



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

To: Interested Departments & Agencies with Jurisdiction
Adjacent property owners
Applicant

From: Jeff Watson, Staff Planner

Date: April 16th, 2009

Subject: **O'Keefe Accessory Dwelling Unit, AU-09-00002**

Please find enclosed a Notice of Application and related documents for the referenced project. David O'Keefe, landowner, submitted a complete application on March 13, 2009 to construct an Accessory Dwelling Unit in the Agriculture 20 zone. The subject property is located north of the City of Ellensburg, east of Lower Green Canyon Road, west of Reecer Creek Road, and north of Hungry Junction Road, Ellensburg, WA 98926; in a portion of Section 10, T18N, R18E, WM in Kittitas County. Assessor's map number 18-18-10051-0001.

The submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N Ruby Street, Suite 2, Ellensburg, WA 98926 as well as on the CDS website at www.co.kittitas.wa.us/cds/current/.

Comments on the overall application may be submitted to the Kittitas County Community Development Services Office, 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, on or before **May 6th, 2009 at 5:00 pm**. Staff Planner: Jeff Watson

If you have any questions, please contact Community Development Services at (509) 962-7506.

**Notice of Application
O'Keefe Administrative Use Permit (AU-09-00002)**

NOTICE IS HEREBY given that David O'Keefe, landowner, submitted a complete application on March 13, 2009 to construct an accessory dwelling unit in the Ag-20 zone. The subject property is located north of the City of Ellensburg, east of Lower Green Canyon Road, west of Reecer Creek Road, and north of Hungry Junction Road, Ellensburg, WA 98926; in a portion of Section 10, T18N, R18E, WM in Kittitas County. Assessor's map number 18-18-10051-0001.

Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS) at (509) 962-7506. The submitted application and related filed documents may be examined by the public at the Community Development Services Department office between 8:00 A.M. and 5:00 P.M. at 411 N. Ruby Street, Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>. Staff Planner: Jeff Watson

Comments on the overall application may be submitted to the Kittitas County Community Development Services Office, 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, on or before **May 6th, 2009 at 5:00 pm.**

Per Kittitas County Code 17.60B, the director of Community Development Services is authorized to approve an administrative use permit. This approval may include any or all of the conditions stated in Chapter 17.60B, and any additional conditions deemed necessary to satisfy the purposes of Chapter 17.60B and the criteria found in Section 17.60B.050. Any additional requirements obtained from other sections of the Kittitas County Code above those specified in this title, or modification of the proposal to comply with specified requirements or local conditions is also authorized. At the discretion of the administrator or by request of interested parties, the request for an administrative use permit can be heard by the Board of Adjustment.

Dated: April 16th, 2009
Publish: April 21st, 2009 Daily Record

ADU Preliminary Submittal Requirements: O'Keefe AU-09-00001

Date Received: **3/13/2009**

Review Date: **3/31/2009**

Tax Parcel: **954819 18-18-10051-0001**

File Number:
AU-09-00002

Planner
Jeff Watson

Y N

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 500' of the site's tax parcel
- Building Plans
- CCRs

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # **2 Rural Ellensburg**
- Located within Irrigation District: **KRD**
- School District: **Ellensburg**
- UGA **No**

Critical Areas Check

Date **3/31/2009** Planner Signature:

Zoning: **Agriculture 20**

Lot Size: **6.76 Acres**

Required Setbacks: F **25** S **5 (15 cnr)** R **25**

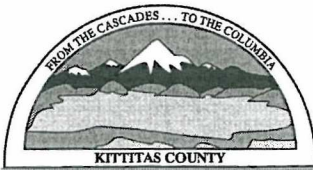
Y N

- Variance Required?
- Within Shoreline? Shoreline Environment?
- Frequently Flooded Area? Panel#: 530095 0 Zone:
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type:
- Wetland? Buffer requirement:
- Seismic
- Mine
- Steep Slope
- Airport Zone? Zone:
- Forest Service Roads? Road:
- BPA Easement Located on Property? Letter Sent to BPA Date:
- Additional Approvals Required? Type

CRITICAL AREA NOTES:

- Existing structures

Currently a house, shop and pumphouse.



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"Building Partnerships - Building Communities"

AA-09-00002

ADMINISTRATIVE USE PERMIT APPLICATION

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

KITITITAS 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)

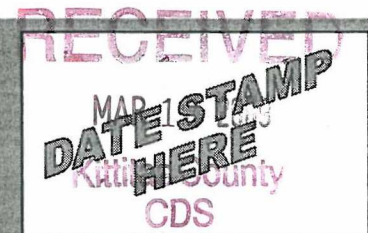
Amber Green

DATE:

3.13.09

RECEIPT #

00004275



NOTES:

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

Name: David O'Keefe
Mailing Address: P.O. Box 1063
City/State/ZIP: Kittitas, WA. 98934
Day Time Phone: (509) 727-0833
Email Address: _____

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: 7851 Reecer Creek Road
City/State/ZIP: Ellensburg WA. 98926

4. Legal description of property:

O'KEEFE SHORT PLAT 07-60, LOT 1, SEC. 10, TWP 18, RGE 18

5. Tax parcel number: 18-18-10051-0001

6. Property size: 6.76 AC. (acres)

7. Zoning of property: AJ-20

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):

Manufactured Home - 2 Bedrooms Shared Well

9. Provision of the zoning code applicable: 1729030 - KCC

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

Home Shop

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

Reece Creek Road

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 proposed structure will compliment Existing Property

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

The proposed structure will meet setback Requirements

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

Will share well & have its own septic system-

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

Park next to existing shop & has parking.

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 proposed structure will not be detrimental or injurious to public health-peace safety or general welfare of surrounding neighborhood.

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

Mother In Law - Dwelling

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.

The proposed use will not be injurious to uses of property or improvements adjacent to or in the vicinity of the proposed structure.

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.

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):

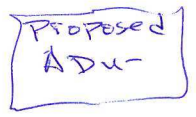
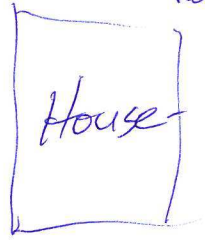
Date:

X *David J O'Keefe* _____

3-13-2009.

Print Name *David J O'Keefe*

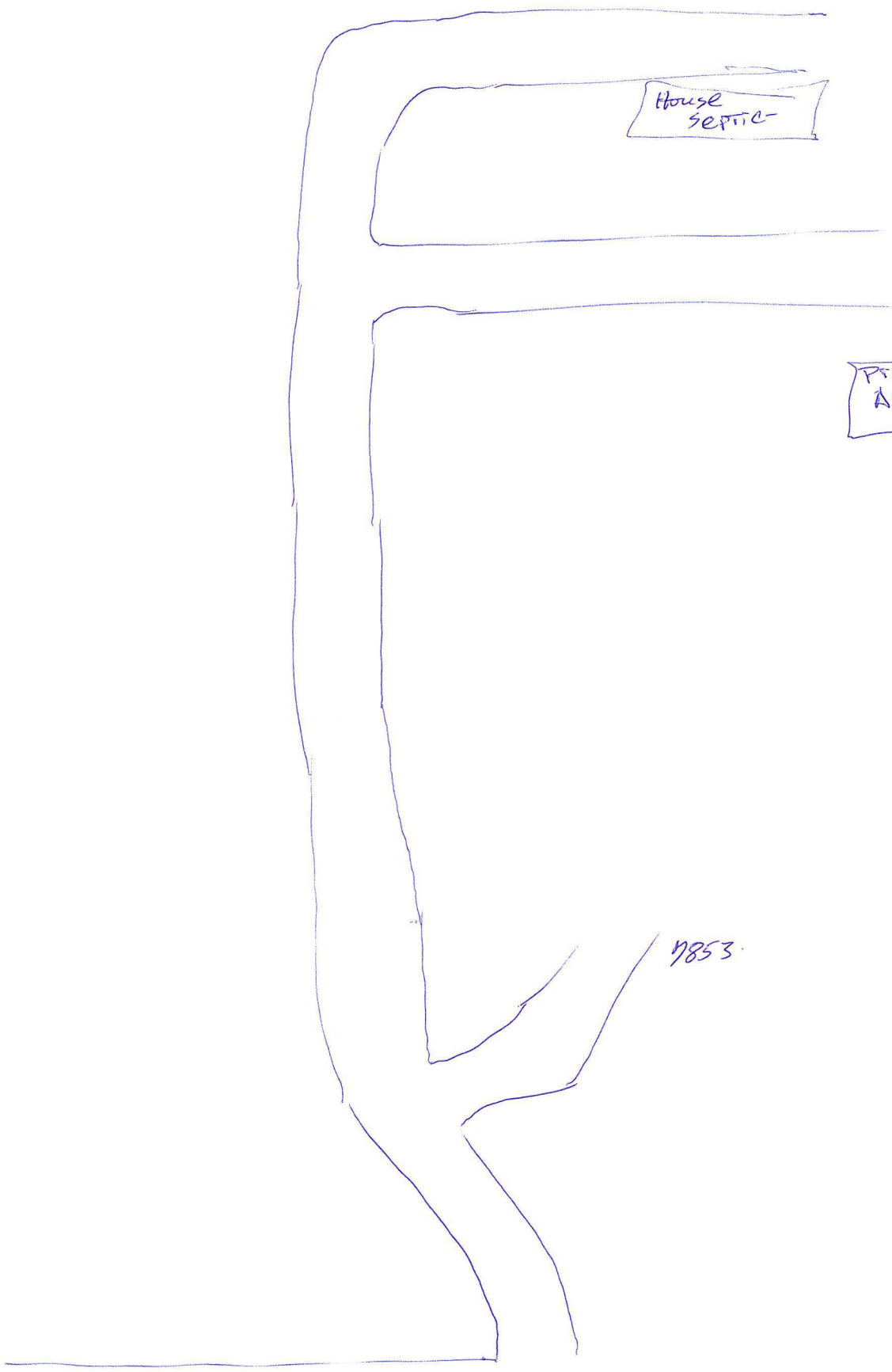
Well • IPump House -



Proposed septic system

19853

Reecer Creek Road

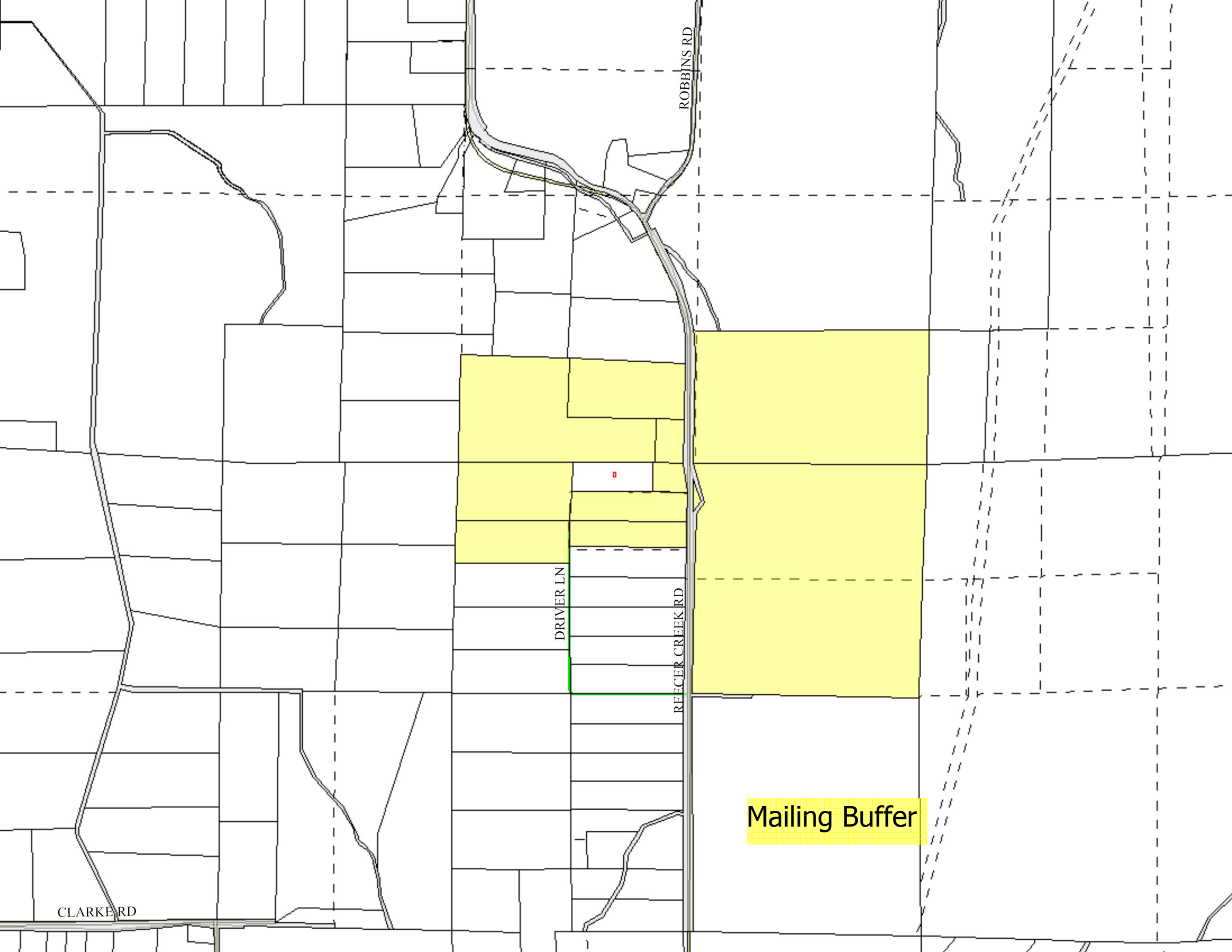




DRIVER LN

REECER CREEK RD

Location of ADU



ROBBINS RD

DRIVER LN

REEFER CREEK RD

CLARKE RD

Mailing Buffer

REECER CREEK RANCH
PROPERTIES LLC
1691 MIDVALE RD
SUNNYSIDE WA 98944-

SCHWINDT, STEVE
8211 REECER CREEK RD
ELLENSBURG WA 98926

JENSON, BONNIE J
1101 E UMPTANUM RD
ELLENSBURG WA 98926-

REECER CREEK RANCH
PROPERTIES LLC
1691 MIDVALE RD
SUNNYSIDE WA 98944-

COMELLA, JEFFERY ETUX
PO BOX 521
ELLENSBURG WA 98926-

REAR, BOYD M &
SHARP, GLORIA J
7731 REECER CREEK RD
ELLENSBURG WA 98926

MYERS, MATT ETUX
851 DRIVE LN
ELLENSBURG WA 98926

O'KEEFE, DAVID
PO BOX 1063
KITITAS WA 98934

O'KEEFE, DAVID
PO BOX 1063
KITITAS WA 98934

LIN, YVONNE
4 CHARLES HILL RD
ORINDA CA 94563-

Kittitas County Department of Public
Works

Kittitas County Department of Public
Health

Kittitas County Code Enforcement

Kittitas County Fire Marshall