



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

AU-09-00000

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)

KITTITAS 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)

[Handwritten signature]

DATE:

6.17.09

RECEIPT #

5037



NOTES:

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

Name: Darryl Rubin  
Mailing Address: P. O. Box 907  
City/State/ZIP: Redmond, WA 98073  
Day Time Phone: 425-788-6743  
Email Address: email@darrylr.com

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: James Johnston  
Mailing Address: 4029 168th Ave. NE  
City/State/ZIP: Redmond, WA  
Day Time Phone: 425-869-8443  
Email Address: james.johnston\_jja@comcast.net

3. **Street address of property:**

Address: 6180 Robinson Canyon Road  
City/State/ZIP: Thorp, WA 98926

4. **Legal description of property:**

see attached

5. **Tax parcel number:** 18-17-34010-0002 & 18-17-34010-0003

6. **Property size:** 313 (acres)

7. **Zoning of property:** F-R Forest & Range

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):

**Proposed caretakers residence includes 2711sf of conditioned space plus 897sf of garage and 459sf of decks. House is located near main entrance gate to property on Robinson Canyon Road, but is set back from the riparian zone of Robinson Creek. It will have it's own on-site sewage disposal system, but obtain water from the existing well near the primary residence. This is a typical two story, 3 bedroom, 3 bath residence with an attached office space.**

9. Provision of the zoning code applicable: 17.08.022 Accessory Dwelling Unit

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

The site has a 38,000 sf primary residence (permit #BP08-00016) and a 21,150 sf Arena building (permit #07-9865) connected by tunnel (permit #07-10234). Buildings are currently under construction. A variance was obtained for an observatory (variance V-08-05)

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

Site fronts on Robinson Canyon Road a one mile long, gated, on-site access road was existing when property was purchased.

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 is designed in the same style as the primary residence, although, they are approximaely 1/4 mile apart and not within view of each other.

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

The ADU is set back 208' from the north prop. line and approximately 1/2 mile from the east, west and south property lines. Kittitas code requires 25' in front and 10' at rear and sides. The front setback includes the 100' riparian zone setback from Robinson Creek.

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

**The on-site sewage disposal system is to be designed, approved and permitted per health department requirements. The well serving both the primary residence and ADU has been approved, installed and tested per health department standards**

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

**A three car attached garage is provided at the ground level of the ADU. There is parking for an additional 3 cars in the driveway**

- 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 ADU provides security and access control to the drive to the primary residence and is no different than any other residence located on nearby properties along Robinson Canyon Road**

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

**The proposed ADU is a residence of approximately the same size and scale of other residences located on nearby property and will not adversely affect the character of surroundings Landscaping utilizing native plants is to be provided as well.**

- 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 ADU will have no effect on any adjacent or nearby properties. The use is residential the same as other properties in the vicinity.**

- 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.*

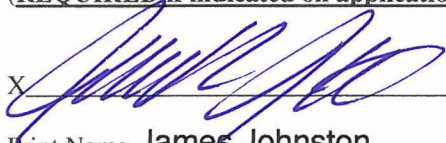
The proposed ADU meets all the requirements of the Kittitas County Code Article 17.08.022 and is permitted in this zone with a conditional use permit per article 17.56.030 item #13 and 17.31.030 item #17. The minimum lot size for it's zone is 20 acres and both the primary residence and ADU are situated on 313 acres, well within the limitation. Other county properties have been granted similar uses by conditional use permit.

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 James Johnston

6/14/09

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

Date:

X   
Print Name Darryl Rubin

6/14/09

# Exhibit A

## PROJECT ADDRESS

6180 Robinson Canyon Road  
Thorp, WA 98926

## LEGAL DESCRIPTION

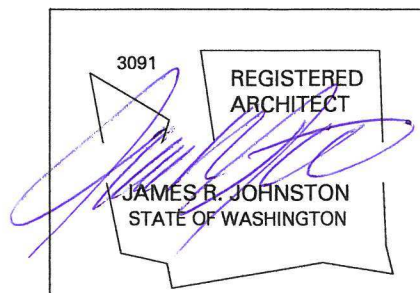
The North half of Section 34, Township 18 North, Range 17 East, W.M.,  
in the County of Kittitas, State of Washington:

EXCEPT: That portion thereof lying North and West of the South Branch  
Canal of Kittitas Reclamation District excepting therefrom, right of way of  
Robinson Canyon Road.

## KITTITAS COUNTY TAX I.D. NUMBER

18-17-34010-0002 and 18-17-34010-0003

New Caretaker Residence  
**The Haydn Project**  
6180 Robinson Canyon Rd.  
Thorp, WA 98926

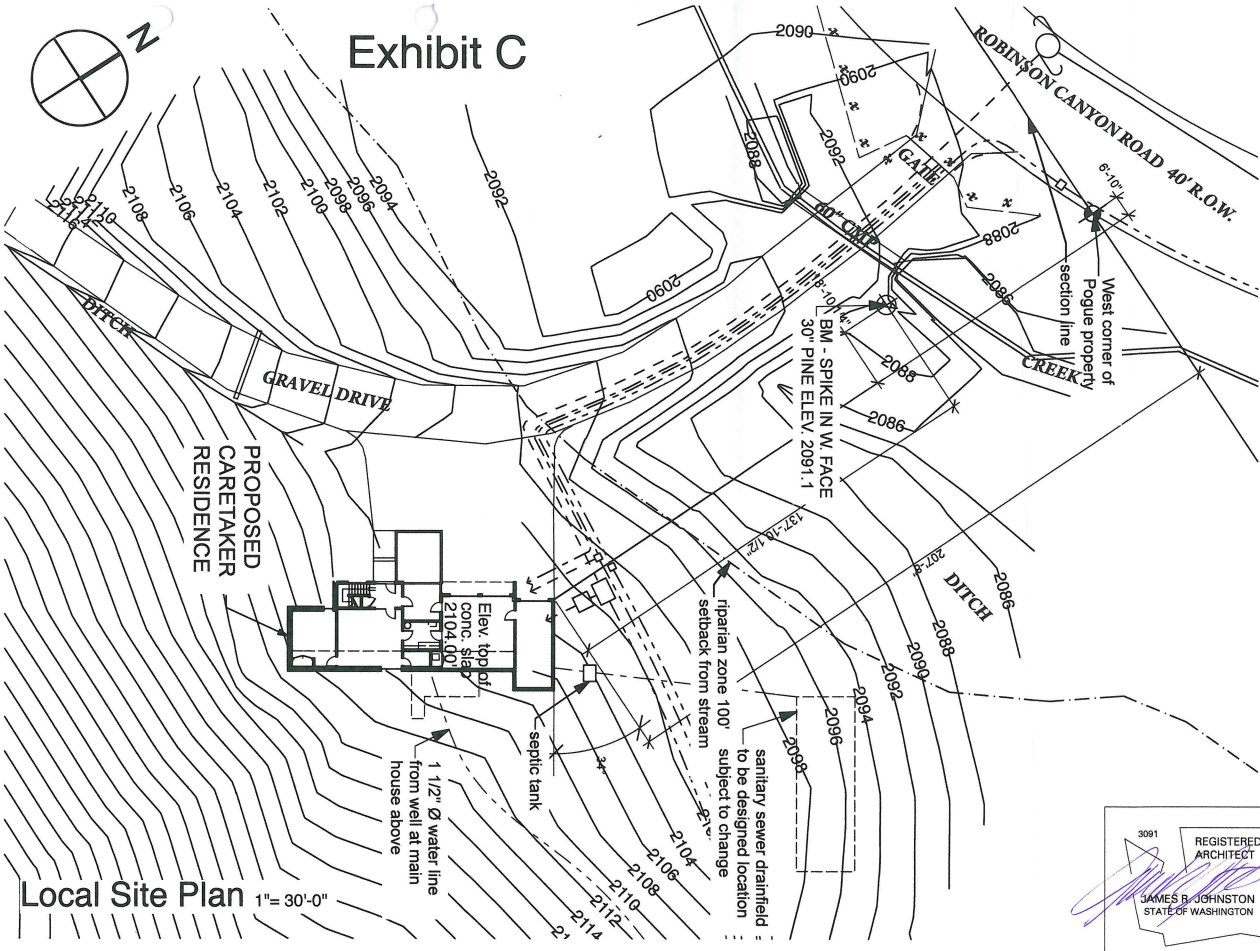


**James Johnston** architects p.s.



4029 168th Ave. N.E.  
Redmond, WA 98052  
off 425.869.8443

# Exhibit C

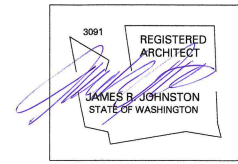


Local Site Plan 1" = 30'-0"

06-12-2009

New Caretaker Residence  
The Haydn Project  
6180 Robinson Canyon Rd.  
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