

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

ADMINISTRATIVE USE PERMIT APPLICATION

AU-08-00015

*(Proposing an Accessory Dwelling Unit outside of a designated Urban Growth Area or Urban Growth Node)
(Kittitas County Code 17.60B)*

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS, POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.

APPLICATION FEE:

\$1,000.00 payable to Kittitas County Community Development Services (KCCDS)
Accessory Dwelling Units and Special Care Dwellings are exempt from SEPA

FOR STAFF USE ONLY

APPLICATION RECEIVED BY
(CDS STAFF SIGNATURE)

DATE:

6.3.08

RECEIPT #

NOTES:

RECEIVED

JUN 03 2008
DATE STAMP
HERE
CDS

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.

Name: Frank & Lowatchie Susan A Lowatchie
Mailing Address: 811 W. Bender Rd.
City/State/ZIP: Ellensburg, wa. 98926
Day Time Phone: 509-962-5868 - 509/674-6126
Email Address: Sunny Sim @ FairPoint.net

2. Name, mailing address and day phone of authorized agent, if different from land owner 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. Street address of property:

Address: 811 W. Bender Rd.
City/State/ZIP: Ellensburg wa. 98926

4. Legal description of property:

5. Tax parcel number: 18-18-26050-0001

6. Property size: 84,000 sq ft. per county plat map (acres) 1.93 ac

7. Zoning of property: AG-3 Agricultural-3

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Placement of a valley MFG. Home 3 Bd Rm & Bath 1386 sq ft
Also a 24x26 single car garage approved for placement on site by
the Kittitas Co. Bldg Dept. The garage will be heated, insulated, wired,
sheet rocked and fire taped per KC Bldg code requirements all work
will be done by licensed bonded contractors. Both Bldgs will be supplied
with water from a private well. No other connections will be made to
the well. Septic service will be supplied by a two tier pressurized
2 of 5 septic service designed & approved for use by the KC, Bldg Dept
and Health Dept guidelines.

9. Provision of the zoning code applicable: _____

10. Describe the development existing on the subject property and associated permits. List permit numbers if know. (i.e. building permits, access permits, subdivisions)

Single Family Dwelling Access Permit # 2008-0061
Access Location is 744 Feet From The Intersection of West
Boulder Rd. & Pioneer Rd.

11. Name the road(s) or ingress/egress easements that provide legal access to the site.

W. Boulder Rd. & Pioneer Rd.

12. An Administrative Use Permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):

A. There is only one ADU on the lot.

Check One: yes no

B. The owner of the property resides in or will reside in either the primary residence or the ADU.

Check one: yes no

C. The ADU does not exceed the square footage of the habitable area of primary residence.

Check one: yes no

D. The ADU is designed to maintain the appearance of the primary residence. *Explain.*

The ADU will be a newly manufactured home meeting or exceeding
All KC. Bldg Code Requirements. It will be painted and the yard
landscaped to provide a satisfactory placement within the community.
The Garage will be a single car garage newly constructed, painted
and the grounds surrounding it landscaped.

E. The ADU meets all the setback requirements for the zone in which the use is located. *Explain.*

The ADU is being placed within the A.C. 3 zone. The Home and Garage
will be located to meet or exceed the set back requirements.
Distances from the septic service & drainfields, from the well
will be strictly maintained. All following the Bldg Dept and
Health Dept Guidelines set forth by Millitas County.

F. The ADU has or will meet the applicable health department standards for potable water and sewage disposal. Explain.

The ADU will utilize the water from a private well drilled for the specific use of this new home & garage. The water will be tested & recorded within the guidelines set for by Kittitas County Health Dept. Setback Distances from the septic service will be maintained. Septic service will be approved for use at this location by K.C. BLDG & Health Dept.

G. The ADU has or will provide additional off-street parking. Explain.

There will be off road parking for additional vehicles. Directly in front of and off to the side of the ADU.

H. The ADU is not located on a lot in which a Special Care Dwelling or an Accessory Living Quarter already exists.

Check one: yes _____ no

I. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, safety, or general welfare of the surrounding neighborhood. Explain.

The home & garage will make a desirable addition to the neighborhood. It will provide an attractive, safe & secure home.

J. The proposed use will not adversely affect the established character of the surrounding vicinity and planned uses. Explain.

The public health, peace, or safety will not be jeopardized in anyway by the addition of this home to our neighborhood. Being constructed primarily for the retirement use by our parents our quite country setting will not be disturbed in anyway.

K. The proposed use will not be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located. Explain.

No, the placement of the new home & garage will not be injurious to the property or adjacent properties in anyway. It will expand our much needed tax base & improve home values.

L. The granting of the proposed administrative use permit is consistent and compatible with the intent of goals, objectives and policies of the Kittitas County Comprehensive Plan, and any implementing regulation. *Explain.*

YES THE GRANTING OF THIS PROPOSED ADMINISTRATIVE USE PERMIT IS
AND WILL BE IN COMPLIANCE WITH KITTITAS COUNTY'S COMPREHENSIVE
PLAN. IT IS PROVIDING FOR A SAFE, COMPATIBLE, & DESIRABLE
HOME. HOMEOWNERS WHO WILL CONTRIBUTE AND GIVE BACK TO
THE COUNTY WILL LIVE IN THIS HOME FOR MANY YEARS TO COME.

13. 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 mailed to the Land Owner of Record and copies sent to the authorized agent.

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

Date:

X _____

Print Name _____

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

Date:

X Frank K. Lowatchie

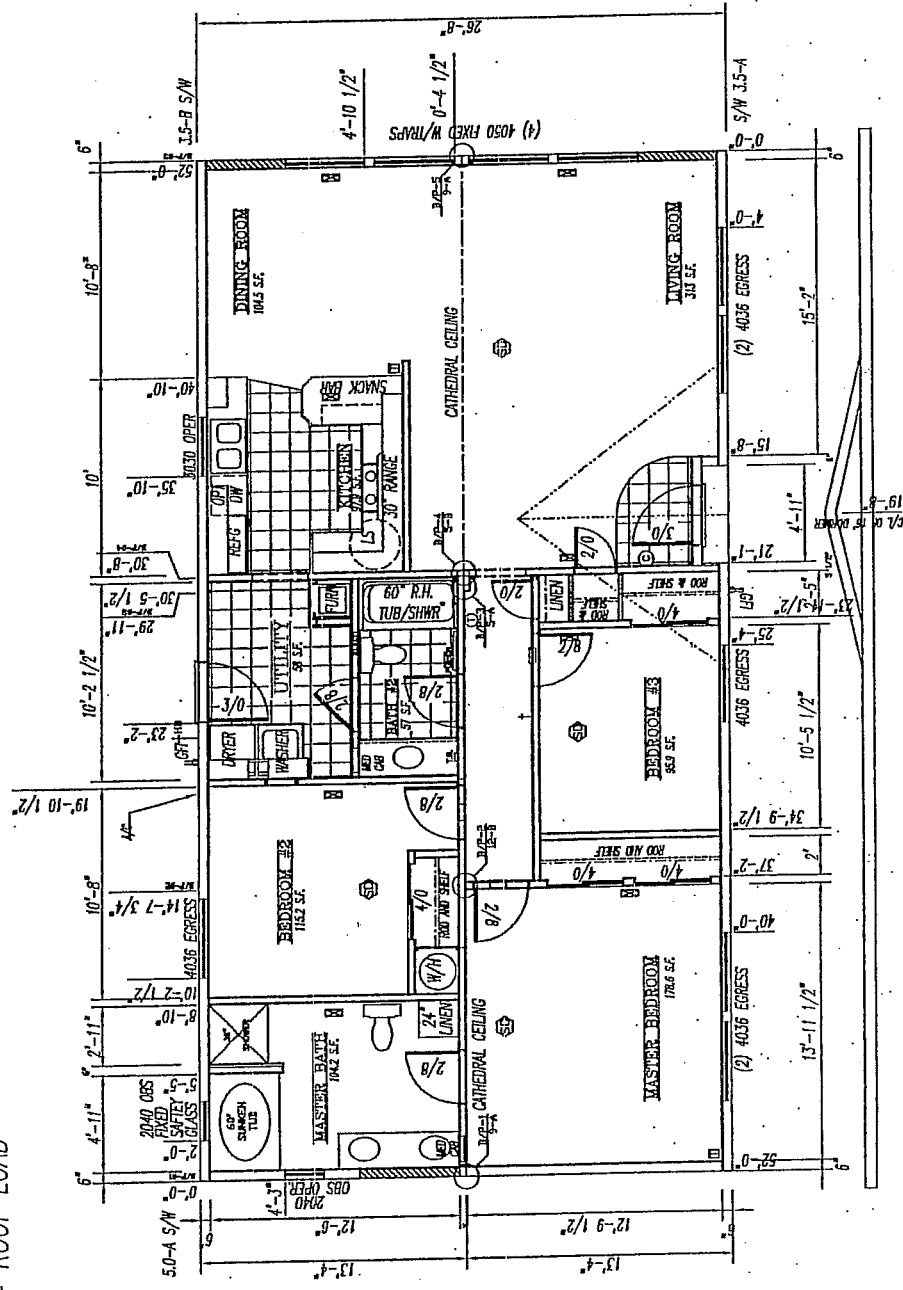
6-2-08

Print Name FRANK K. LOWATCHIE

X SUE: Susan A. Lowatchie
SUSAN A. LOWATCHIE

BPA MAPS HOME
 ELAZING—189 SF.
 CONDITIONED FLOOR—1386 SF.
 SKYLIGHTS—00 SF.
 PATIO DOOR—00 SF.
 WIRE FOR A/C HEAT PUMP

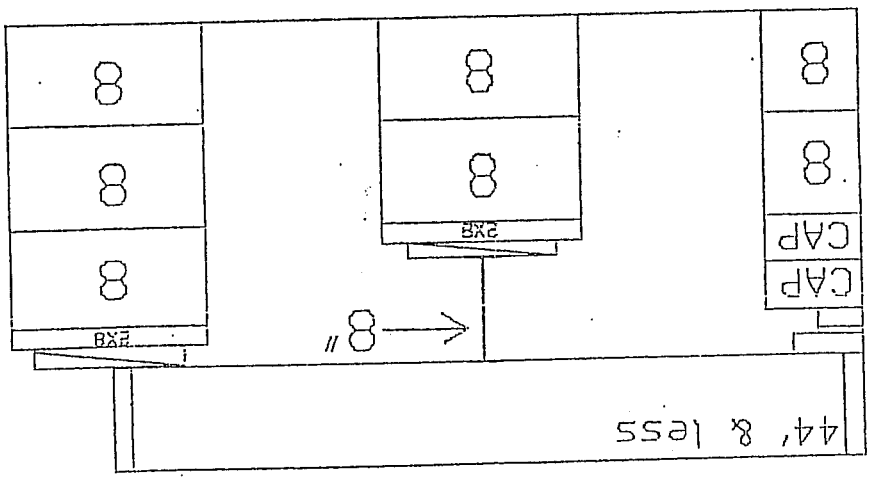
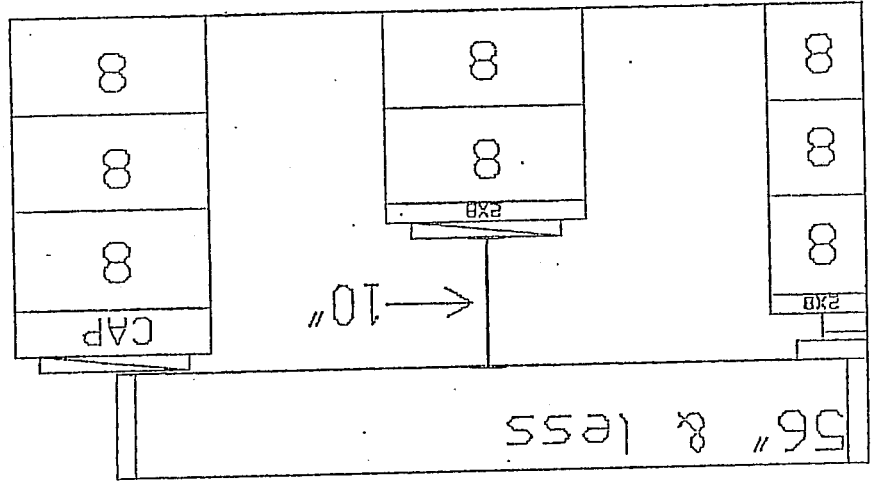
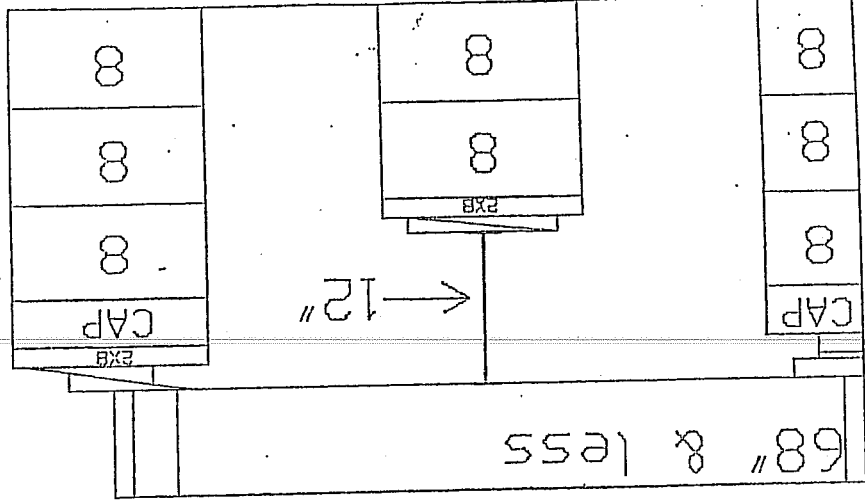
TRIPLE RIDGE BEAM 'A'-'B'
 18" MICROLAM 'A'-'B'
 40# ROOF LOAD



RECEIVED
 JUN 05 2005
 Kititas County
 CDS

Valley Cottage

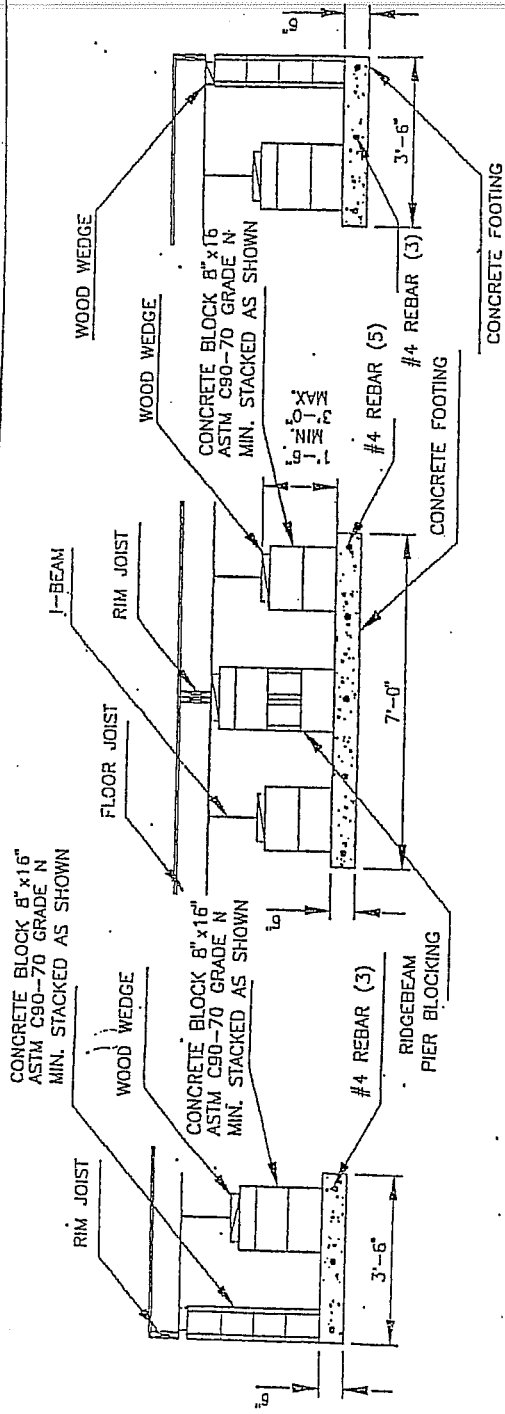
ORDER #:	MASTER	DESCRIPTION	Valley Manufactured Housing
REV. DATE:	00-00-00	MANUFACTURED HOUSING AT ITS BEST!	1717 S. 4th St., Summerside, VA 28944
BOX SIZE:	26'-8" x 52'-0"	MODEL:	2806
DRAWN BY:	VN4H	DATE:	6/24/2005
REV. DATE:	00-00-00	YEAR:	2005



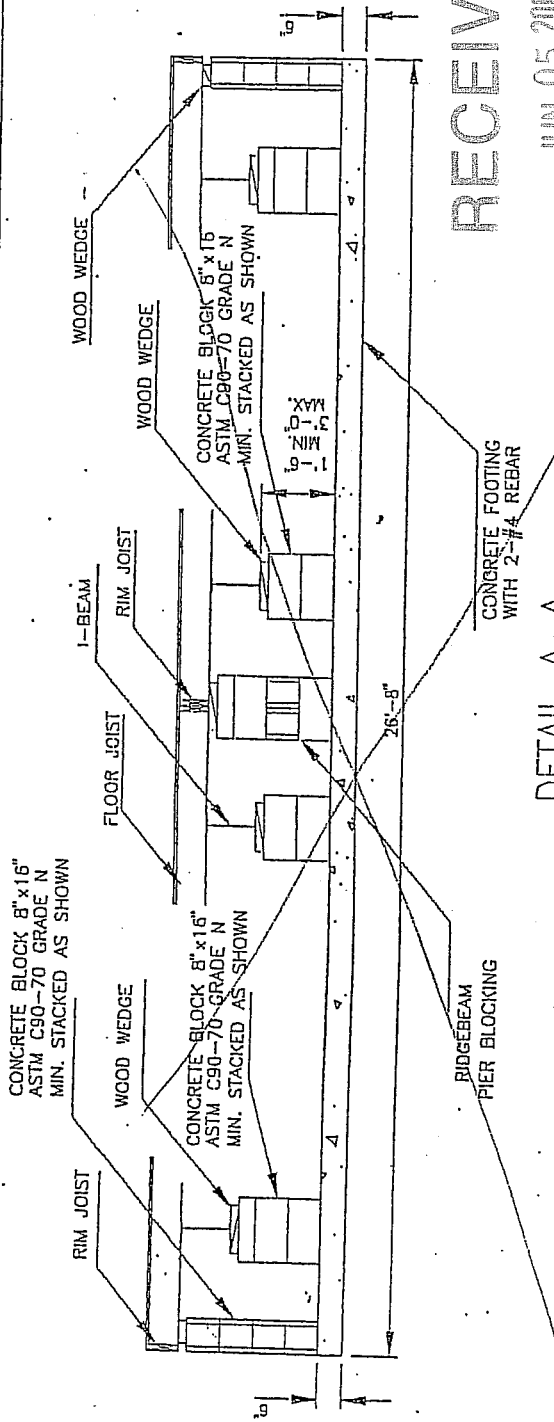
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JUL 05 2006

Kansas County
CDS



DETAIL A-A
LONGITUDINAL FOUNDATION DETAILS



DETAIL A-A
TRANSVERSE FOUNDATION DETAILS

RECEIVED

JUN 05 2008

Kittitas County

GPS

TITLE: FOOTING & BLOCKING DETAILS

DOUBLE WIDES

SCALE: 3/8" = 1'-0"

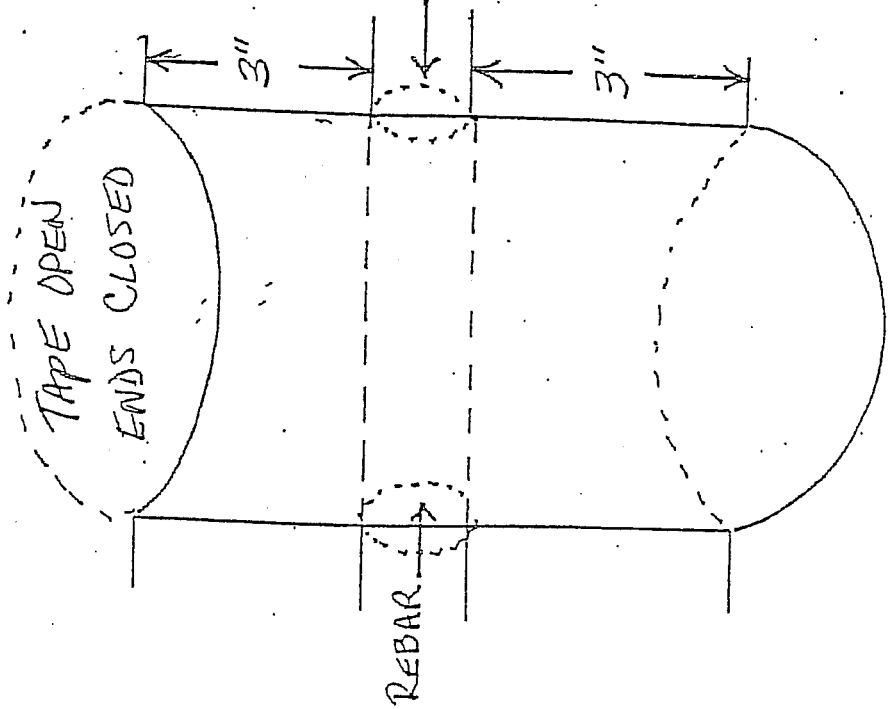
DATE: 11-11-98
 DRAWN BY: L. BORDONE
 CHECKED BY: [Signature]

Valley Manufactured Housing
 Copyright 1995
 All Rights Reserved

Valley Manufactured Housing

1717 South 4th Street, Sunnyside Washington, 98044

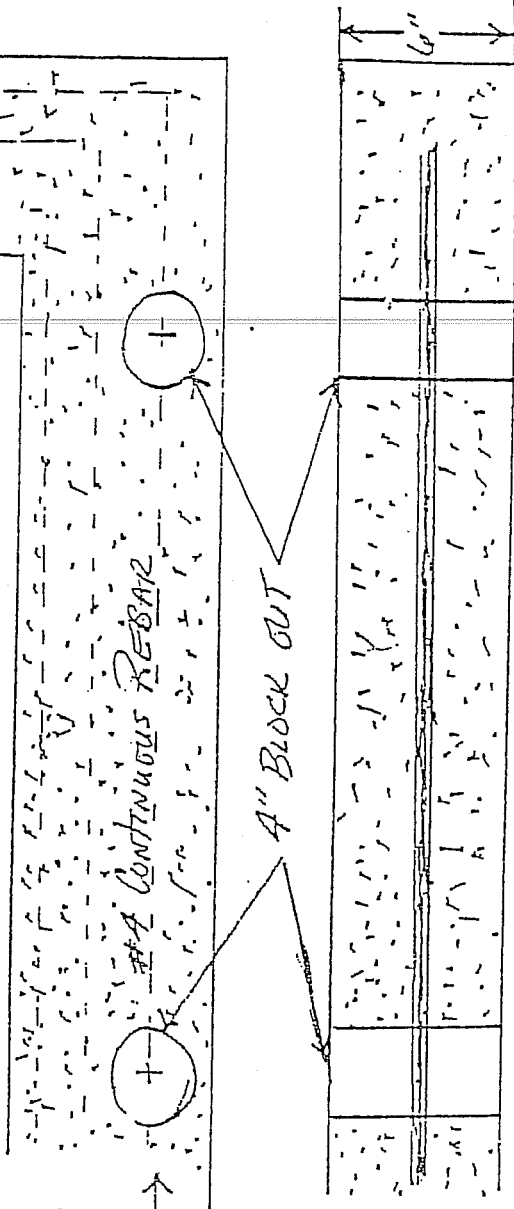
TIE DOWN POCKET DETAIL



SLIDE REBAR THROUGH PERF. PIPE

TOP VIEW

RUNNER



#4 CONTINUOUS REBAR

4" BLOCK OUT

RECEIVED

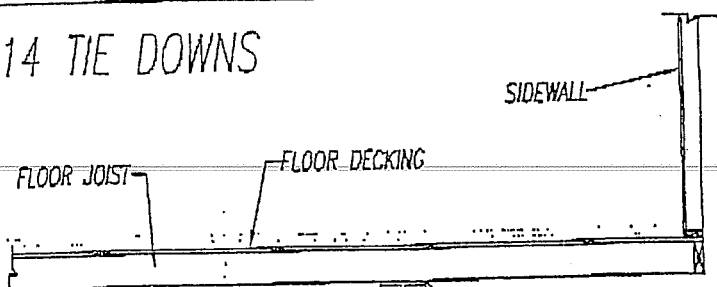
JUN 05 2008 SIDE VIEW

Kititas County
CDS

FIG. #14 TIE DOWNS

Kittitas County
GDS
JUN 05 2000

RECEIVED



TIE DOWN STRAP WRAPPED AROUND MAIN BEAM AND ATTACHED TO BUCKLE

SEE BELOW FOR LOCATION

APPROVED & LISTED GROUND ANCHOR TO RESIST MIN. 4725 LBS.

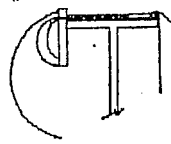
12" MIN.
36" MAX.

45.0
±5'

REFER TO SHET. 4 & 5 FOR ADDITIONAL GENERAL NOTES & REQUIREMENTS.

TYP. APPROVED SUPPORT AND FOOTING

FIG. #15 TYP. BUCKLE DETAIL



NOTE: THREAD STRAPS AS SHOWN AND PULL TIGHT. FOLLOW MFG. INSTRUCTIONS FOR PROPER INSTALLATION.

GROUND ANCHOR MUST BE SAME ANGLE & DIRECTION AS STRAP

TYPE 1: MUST MAKE A 45 ANGLE W/GROUND

TYPE 2: MAKE A 45 ANGLE W/GROUND AND A 45 ANGLE W/I-BEAM THE STRAP MUST BE PREVENTED FROM SLIPPING ALONG I-BEAM.

BOX LENGTH

14' WIDE MAX.

DOUBLE

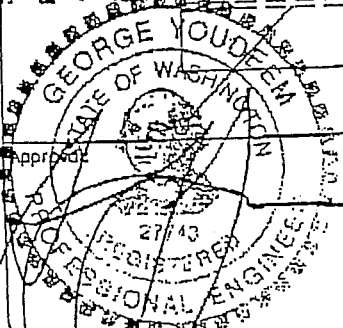
12'-0" MAX.

4'-0" MAX.

TYP.

SEP 24 1999

FIG. #16



Valley Manufactured Housing
Sunnyside, WA 98944

Dwn by: BRIAN REDTFELDT
Date: 9/8/1999

Rev by: RICHTER, R.
Date: 9/24/1999

Title:	TIE DOWN DETAILS
Section:	SETUP
Dopia #:	010.360
Drawing #:	SH. 17 D

EXPIRES 2 2000

December 18, 1998

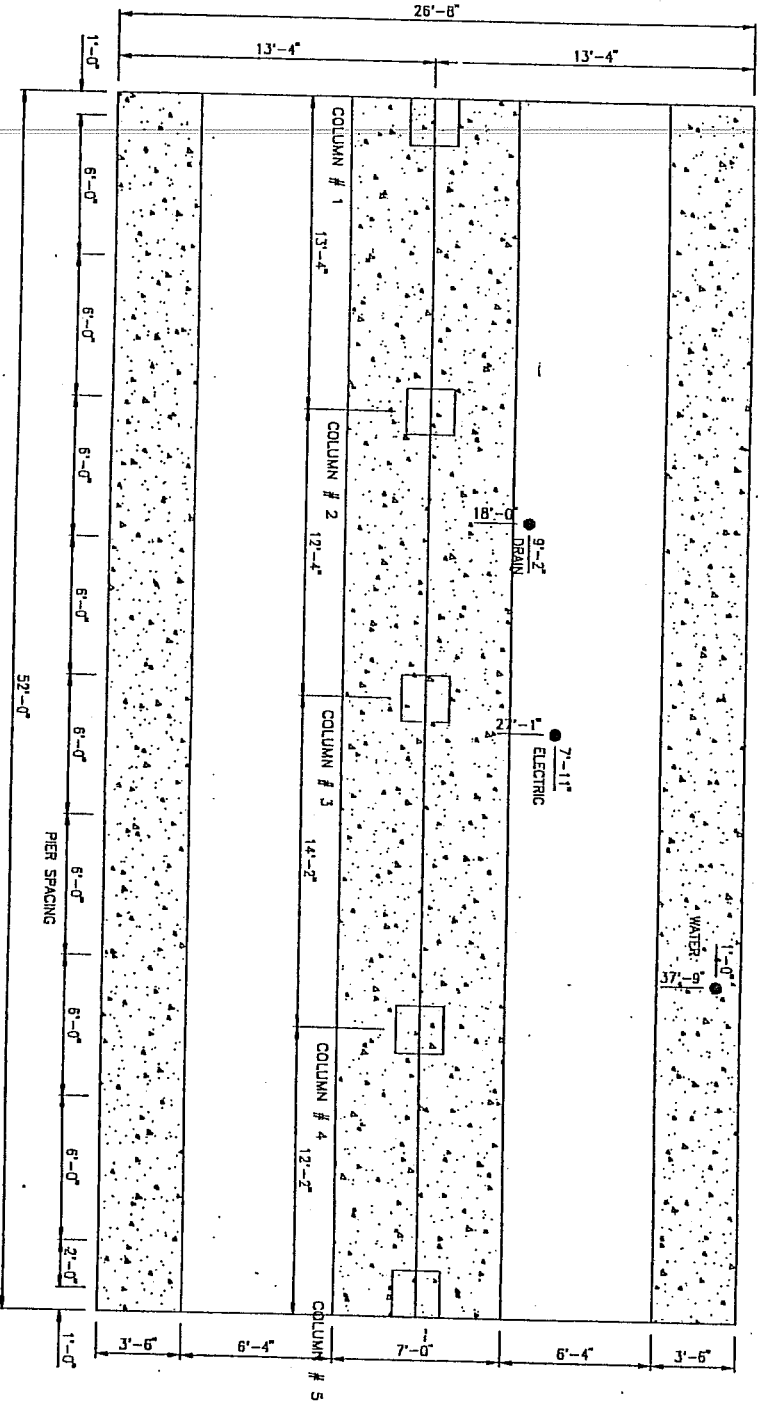
UTILITY DROPS

MODEL	ELECT FROM HITCH "A" UNIT	ELECT FROM SIDE "A" UNIT	DRAIN FROM HITCH "A" UNIT	DRAIN FROM SIDE "A" UNIT	WATER FROM HITCH "A" UNIT	WATER FROM SIDE "A" UNIT
2801	18'11"	7'11"	15'4"	9'2"	30'7"	1'0"
2802	23'0"	7'11"	19'6"	9'2"	34'6"	1'0"
2803	25'4"	7'11"	25'4"	9'2"	22'10"	1'0"
2804	9'0"	1'6"	28'8"	2'6"	23'0"	1'0"
2805	23'0"	7'11"	19'6"	9'2"	34'6"	1'0"
2806	27'1"	7'11"	18'0"	9'2"	37'9"	1'0"
2807	34'6"	7'11"	20'11"	9'2"	24'4"	1'0"
2808	13'0"	25'4"	13'7"	4'9"	33'0"	1'0"
2809	7'9"	5'8"	22'-2"	9'4"	16'5"	1'0"
2810	24'3"	7'	15'4"	4'8"	38'0"	25'8"
2811	9'0"	1'6"	28'8"	7'6"	22'11"	1'0"
2812	8'11"	12'2"	24'8"	4'10"	15'0"	1'0"
2821	37'8"	1'6"	36'8"	5'10"	65'8"	4'8"
2822	52'3"	1'6"	34'0"	5'10"	37'2"	1'0"
2823	40'10"	1'6"	28'8"	5'10"	27'7"	1'0"
2824	23'0"	1'6"	38'0"	5'10"	44'11"	1'0"
2825	45'6"	1'6"	28'10"	4'9"	33'3"	1'0"
2826	57'8"	1'6"	36'8"	5'10"	59'6"	1'0"
2831	45'10"	20'	26'4"	4'2"	65'10"	20'0"
2832	29'11"	3'9"	22'0"	4'8"	43'0"	1'0"
2832Z	35'0"	5'11"	26'0"	4'8"	43'0"	1'0"
2833	28'5"	1'6"	22'0"	18'2"	45'8"	20'0"
2834	34'4"	1'6"	20'8"	8'9"	53'8"	20'0"

*NOTE: CALL FACTORY FOR ALL CUSTOM OR STRETCH MODELS

RECEIVED
JUN 05 2008
Kittitas County
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BACK DOOR SIDE



FRONT DOOR SIDE

RECEIVED

JUN 05 2008

Kittitas County
CDS

Valley Manufactured Housing

1717 South 4th Street, Sunnyvale Washington, 98944

Valley Manufactured Housing

Copyright 1998
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DRAWN BY:

REVISION BY:

DATE:

DATE:

TITLE:

LONGITUDINAL FOUNDATION
FOOTING & BLOCKING DETAILS

MODEL:

SERIAL #:

2806

YYYYYY

1777 South Hill Street
 Sunnyside, Wa. 98944

(509) 839-9409 voice
 (509) 839-9417 fax

ROOF LIVE LOAD 40 PSF
 ROOF DEAD LOAD 10 PSF
 ROOF TOTAL LOAD 50 PSF

UNIT MODEL NUMBER		2806	UNIT SERIAL NUMBER		XXXXX
COLUMN #	DISTANCE FRM END	PIER POUNDAGE	FOOTING SIZE		
			1000 PSI	2000 PSI	
1	0	5109	36x26x6	24x20x6	
2	13.33	8555	36x44x6	24x34x6	
3	25.67	8831	36x44x6	24x34x6	
4	39.83	8774	36x44x6	24x34x6	
5	52	4056	36x26x6	24x20x6	
6		667	24x26x6	24x14x6	
7		667	24x26x6	24x14x6	
8		667	24x26x6	24x14x6	
9		667	24x26x6	24x14x6	
10		667	24x26x6	24x14x6	
11		667	24x26x6	24x14x6	
12		667	24x26x6	24x14x6	
13		667	24x26x6	24x14x6	
14		667	24x26x6	24x14x6	
15		667	24x26x6	24x14x6	
16		667	24x26x6	24x14x6	
17		667	24x26x6	24x14x6	
18		667	24x26x6	24x14x6	
19		667	24x26x6	24x14x6	
20		667	24x26x6	24x14x6	

0088

RECEIVED

JUL 05 2003

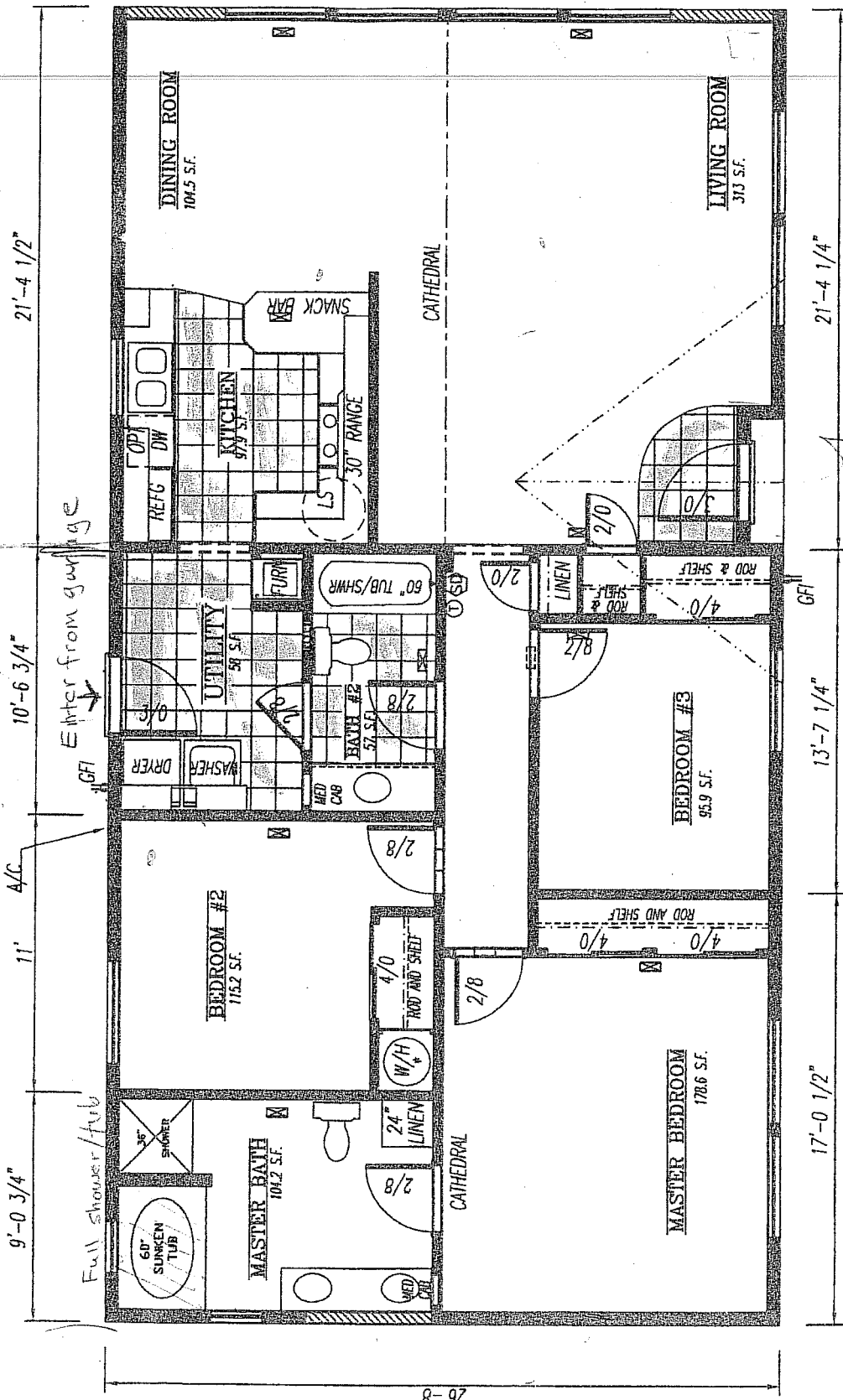
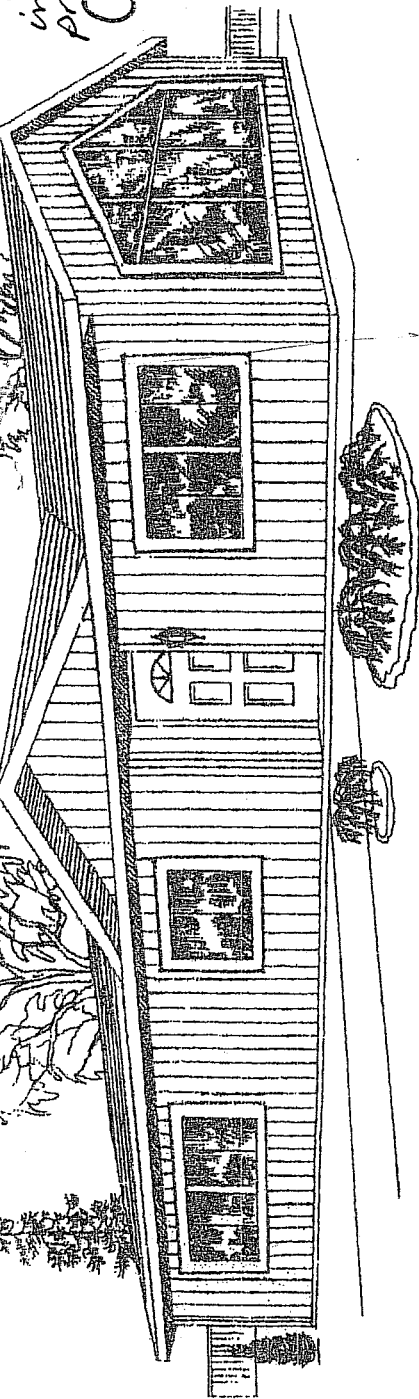
Kitsap County
 CBS

2-21-08
 include delivery & set up on your
 prepared site

COUNTRY COTTAGE

MODEL 2806

26'-8" X 52'-0"
 1386 S.F.



26'-8"

List of Land owners within 500' of Subject Property.

Resident: 812 W. Bender Rd. E-Burg, wa. 98926

Resident: ROESLER RT. 4 Box 91 HAWNAH Rd.
E-Burg, wa. 98926

Resident. BALL 2606 HAWNAH Rd. E-Burg wa. 98926

Resident: 704 W. Bender Rd. E-Burg, wa. 98926

Resident: 610 W. Bender Rd. E-Burg, wa. 98926

JERRY WILLIAMS 2711 No. Pioneer E-Burg, wa. 98926

Resident: 2714 No. Pioneer E-Burg, wa. 98926

Resident 2801 No. Pioneer E-Burg, 98926

Resident 2800 No. Pioneer E-Burg, 98926