

**City of Ruston Community Development Department
Lot Combination Decision**

Project Number: SUB 2025-0134

Applicants: Gabriela & Steen Raisl

Subject Properties: Lots 6 & 7, Stack Hill Subdivision, (4915 and 4919 Villard Street, Ruston, WA 98407)

Decision

The Lot Combination application to consolidate Lots 6 and 7 in the Stack Hill Subdivision is hereby APPROVED, subject to the conditions below.

Background & Project Description

The applicants request approval to eliminate the common lot line between Lots 6 and 7 of the Stack Hill Subdivision, thereby creating a single unified building site. The application included a Declaration of Lot Combination (consistent with RCW 58.17.040(6)), legal descriptions and survey exhibits, a title report, and application fees. The application is reviewed in accordance with RMC Title 29.02.

Applicable Code Provisions

1. **RMC 29.02** – Short Subdivisions and Lot Combinations: Provides procedures and criteria for review of lot combinations.
2. **RCW 58.17.040(6)** – State law exemption allowing consolidation of contiguous lots where no new lots are created.
3. **Resolution 429 (2008)** – City Council approval of the Stack Hill Final Plat, incorporating conditions of Ordinance 1224.
4. **Ordinance 1224 (2007)** – Stack Hill Master Development Plan and Plat Approval, establishing height, setback, lot coverage, and design standards.
5. **Ordinance 1261 (2008)** – Amendment reducing side yard setbacks to 7.5 feet and removing the Commercial Street view corridor.
6. **Ordinance 1268 (2008)** – Amendment increasing front yard setback to 20 feet (25 feet for garages) and confirming elimination of view corridor.
7. **Minor Amendment MDP 15-01 (2015)** – Administrative amendment allowing covered porches to extend to 10 feet from the front property line, provided porches are a minimum of 6 feet deep.

8. **Recorded Plat (Auditor's No. 200810305004)** – Establishing base grade elevations and plat notes.
9. **CC&Rs (Auditor's No. 200810270661)** – Private covenants applicable to the subdivision.
10. **RMC 25.01.040** – Building height measurement from lot grade.

Findings

1. The applicants filed a complete Lot Combination application (SUB 25-0134) with all required materials, consistent with RMC 29.02.
2. The proposal consolidates two existing platted lots into one, creating no new lots, consistent with RCW 58.17.040(6) and RMC 29.02.010.
3. The Stack Hill Subdivision Final Plat was approved by City Council under Resolution 429 (2008), which incorporated conditions of approval from Ordinance 1224 (Stack Hill MDP). The recorded plat (Auditor's No. 200810305004) reflects these conditions, including assigned base grade elevations, setbacks, lot coverage, easements, and environmental restrictions.
4. Ordinances 1261 and 1268 amended the SHMDP to revise setbacks and remove the view corridor requirement. Minor Amendment MDP 15-01 (2015) further amended the SHMDP to allow covered porches at a 10-foot front setback, provided a minimum porch depth of six feet. All of these amendments remain in full effect and govern development on the consolidated lot.
5. The applicants' request is being processed concurrently with Administrative Interpretation INTR 25-0134, which establishes the consolidated lot's base grade at 156.1 feet, consistent with RMC 25.01.040, and the Stack Hill Master Development Plan.
6. The resulting lot meets applicable dimensional standards and will be regulated as a single building site under RMC Title 25.
7. The lot consolidation does not vacate or alter any easements, dedications, plat restrictions, or environmental controls shown on the recorded plat, nor does it amend or supersede the Stack Hill MDP (Ord. 1224 as amended by Ords. 1261, 1268, and MDP 15-01), the CC&Rs, or Resolution 429.
8. Public services, utilities, drainage, and emergency access are not compromised by the lot consolidation.

Conditions of Approval

1. **Recording:** The approved Declaration of Lot Combination shall be recorded with the Pierce County Auditor within 30 days of this decision, as required by RMC 29.02.050.
2. **Proof of Recording:** A copy of the recorded document shall be provided to the City prior to issuance of building permits.
3. **Consolidated Lot Grade:** The recorded document shall reference the consolidated base grade of 156.1 feet, as established by Administrative Interpretation INTR 25-0134.

4. **Compliance:** Any future development on the consolidated lot shall comply with all applicable provisions of the Ruston Municipal Code, the Stack Hill Master Development Plan (Ord. 1224, as amended by Ords. 1261, 1268, and MDP 15-01), Resolution 429, the recorded plat, and the CC&Rs.
5. **Easements and Restrictions:** All existing easements, dedications, plat notes, and environmental restrictions remain in full force and effect.

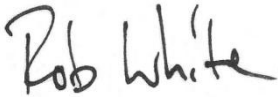
Notice & Appeal

This decision is issued pursuant to RMC Title 29.02 and is subject to public notice. Appeals must be filed with the City Hearing Examiner in accordance with RMC 19.01.011, RMC 19.04.030, and 19.09.050 within 14 days of issuance.

Final Determination

Approval is granted for the Lot Combination of Lots 6 and 7, Stack Hill Subdivision (Project No. SUB 25-0134), subject to the conditions stated above. The consolidation shall become effective upon recording with the Pierce County Auditor.

Issued this 28th day of August, 2025.

A handwritten signature in black ink that reads "Rob White". The signature is written in a cursive, slightly slanted style. Below the signature is a solid horizontal line.

Community Development Director
City of Ruston

When Recorded return to:
McInnis Engineering, LLC
202 E, 34th Street
Tacoma, WA 98404

Washington State Recorder’s Cover Sheet (RCW 65.04) Please print legibly or type information

Document Title(s) Lot Combination
Grantor(s) Gabriela & Steen Raisl, a married couple ____Additional Names on Page ____ of Document
Grantee(s) Gabriela & Steen Raisl, a married couple ____Additional Names on Page ____ of Document
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) Plat of Stack Hill Lot 6 & 7 Complete Legal Description on Page 3 of Document
Auditor’s Reference Number(s)
Assessor’s Property Tax Parcel/Account Number(s) 4002920070 & 4002920060
Non-Standard Fee \$50 By signing below, you agree to pay the \$50 non standard fee. I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.000. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. _____ Signature of Party Requesting Non Standard Recording Note: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements. The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

DECLARATION OF LOT COMBINATION

WHEREAS, the parties executing this document are the owners of the following described properties in Pierce County, Washington, to wit:

and as described in attached Exhibit 'A';

WHEREAS, the foregoing described properties have boundaries as shown on attached Legal Description Exhibit Map; and

WHEREAS, the Revised Code of Washington Section 58.17.040 96) has provisions to allow for adjusting boundary lines between contiguous properties;

NOW THEREFORE, in consideration of the mutual benefits to the foregoing described properties, the parties do for themselves, their heirs, and assigns, revise the boundary lines of each parcel, with the boundaries to be shown on attached Legal Description Exhibit Map, and as described in attached Exhibit 'B'.

IN WITNESS WHEREOF, said parties hereto have caused this instrument to be executed this 31 day of July, 2025.

Gabriella Raisl
Signature

Steven Raisl
Signature



STATE OF WASHINGTON)

)SS

COUNTY OF PIERCE)

I certify that I know of have satisfactory evidence that Steven + Gabriella Raisl

is the person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 31 day of July, 2025.

[Signature]
Signature

CHERYL RUCKER

Print Name

My Appointment Expires 2/13/2028

EXHIBIT A

PARCEL A (TPN 4002920070):

LOT 7 OF STACK HILL, ACCORDING TO THE PLAT RECORDED OCTOBER 30, 2008
UNDER RECORDING NO. 200810305004, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL B (TPN 0419182036):

LOT 6 OF STACK HILL, ACCORDING TO THE PLAT RECORDED OCTOBER 30, 2008
UNDER RECORDING NO. 200810305004, RECORDS OF PIERCE COUNTY, WASHINGTON.

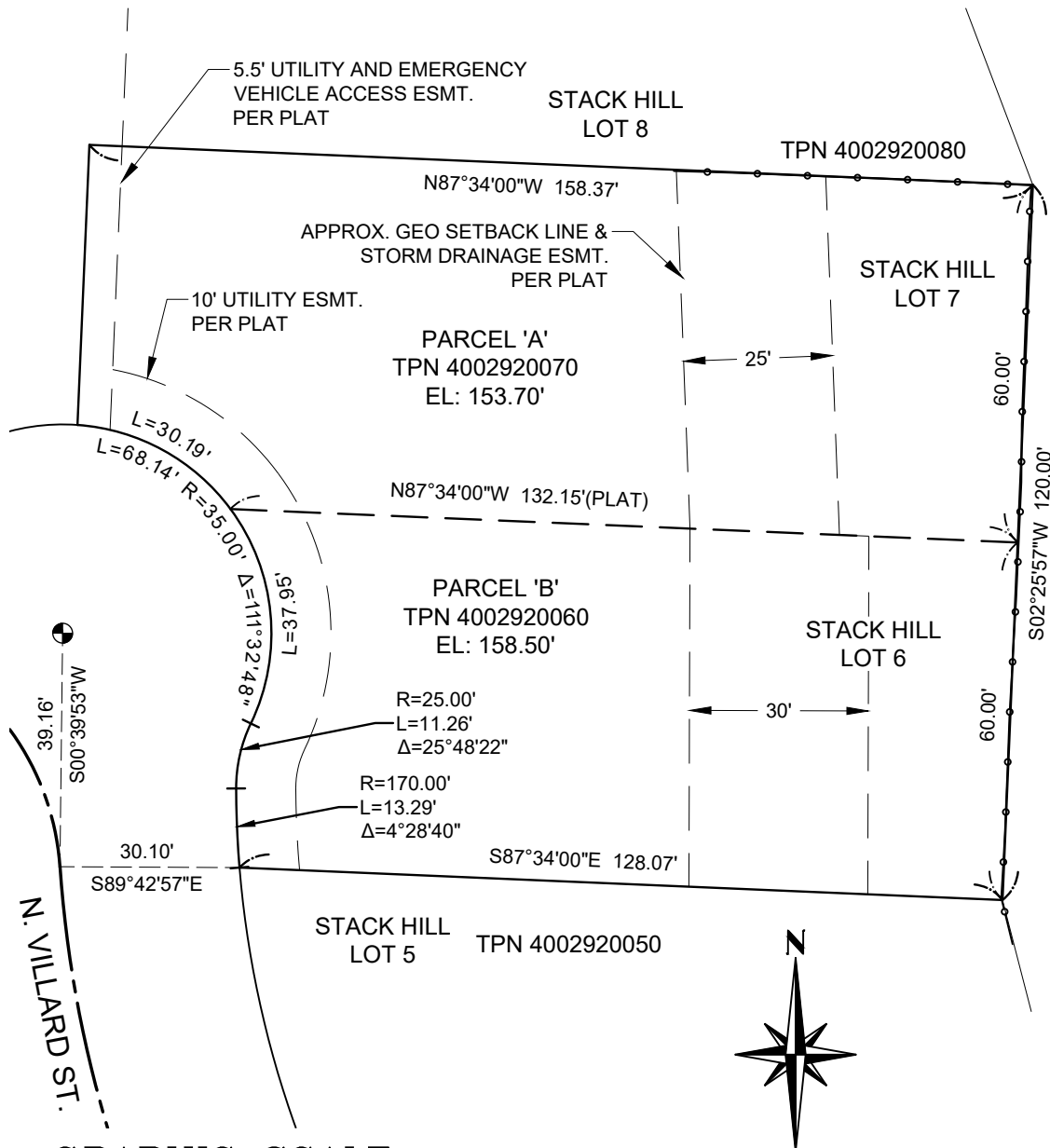
EXHIBIT B

LOTS 6 & 7 OF STACK HILL, ACCORDING TO THE PLAT RECORDED OCTOBER 30, 2008
UNDER RECORDING NO. 200810305004, RECORDS OF PIERCE COUNTY, WASHINGTON.

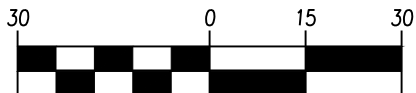
LEGAL DESCRIPTION EXHIBIT MAP

ORIGINAL LOT CONFIGURATION

TPN's 4002920070 & 4002920060



GRAPHIC SCALE



(IN FEET)
1 inch = 30ft.

PROJECT NO: 25-184

DATE: 07/25/2025

DATE SEALED 07/31/2025



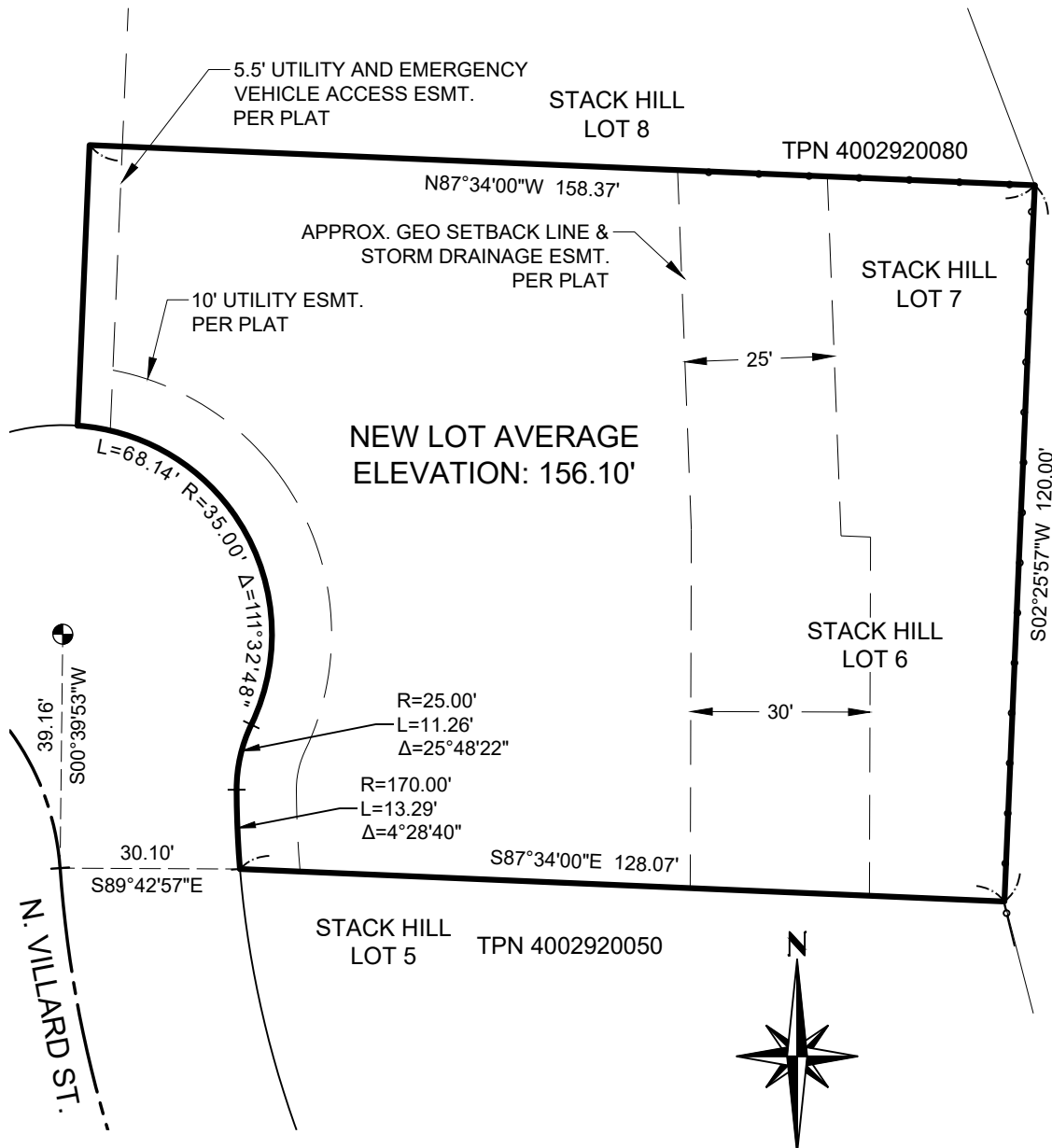
McInnis
ENGINEERING

202 East 34th Street
Tacoma, Washington 98404
(253) 414-1992
www.mcinnisengineering.com

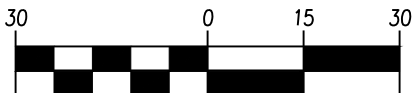
LEGAL DESCRIPTION EXHIBIT MAP

REVISED LOT CONFIGURATION

TPN's 4002920070 & 4002920060



GRAPHIC SCALE



(IN FEET)
1 inch = 30ft.

PROJECT NO: 25-184

DATE: 07/25/2025

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