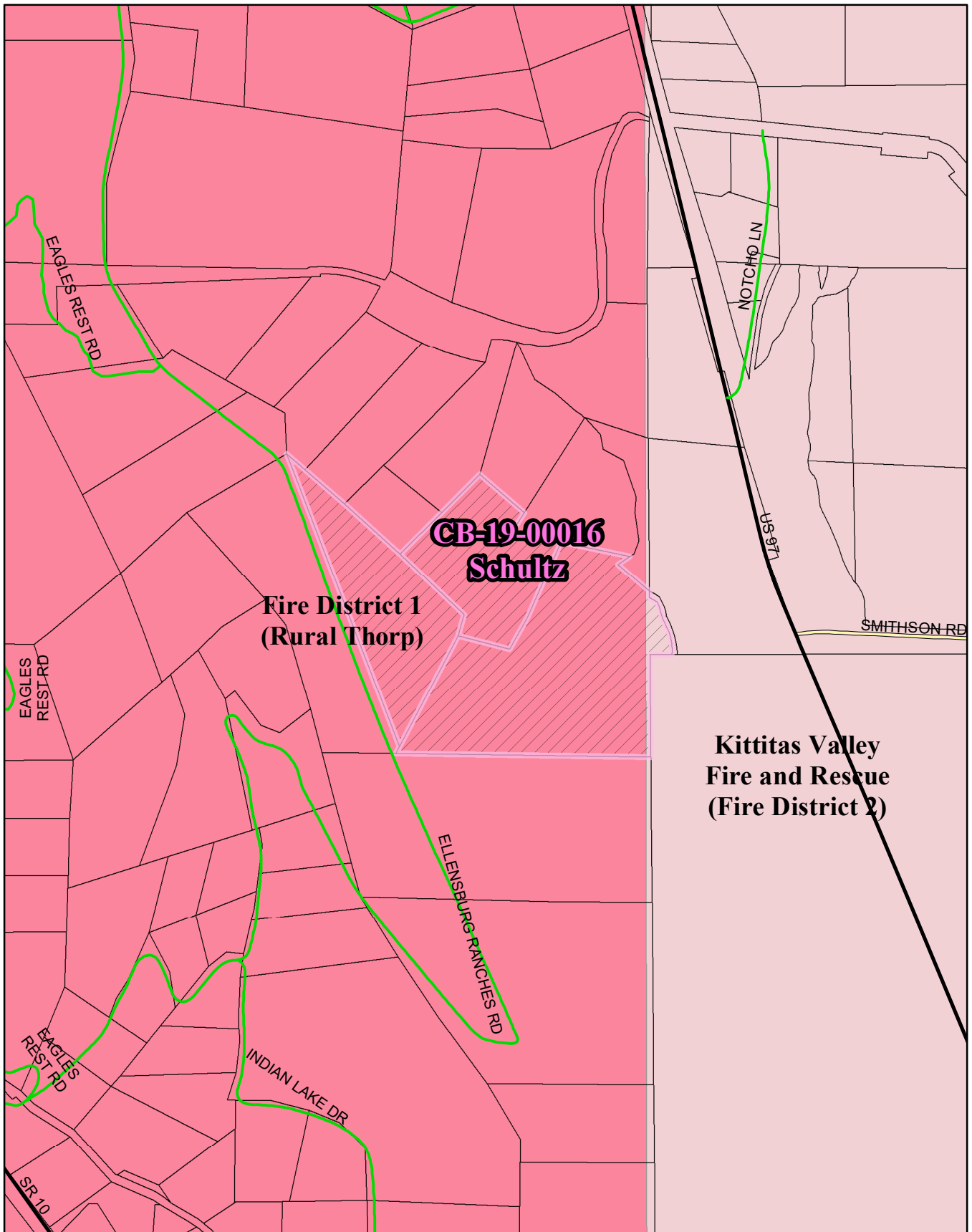




CB-19-00016 Schultz

Critical Areas



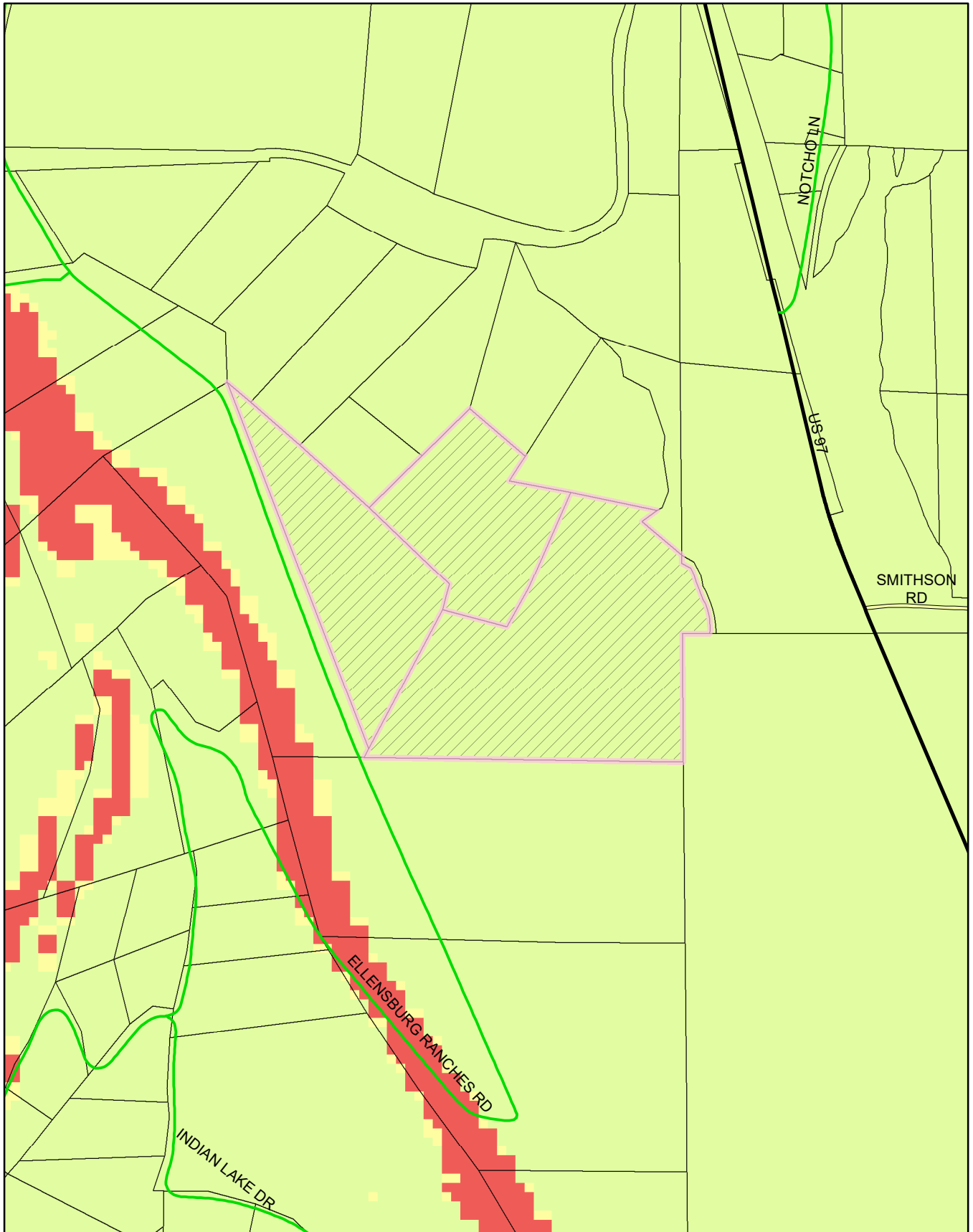


CB-19-00016 Schultz

Fire District



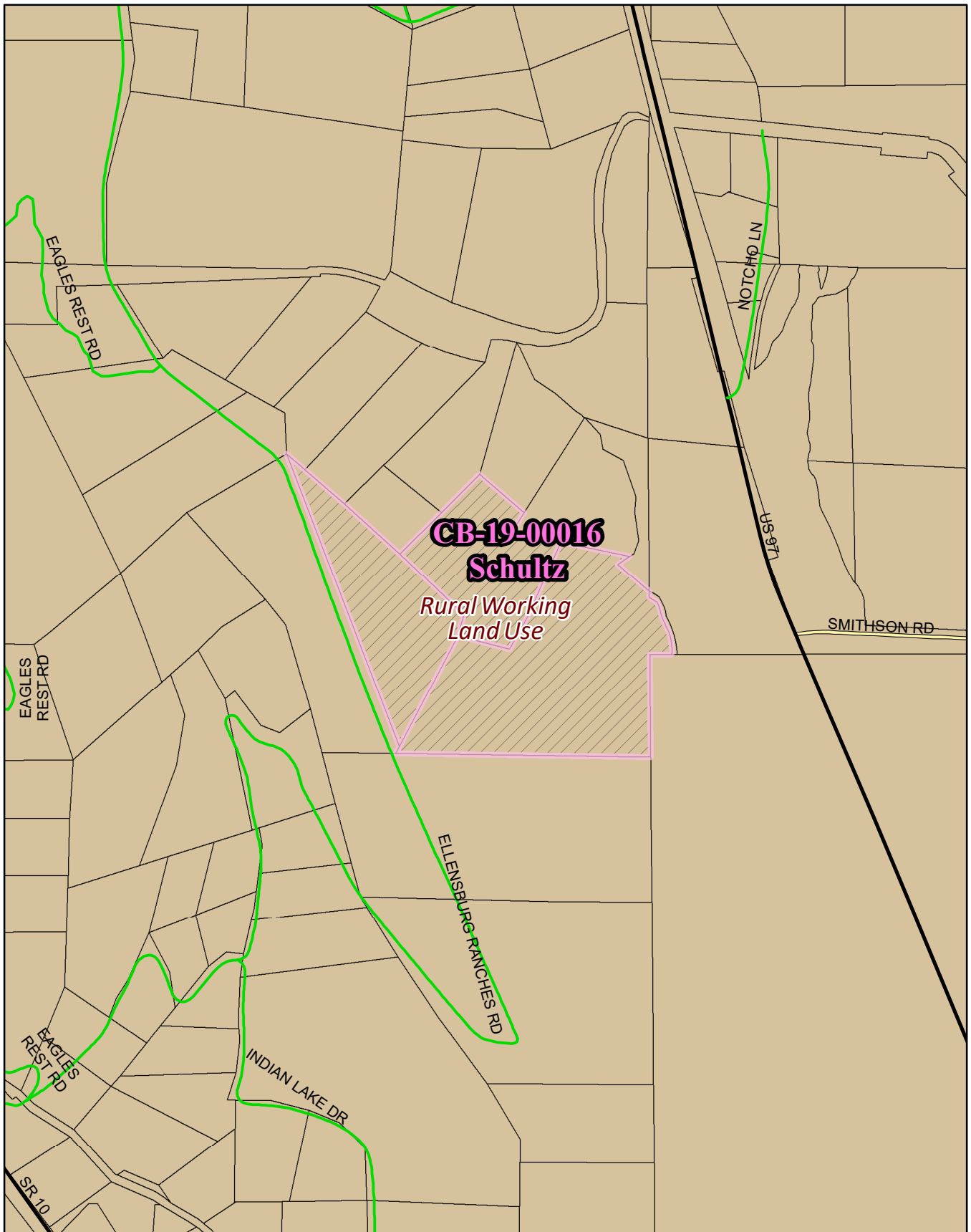




CB-19-00016 Schultz

Hazardous Slope

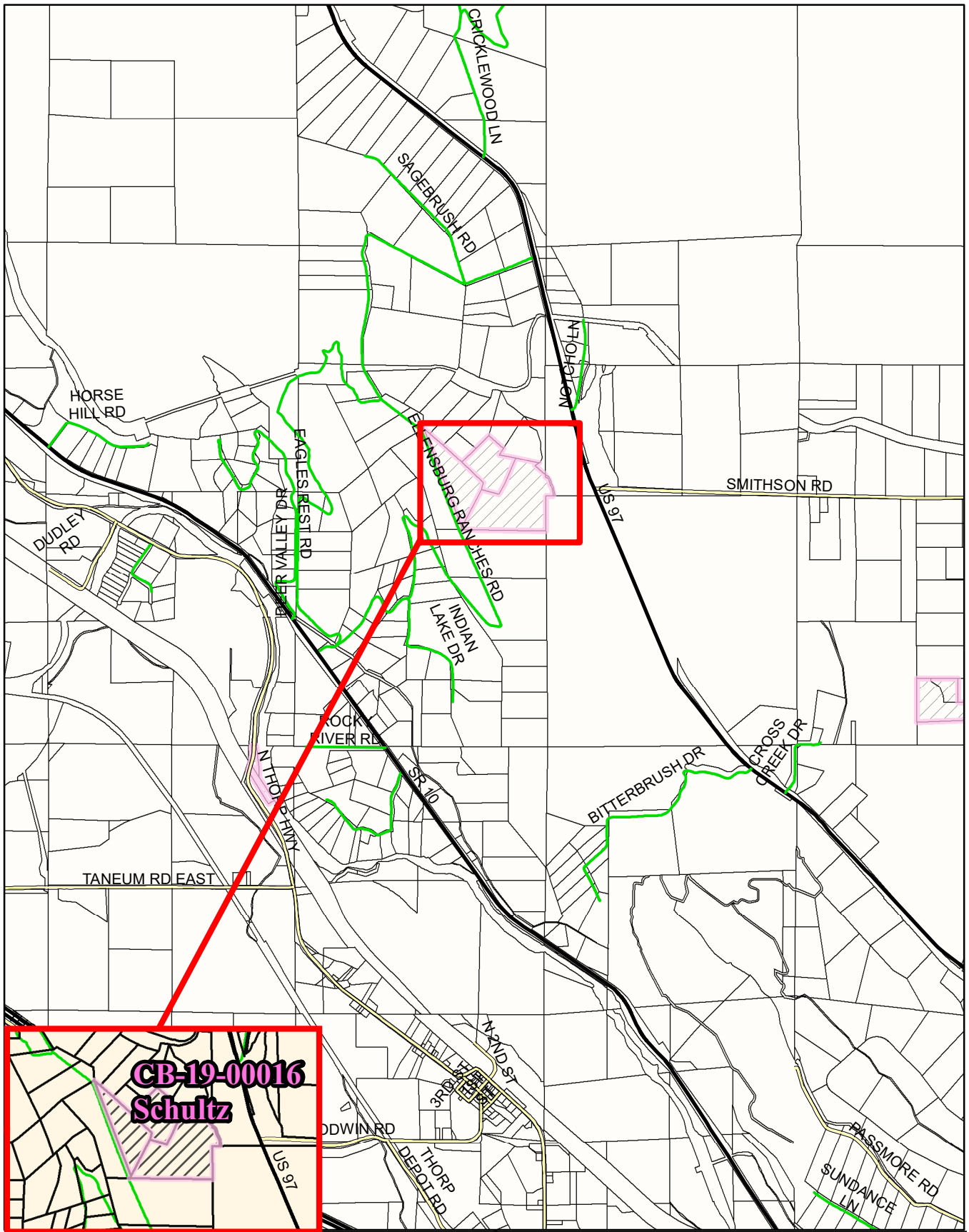




CB-19-00016 Schultz

Land Use

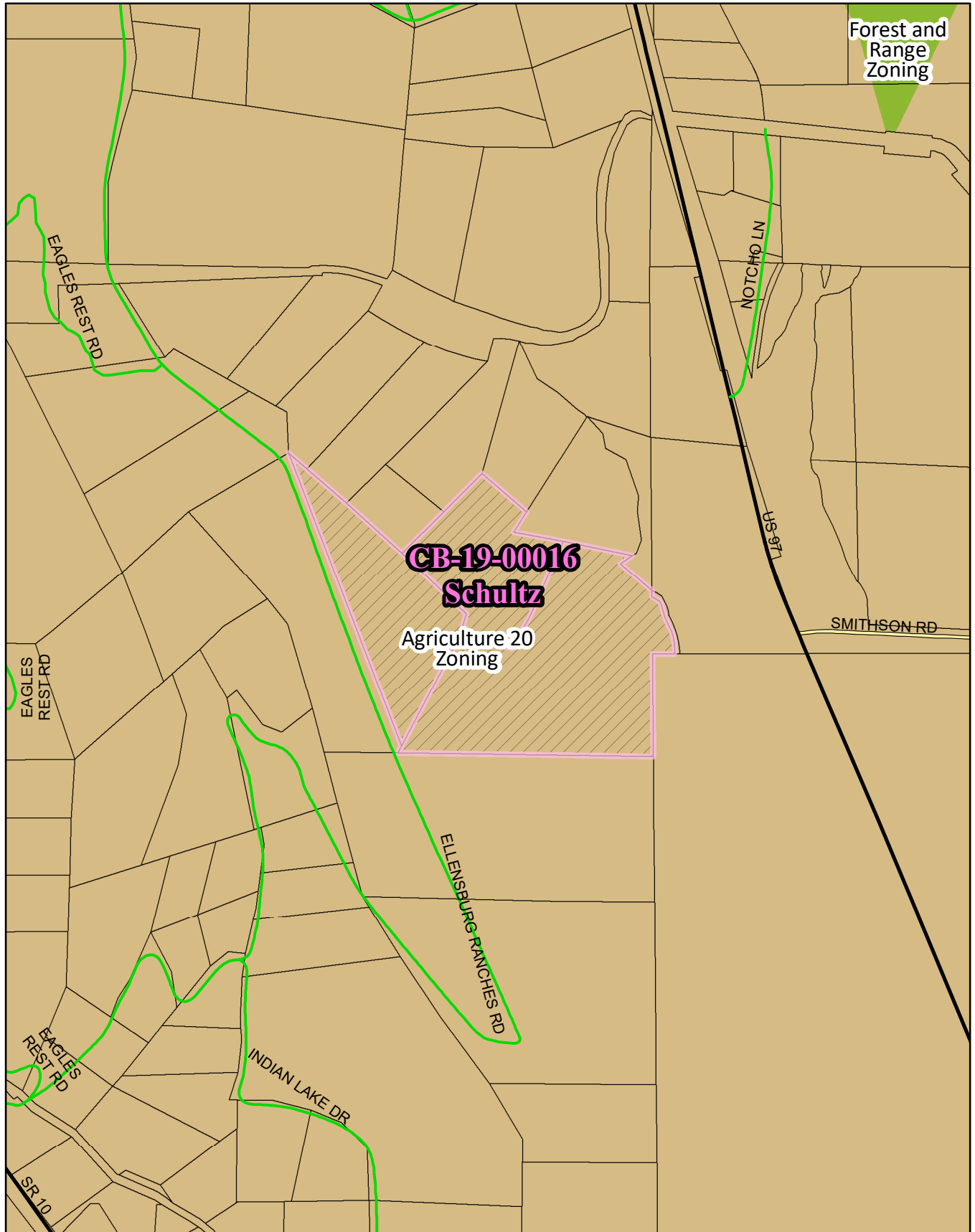




CB-19-00016 Schultz

Vicinity View





Forest and Range Zoning

**CB-19-00016**  
**Schultz**

Agriculture 20 Zoning

CB-19-00016 Schultz

Zoning





## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

October 3, 2019

John F. Schultz  
13051 Hwy 97  
Ellensburg, WA 98926

**RE: Schultz Parcel Combination (CB-19-00016)**

To all concerned,

Kittitas County Community Development Services (CDS) received a Parcel Combination permit application on September 17, 2019. This application has been determined **complete** as of October 3, 2019.

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 pursuant to 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 in full for the entire year 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) by Community Development Services. The Assessor's office may have additional requirements if the appropriate transfer documentation and deeds have not been completed and recorded as required.

Once CDS has received the above items, processing can continue. If you have any questions regarding this matter, I can be reached at (509) 962-7539, or by e-mail at [kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us).

Sincerely,

Kelly Bacon  
Planner I  
Kittitas County Community Development Services

**From:** [Kelly Bacon \(CD\)](#)  
**To:** ["john57schultz@gmail.com"](mailto:john57schultz@gmail.com)  
**Cc:** [Lindsey Ozbolt](#)  
**Subject:** CB-19-00016 Parcel Combination  
**Date:** Thursday, October 3, 2019 4:47:00 PM  
**Attachments:** [CB-19-00016 Schultz Deemed Complete Letter Signed 10.3.19.pdf](#)

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Good afternoon,

Please find attached correspondence in regards to your proposed parcel combination. A hard copy of the letter will be mailed out. Please contact me directly with any questions.

Sincerely,

**Kelly Bacon**

**Planner I**

**Kittitas County Community Development Services**

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)

**From:** [Kelly Bacon \(CD\)](#)  
**To:** [Candie Leader](#); [Gail Weyand](#); [Holly Erdman](#); [Jesse Cox](#); [Pat Nicholson](#)  
**Cc:** [Lindsey Ozbolt](#)  
**Subject:** Notice of Application CB-19-00016 - Schultz  
**Date:** Thursday, October 3, 2019 4:44:00 PM

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Good afternoon,

Please review the following Parcel Combination application submitted by John Schultz (CB-19-00016). Any Comments need to be submitted by 5pm on October 18, 2019. Please let me know if there are any questions.

[CB-19-00016 Schultz Internal](#)

[CB-19-00016 Schultz External](#)

Thank you,

**Kelly Bacon**

**Planner I**

**Kittitas County Community Development Services**

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

[Kelly.bacon.cd@co.kittitas.wa.us](mailto:Kelly.bacon.cd@co.kittitas.wa.us)



**From:** [Holly Erdman](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Subject:** RE: Notice of Application CB-19-00016 - Schultz  
**Date:** Thursday, October 10, 2019 9:48:51 AM  
**Attachments:** [image001.png](#)

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Kelly,

Public health has no comment or concern with this parcel combination.

Thank you,

**Holly Erdman, BS, Environmental Health Specialist II**

P: 509.962.7580 | F: 509.962.7581 | E: [holly.erdman@co.kittitas.wa.us](mailto:holly.erdman@co.kittitas.wa.us)

Kittitas County Public Health Department

507 N Nanum St Suite 102, Ellensburg WA 98926

[www.co.kittitas.wa.us/health](http://www.co.kittitas.wa.us/health)

Please tell us how we're doing: [KCPHD Customer Survey](#)



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**From:** Kelly Bacon (CD)  
**Sent:** Thursday, October 03, 2019 4:44 PM  
**To:** Candie Leader; Gail Weyand; Holly Erdman; Jesse Cox; Pat Nicholson  
**Cc:** Lindsey Ozbolt  
**Subject:** Notice of Application CB-19-00016 - Schultz

Good afternoon,

Please review the following Parcel Combination application submitted by John Schultz (CB-19-00016). Any Comments need to be submitted by 5pm on October 18, 2019. Please let me know if there are any questions.

[CB-19-00016 Schultz Internal](#)

[CB-19-00016 Schultz External](#)

Thank you,

# Kelly Bacon

**Planner I**

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Ellensburg, WA 98926

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[Kelly.bacon.cd@co.kittitas.wa.us](mailto:Kelly.bacon.cd@co.kittitas.wa.us)

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# **KITTITAS COUNTY**

## **DEPARTMENT OF PUBLIC WORKS**

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### **MEMORANDUM**

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TO: Community Development Services  
FROM: Candie Leader, Administrative Assistant  
DATE: October 17, 2019  
SUBJECT: CB-19-00016 – Schultz

Please see below our comments regarding CB-19-00016 - Schultz.

**1. Access:**

This parcel combination does not affect any access requirements. No comments at this time.

**2. Survey:**

No comments on this application.

**From:** [Candie Leader](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Cc:** [Gail Weyand](#)  
**Subject:** RE: Notice of Application CB-19-00016 - Schultz  
**Date:** Thursday, October 17, 2019 7:53:01 AM  
**Attachments:** [CB-19-00016\\_Schultz\\_PWComments\\_10172019.pdf](#)

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Please find attached Public Works response to the above referenced project.

Thank you,

*Candie Leader*

Administrative Assistant  
Kittitas County Department of Public Works  
411 North Ruby Street, Suite 1  
Ellensburg, WA 98926  
509-962-7699

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**From:** Kelly Bacon (CD)  
**Sent:** Thursday, October 3, 2019 4:44 PM  
**To:** Candie Leader; Gail Weyand; Holly Erdman; Jesse Cox; Pat Nicholson  
**Cc:** Lindsey Ozbolt  
**Subject:** Notice of Application CB-19-00016 - Schultz

Good afternoon,

Please review the following Parcel Combination application submitted by John Schultz (CB-19-00016). Any Comments need to be submitted by 5pm on October 18, 2019. Please let me know if there are any questions.

[CB-19-00016 Schultz Internal](#)

[CB-19-00016 Schultz External](#)

Thank you,

**Kelly Bacon**

**Planner I**

**Kittitas County Community Development Services**

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Ellensburg, WA 98926

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[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)

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## KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITAS.WA.US

Office (509) 962-7506

Building Partnerships – Building Communities

October 23, 2019

John F. Schultz  
13051 Hwy 97  
Ellensburg, WA 98926

RE: Schultz Parcel Combination (CB-19-00016)

Dear Applicant,

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 item that must be completed to finalize the process:

1. Please be advised: Once these tax parcels have been combined, any future land subdivision will be required to meet current county regulations at the time of application.
2. The Final packet will be submitted by Community Development Services to the Kittitas County Assessor's Office to finalize the parcel combination.

If you have any further questions, please feel free to contact me at (509)-962-7539.

Sincerely,

Kelly Bacon  
Planner I  
Kittitas County Community Development Services

cc: Assessor's Office

Via Email

**From:** [Kelly Bacon \(CD\)](#)  
**To:** ["john57schultz@gmail.com"](mailto:john57schultz@gmail.com)  
**Cc:** [Lindsey Ozbolt](#)  
**Subject:** CB-19-00016 Parcel Combination  
**Date:** Thursday, October 3, 2019 4:47:00 PM  
**Attachments:** [CB-19-00016 Schultz Deemed Complete Letter Signed 10.3.19.pdf](#)

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Good afternoon,

Please find attached correspondence in regards to your proposed parcel combination. A hard copy of the letter will be mailed out. Please contact me directly with any questions.

Sincerely,

**Kelly Bacon**

**Planner I**

**Kittitas County Community Development Services**

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)



**From:** [Kelly Bacon \(CD\)](#)  
**To:** [Christy Garcia](#)  
**Subject:** CB-19-00016 - Schultz  
**Date:** Wednesday, October 23, 2019 2:04:00 PM

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Good afternoon!

The Parcel Combination Application CB-19-00016 has been reviewed by CDS and has been given final approval. Below is the link to the file. Please let me know if there are any questions.

[CB-19-00016 Schultz](#)

Thank you,

**Kelly Bacon**

**Planner I**

**Kittitas County Community Development Services**

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7539

[Kelly.bacon.cd@co.kittitas.wa.us](mailto:Kelly.bacon.cd@co.kittitas.wa.us)