

Jeff Watson

From: Jeff Watson
Sent: Wednesday, January 04, 2012 8:48 AM
To: Christina Wollman
Subject: RE: AU-11-00005 Green Notice of Decision
Attachments: AU-11-00005 Green Notice of Decision.pdf

Bad date for appeal period, see attached

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Jeff Watson
Sent: Wednesday, January 04, 2012 8:24 AM
To: Christina Wollman
Subject: AU-11-00005 Green Notice of Decision

See attached:

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Jeff Watson

From: Jeff Watson
Sent: Wednesday, January 04, 2012 8:39 AM
To: legals@kvnews.com
Subject: FW: AU-11-00005 Green Notice of Decision
Attachments: AU-11-00005 Green Notice of Decision Legal.docx

Clarification: Please Publish Friday January 6, 2012. The Appeal period date has been changed to January 20, 2012 as attached

Sorry 'bout that,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Jeff Watson
Sent: Wednesday, January 04, 2012 8:34 AM
To: 'legals@kvnews.com'
Subject: RE: AU-11-00005 Green Notice of Decision

My bad this should read January 20, 2012; See attached.

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: Jeff Watson
Sent: Tuesday, January 03, 2012 4:12 PM
To: legals@kvnews.com
Subject: AU-11-00005 Green Notice of Decision

Please publish the attached on Friday January 6, 2011

Thank You,

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)

411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

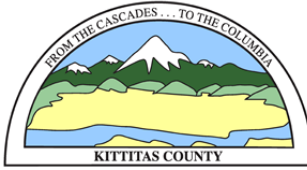
message id: 38eb45916c6dcbdac24bb8719d004a14

NOTICE OF DECISION
Green Administrative Use Permit (AU-11-00005)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Green Administrative Use Permit (AU-11-00005) on January 3, 2012. The applicants Stephen and Deborah Green, property owners, are proposing to construct an accessory dwelling unit in the Commercial Agriculture zone per Kittitas County Code 17.31.12 and 17.31.120. The site is located at 2301 Wilson Creek Road, Ellensburg, WA 98926, in portions of section 30, township 18 N, range 19 E, WM in Kittitas County; Assessor's map 18-19-30040-0021.

Copies of the Community Development Findings of Fact and Decision as well as pertinent comments, and other related file documents may be examined at the Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found on line at: <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>.

Action by the Administrator is final unless an appeal in writing is filed with the Board of Adjustment, together with the applicable fee, on or before **January 20, 2012 at 5:00 p.m.** The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code.



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

NOTICE OF DECISION

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Jeff Watson, Staff Planner

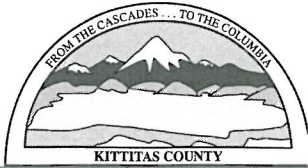
DATE: January 4, 2012

SUBJECT: Notice of Decision
Green Accessory Dwelling Unit AU-11-00005

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Green Administrative Use Permit (AU-11-00005) on December 3, 2011. The applicants Stephen and Deborah Green, property owners, are proposing to construct an accessory dwelling unit in the Commercial Agriculture zone per Kittitas County Code 17.31.12 and 17.31.120. The site is located at 2301 Wilson Creek Road, Ellensburg, WA 98926, in portions of section 30, township 18 N, range 19 E, WM in Kittitas County; Assessor's map 18-19-30040-0021.

Copies of the Community Development Findings of Fact and Decision as well as pertinent comments are attached. Other related file documents may be examined at the Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found on line at: <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>.

Action by the Administrator is final unless an appeal in writing is filed with the Board of Adjustment, together with the applicable fee, on or before **January 20, 2012 at 5:00 p.m.** The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code.



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"

FINDINGS OF FACT AND CONCLUSIONS OF LAW

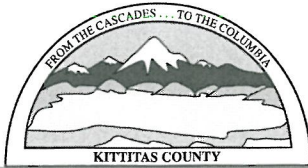
This matter having come before the Kittitas County Community Development Services for the Administrative Use Permit of Stephen and Deborah Green (File # AU-11-00005), makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. Community Development Services finds that Stephen and Deborah Green submitted an Administrative Use Application on November 17, 2011. A Notice of Application was issued on December 8, 2011. This notice was published in the newspaper of record, mailed to government agencies, adjacent property owners, and the applicant as required by law.
2. Community Development Services finds that the site proposed for the Accessory Dwelling Unit is at 2301 Wilson Creek Road, Ellensburg, WA 98926, in portions of section 30, township 18 N, range 19 E, WM in Kittitas County; Assessor's map 18-19-30040-0021.
3. Community Development Services finds that the granting of the proposed administrative use permit approval will not:
 - a. Be detrimental to the public health, safety, and general welfare;
 - b. Adversely affect the established character of the surrounding vicinity and planned uses; nor
 - c. 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.
4. Community Development Services finds the granting of the proposed administrative use permit is consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation.
5. Community Development Services finds that the following conditions are required for approval of the accessory dwelling unit (ADU):
 - a. ADU's shall be subject to obtaining an Administrative Use Permit in areas outside of Urban Growth Areas.
 - b. Only one ADU shall be allowed per lot
 - c. Owner of the property must reside in either the primary residence or the ADU
 - d. The ADU shall not exceed the square footage of the habitable area of primary residence.
 - e. The ADU shall be designed to maintain the appearance of the primary residence
 - f. All setback requirements for the zone in which the ADU is located shall apply
 - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal.
 - h. No mobile homes or recreational vehicles shall be allowed as an ADU.
 - i. The ADU shall provide additional off-street parking.
 - j. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - k. Pursuant to WAC 246-272A-0250, the applicant must contact a state licensed designer through the Washington State Department of Licensing to have the existing permitted septic system reviewed to support the ADU.
 - l. Ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology

Based upon above mentioned Findings of Facts and Conclusion of Law the Green Administrative Use Permit (AU-11-00005) is hereby **approved**.

Jeff Watson, Staff Planner

1/4/2012
Date



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"

January 3, 2011

Typo: actual 2012

Stephen and Deborah Green
424 Reed Way
Port Hueneme CA 93041

Subject: Green Accessory Dwelling Unit, AU 11 00005

Dear Applicant,

Enclosed are the comments received regarding the Green Accessory Dwelling Unit, AU 11 00005 during the comment period:

December 12, 2011

Kittitas County Department of Public Works – Christina Wollman

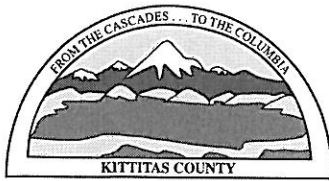
Please review all comments and notify me of any questions. I will be issuing the Conditional Preliminary Approval based on the comments received.

Sincerely,

Jeff Watson
Staff Planner

CC: Miguel Rios
110 Snodgrass
Ellensburg WA 98926

Kerry Green
2301 Wilson Creek Road
Ellensburg WA 98926



KITTITAS COUNTY

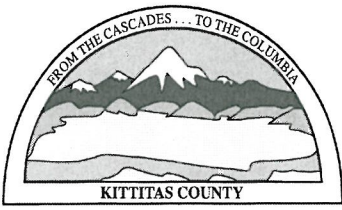
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson
FROM: Christina Wollman, Planner II *CW*
DATE: December 12, 2011
SUBJECT: Green Accessory Dwelling Unit AU-11-00005

The Department of Public Works has reviewed the permit for the Green Accessory Dwelling Unit and has the following comments:

- A. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, December 8, 2011
Application Received: Thursday, November 17, 2011
Application Complete: Monday, December 5, 2011

Project Name: Green

File Number: AU-11-00005

Applicant: Miguel Rios authorized agent for Stephen and Deborah Green, landowner.

Location: The proposal is located approximately 1.5 miles northeast of Ellensburg at 2301 Wilson Creek Road, in a portion of Section 30, T18N, R19E, WM in Kittitas County, bearing Assessor's map number 18-19-30040-0021.

Proposal: Miguel Rios authorized agent for Stephen and Deborah Green, landowner, has submitted an accessory dwelling unit application for an above garage living space. The subject property is zoned Agriculture 3.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>. Phone: (509) 962-7506

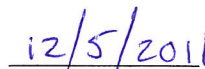
Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, 23 December, 2011. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 17.08.022 and 17.60B, Accessory Dwelling Unit applications are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Jeff Watson, Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us



Signature Planner of Record



Date

**ACCESSORY DWELLING UNIT
NOTICE OF APPLICATION**

Project Name: Green Accessory Dwelling Unit

File Number: AU-11-00005

Applicant: Miguel Rios authorized agent for Stephen and Deborah Green, landowner

Location: located approximately 1.5 miles northeast of Ellensburg at 2301 Wilson Creek Road , in a portion of Section 30, T18N, R19E, WM in Kittitas County, bearing Assessor's map number 18-19-30040-0021.

Proposal: Miguel Rios authorized agent for Stephen and Deborah Green, landowner, has submitted an accessory dwelling unit application for an above garage living space. The subject property is zoned Agriculture 3.

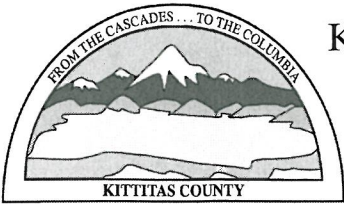
Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, December 23, 2011. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 17.08.022 and 17.60B, Accessory Dwelling Unit applications are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): , Staff Planner: (509) 933-8274; email at jeff.watson@co.kittitas.wa.us

Notice of Application:	Monday, December 5, 2011
Application Received:	Thursday, November 17, 2011
Application Complete:	Monday, December 5, 2011
Publication Date:	Thursday, December 8, 2011



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

PROPOSAL NAME: **Green Accessory Dwelling Unit**

NOTIFICATION OF: **Application submission for review**

NOTIFICATION MAILING AND PUBLISH DATE: **Thursday, December 8, 2011**

I certify that the following documentation:

- Notice of Application for the Green (AU-11-00005) Accessory Dwelling Unit has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me December 8, 2011
Date

Amanda J. Weed
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: August 25, 2015



Signature

KNUDSEN, LESLIE S. ETUX
1003 E 11TH AVE
ELLENSBURG WA 98926

LANGE, JONI L ETAL
%VAN ORMAN, RODNEY
2530 BROWN RD
ELLENSBURG WA 98926

HASBROUCK, RICHARD W ETUX
2361 WILSON CREEK RD
ELLENSBURG WA 98926

GOLTIANI, CARLY DEE
PO BOX 122
THORP WA 98946-0122

EDWARDS, WARREN E ETUX
2241 WILSON CREEK RD
ELLENSBURG WA 98926-

AGARS, J JOHN ETUX
TRUSTEES
2191 WILSON CREEK RD
ELLENSBURG WA 98926

GLADEN, JEFFREY A ETUX
2291 WILSON CREEK RD
ELLENSBURG WA 98926-

POWERS, CAPE A ETUX
2303 WILSON CREEK RD
ELLENSBURG WA 98926-

GREEN, STEPHEN ETUX
424 REED WAY
PORT HUENEME CA 93041-

MADSEN, GLENN A. ETAL
2605 WILLOWDALE RD
ELLENSBURG WA 98926

GRAHAM, NATHAN A ETUX
2700 WILLOWDALE RD
ELLENSBURG WA 98926-

BEEDLE, CARL C ETUX
2710 WILLOWDALE RD
ELLENSBURG WA 98926

LANGE, C STUART TRUSTEE
2512 WILLOWDALE RD
ELLENSBURG WA 98926-

MADSEN, GLENN A. ETUX
2605 WILLOWDALE RD
ELLENSBURG WA 98926

IMHOFF, LOWELL G ETUX
TRUSTEES
2501 WILSON CRK RD
ELLENSBURG WA 98926

KJORSVIK, KEVIN M ETUX
2295 WILSON CREEK RD
ELLENSBURG WA 98926

ROBERTS, RYAN T
2297 WILSON CREEK RD
ELLENSBURG WA 98926-

Kittitas County Fire Marshal

Kittitas County Sheriffs Dept.

Kittitas County Board of County
Commissioners

Kittitas County Code Enforcement

Kittitas County Environmental Health

Kittitas County Solid Waste Programs

Kittitas County Public Works

Kittitas Reclamation District
P.O. Box 276
Ellensburg, WA 98926

Kittitas Valley Fire & Rescue
2020 Vantage Highway
Ellensburg, WA 98926

Ellensburg School District 401
Administration Office
1300 E 3rd Ave
Ellensburg, WA 98926

John Marvin
Habitat Biologist
Yakima-Klickitat Fisheries Project
760 Pence Rd.
Yakima, WA, 98908

Washington State Department of Archaeology
& Historic Preservation
1063 S. Capitol Way, Suite 106
Olympia, WA 98501

WA Dept. Fish and Wildlife
Brent Renfrow/ Mark Teske
201 N. Pearl
Ellensburg, WA 98926

Yakama Nation
P.O. Box 151
Toppenish, WA 98948

James E Brooks Library
Documents Dept.
400 E. University Way
Ellensburg, WA 98926 MS-7548

Washington Dept. of Ecology
Regional Director
15 W. Yakima Ave. Ste. 200
Yakima, WA 98902-3401

DNR
External SEPA Coordinator
P.O. Box 47015
Olympia, WA 98504-7015

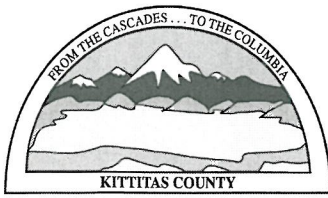
WA Dept. of Natural Resources
713 E. Bowers Rd.
Ellensburg, WA 98926

Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Liz Bryson
Daily Record
401 N Main
Ellensburg, WA 98926

Cindy Preston
DNR Aquatic Land Manager
713 E Bowers Road
Ellensburg, WA 98926

Tom Justus
WA State Department of Health
16201 East Indiana Avenue, Suite 1500
Spokane Valley WA 99216



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

December 5, 2011

Stephen and Deborah Green
424 Reed Way
Port Hueneme CA 93041

Subject: Green Accessory Dwelling Unit, AU-11-00005

Dear Applicant,

Your application for an accessory dwelling unit on approximately 3.06 acres of land that is zoned Agriculture 3, located in a portion of section 30, township 18 N, range 19 E, WM in Kittitas County; Assessor's map 18-19-30040-0021, was received on Thursday, November 17, 2011. Your application has been determined complete as of Monday, December 5, 2011.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions regarding this matter, I can be reached at (509) 933-8274, or by e-mail at jeff.watson@co.kittitas.wa.us

Sincerely,

Staff Planner

CC: Miguel Rios
110 Snodgrass
Ellensburg WA 98926

Kerry Green
2301 Wilson Creek Road
Ellensburg WA 98926

ADU Preliminary Submittal Requirements For:

AU-11-00005 Green

Date Received: November 17, 2011

Review Date: December 5, 2011

Map Number: 18-19-30040-0021 Parcel Number: 10585 Acres Recorded: 3.06

Planner: Jeff Watson Zoning: Agriculture 3

Conforms to the county comprehensive plan and all zoning regulations

Located within Fire District

Located within Irrigation District

School District

In UGA

Critical Areas

Yes No **Within a Shoreline of the State** **Environment:**

Yes No **Within a FIRM Floodplain** **Panel #:**

Yes No **Within a PHS Habitat** **Habitat Type:**

Yes No **Wetland in Parcel** **Wetland Type:**

Yes No **Seismic Rating** **Category:**

Yes No **Within Coal Mine Area**

Yes No **Hazardous Slope in Parcel** **Category:**

Yes No **Airport Zones within Parcel** **Zone:**

Yes No **Adjacent to Forest Service Road** **Road:**

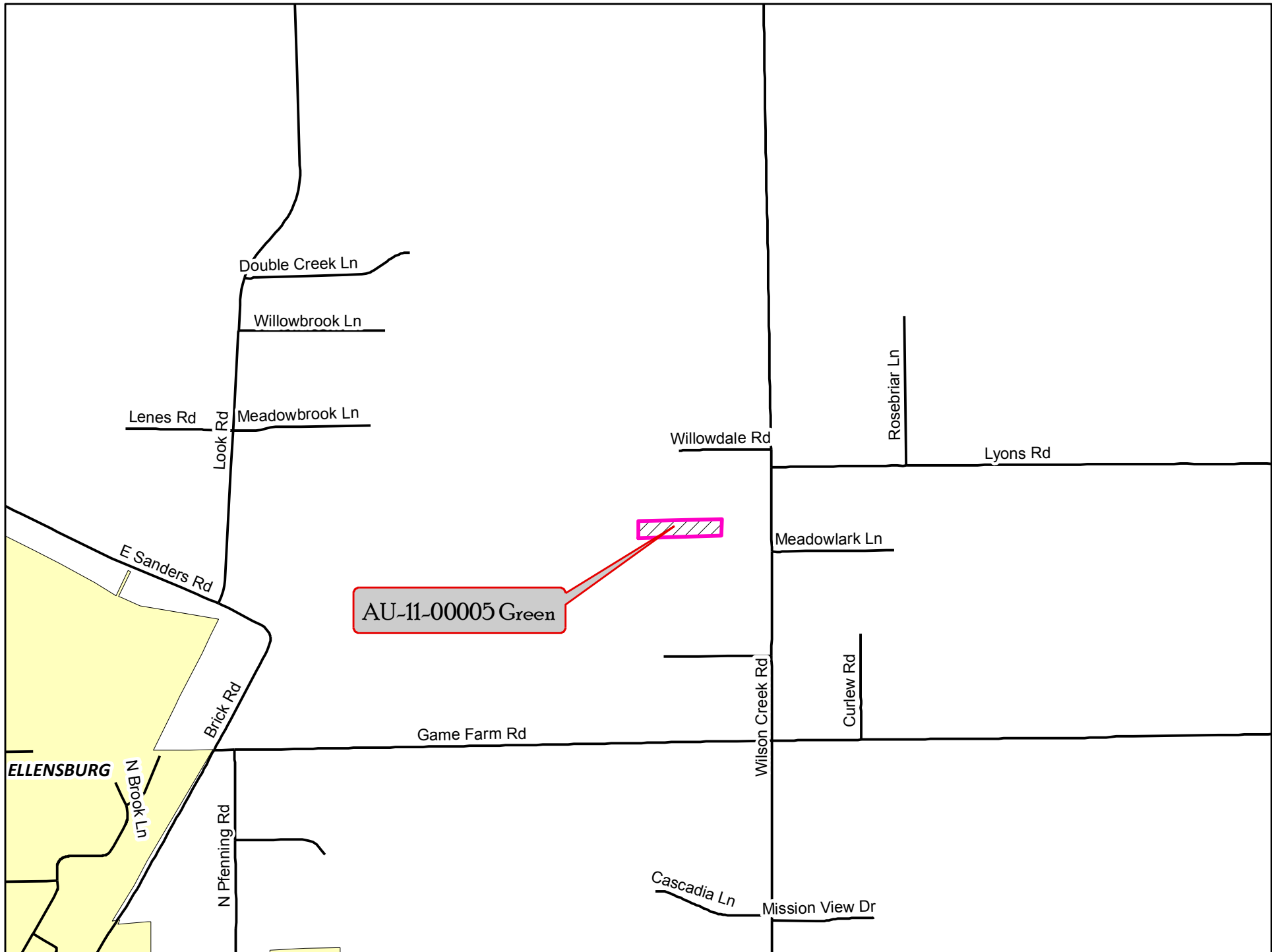
Yes No **Adjacent to BPA Lines or Easement**

Yes No **Within 1000' of Mineral Land of LTS**

Fee Collected

Second Page of Application turned in (Contact Page)

Site Plan



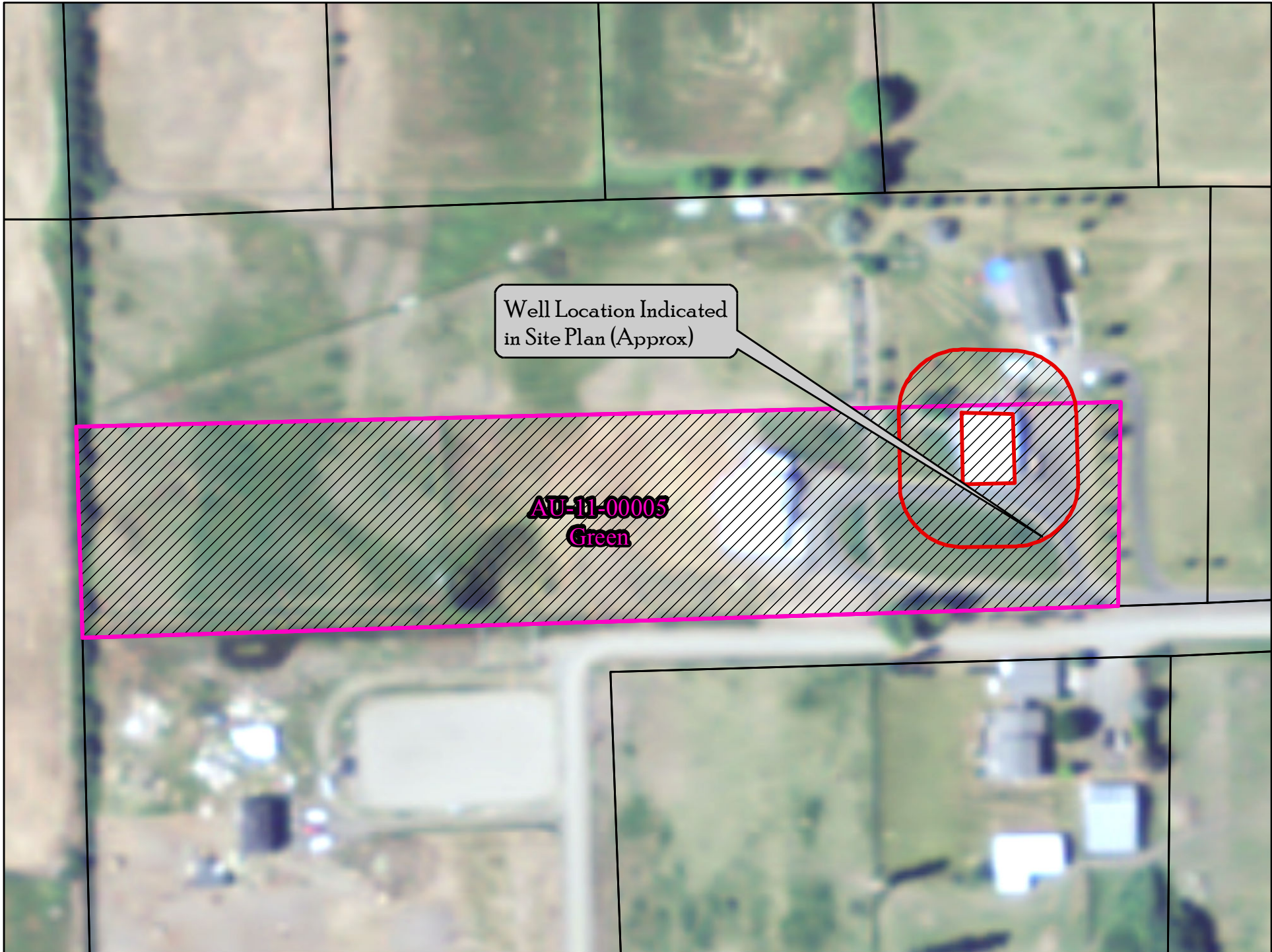
AU-11-00005 Green

ELLENSBURG



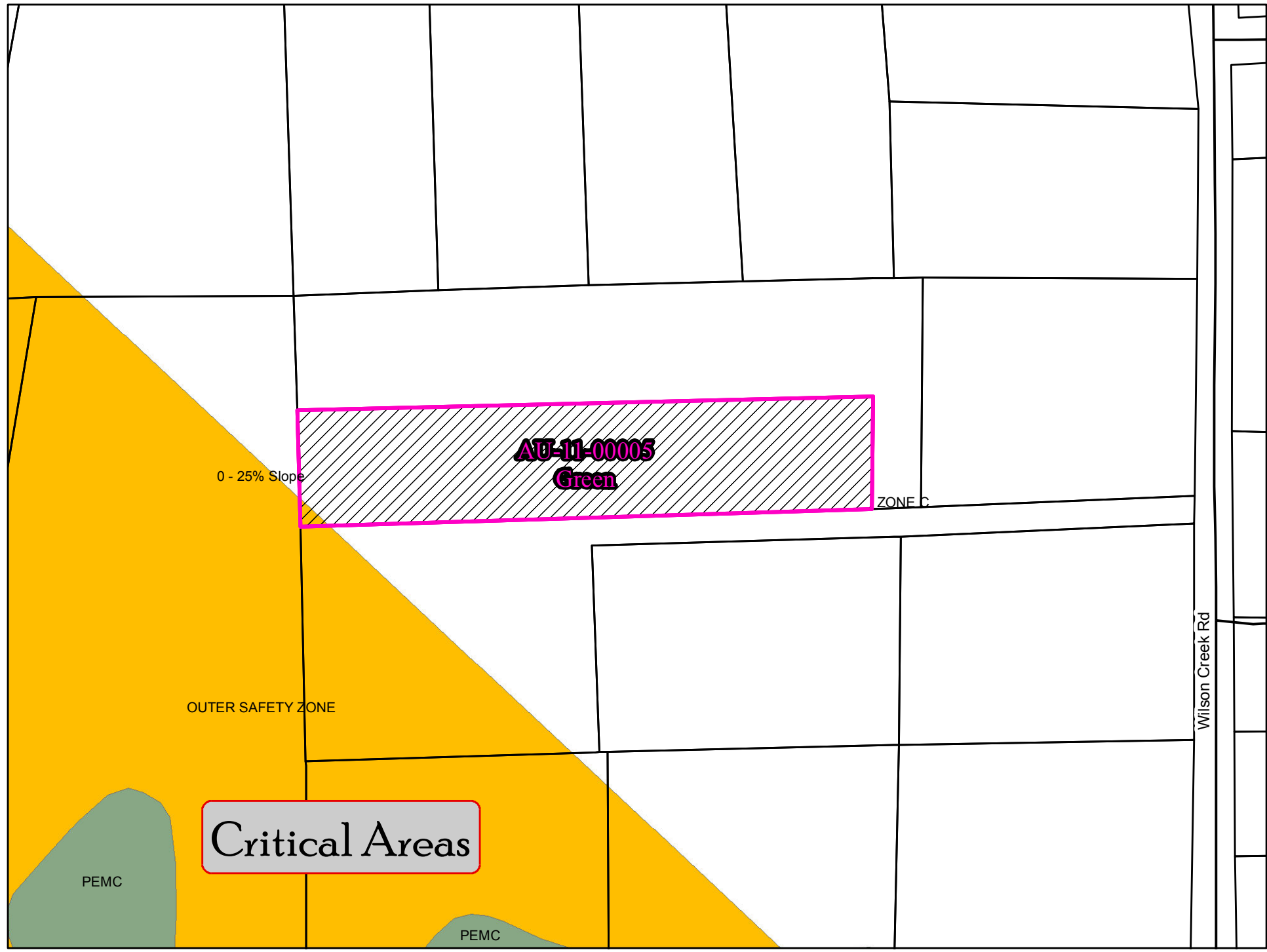
AU-11-00005
Green

Wilson Creek Rd



Well Location Indicated
in Site Plan (Approx)

AU-11-00005
Green



AU-11-00005
Green

0 - 25% Slope

OUTER SAFETY ZONE

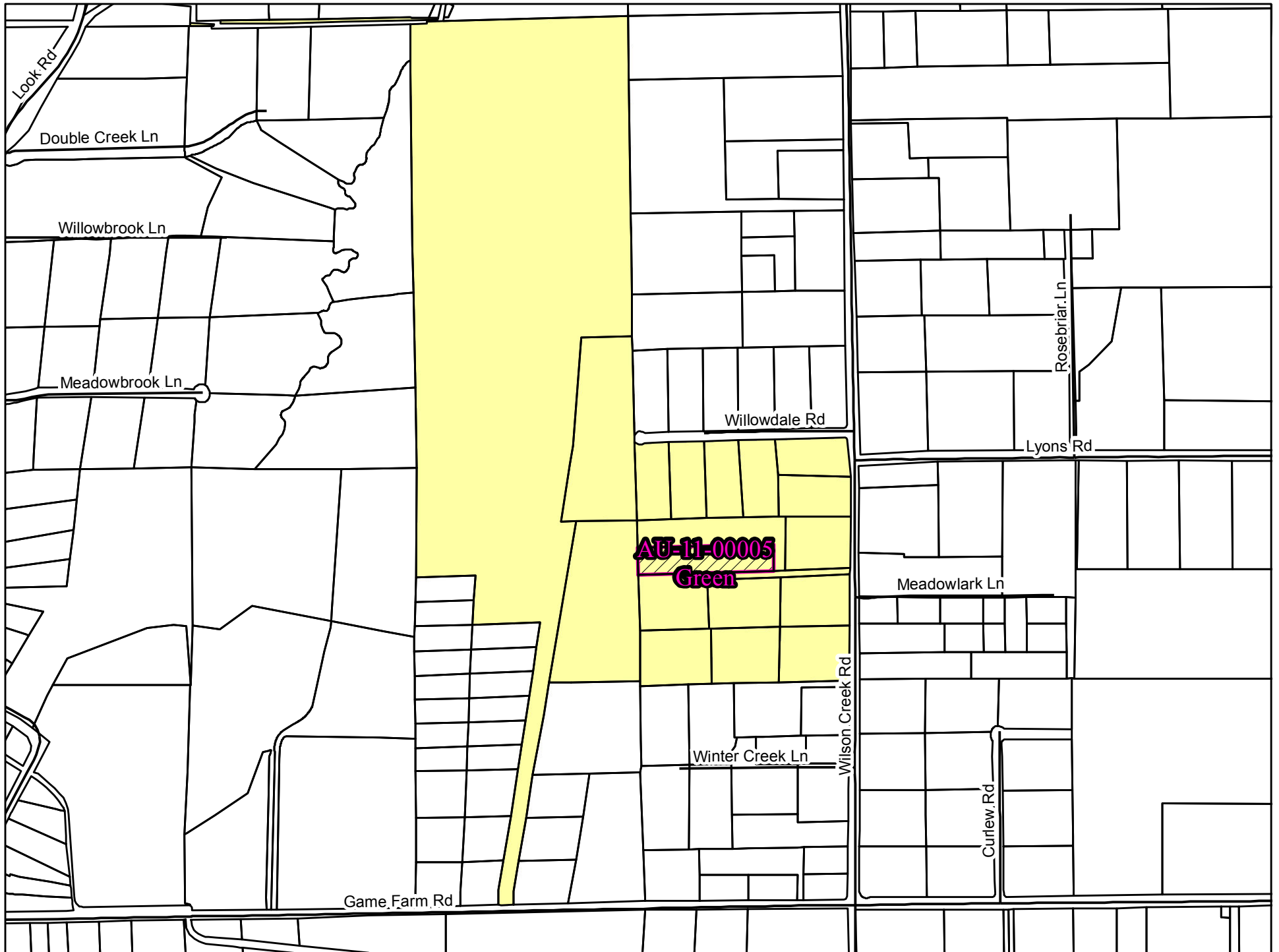
Critical Areas

PEMC

PEMC

ZONE C

Wilson Creek Rd



Look Rd

Double Creek Ln

Willowbrook Ln

Meadowbrook Ln

Willowdale Rd

Rosebriar Ln

Lyons Rd

AU-11-00005
Green

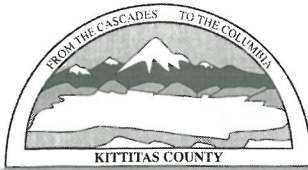
Meadowlark Ln

Winter Creek Ln

Wilson Creek Rd

Curfew Rd

Game Farm Rd



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"

AU-11-00005



ACCESSORY DWELLING UNIT PERMIT APPLICATION

(Proposing an Accessory Dwelling Unit, per Kittitas County Code 17.08.022, when ADU is located outside an Urban Growth Area)

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

- 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.
- Completed application for a Conditional Use Permit, including fees.
- Project Narrative responding to Questions 9-13 on the following pages.

APPLICATION FEES:*

* FEES BASED ON ADMINISTRATIVE USE PERMIT

\$

1000.00	Kittitas County Community Development Services (KCCDS) (SEPA exempt)
0.00	Kittitas County Department of Public Works
0.00	Kittitas County Fire Marshal

\$1000.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Handwritten Signature]

DATE: *11/17/11*

RECEIPT # *13049*



DATE STAMP IN BOX

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: STEPHEN & DEBORAH GREEN
Mailing Address: 424 REEB WAY
City/State/ZIP: PORT HUENEME, CA 93041
Day Time Phone: (805) 822-8951 (CELL)
Email Address: SGREEN@VCOMS.NET

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: MIGUEL RIOS
Mailing Address: 110 SNODGRASS
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: (509) 859-2780
Email Address: _____

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: KERRY GREEN
Mailing Address: 2301 WILSON CREEK
City/State/ZIP: ELLENSBURG, WA 98926
Day Time Phone: (509) 899-0113 (CELL)
Email Address: _____

4. **Street address of property:**

Address: 2301 WILSON CREEK
City/State/ZIP: ELLENSBURG, WA 98926

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

6. Tax parcel number: 18-19-30040-0021

7. Property size: 3.06 (acres)

8. **Land Use Information:**

Zoning: AG-3 Comp Plan Land Use Designation: Rural

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum 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.
- 10. **Describe how this proposal meets the criteria of 17.60B.050 for Administrative Uses.**
- 11. **Describe the development existing on the subject property and associated permits.** List permit numbers if know. (i.e. building permits, access permits, subdivisions)
- 12. **Name the road(s) or ingress/egress easements that provide legal access to the site.**
- 13. **An Accessory Dwelling Unit is allowed only when the following criteria are met.** Please describe in detail how each criteria found in KCC 17.08.022 is met for this particular project:
 - A. ADU's shall be allowed as a permitted use within designated Urban Growth Areas
 - B. ADU's shall be subject to obtaining an Administrative Use permit in areas outside Urban Growth Areas
 - C. There is only one ADU on the lot.
 - D. The owner of the property resides in or will reside in either the primary residence or the ADU.
 - E. The ADU does not exceed the square footage of the habitable area of primary residence.
 - F. The ADU is designed to maintain the appearance of the primary residence.
 - G. The ADU meets all the setback requirements for the zone in which the use is located.
 - H. The ADU has or will meet the applicable health department standards for potable water and sewage disposal.
 - I. No mobile homes or recreational vehicles shall be allowed as an ADU.
 - J. The ADU has or will provide additional off-street parking.
 - K. The ADU is not located on a lot in which a Special Care Dwelling or an Accessory Living Quarter already exists.

AUTHORIZATION

- 14. 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 Nov 2011

November 16, 2011

To Whom It May Concern:



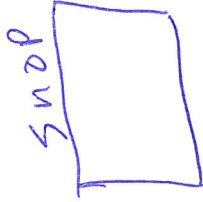
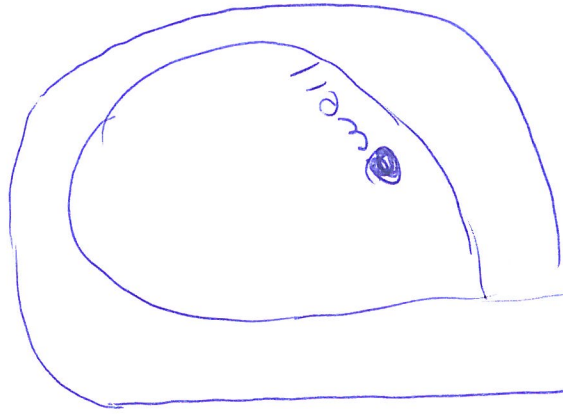
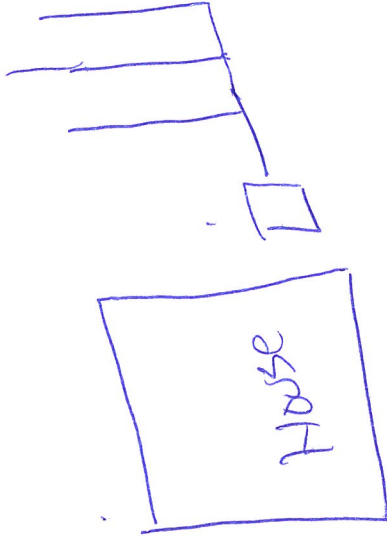
This letter is concerning the dwelling permit application for the address 2301 Wilson Creek in Ellensburg, WA 98926. The shop on property was built late 1990's with the purpose of a shop, but somehow somewhere it got converted to a living space without ever getting permits from the county. Stephen and Deborah Green bought the place on the summer of 2011 as a short sales agreement. Mr. Green has hired M & R Contracting to add additional living space on the shop.

If you have any additional questions, you can reach me at 509-859-2780

Thank you,

Miguel Rios

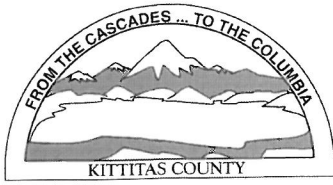
RECEIVED
NOV 17 2011
KITITAS COUNTY
CDS



2301

Wilson Creek

11/01/11



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00013049

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 024823

Date: 11/17/2011

Applicant: GREEN, STEPHEN ETUX

Type: check # 1126

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AU-11-00005	ADMINISTRATIVE USE FEE	1,000.00
	Total:	1,000.00