

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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"Building Partnerships – Building Communities"

ADU-12-10001

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): 	DATE: 	RECEIPT # 	<div style="font-size: 2em; font-weight: bold; color: red; margin-bottom: 5px;">PAID</div> <div style="color: red; font-weight: bold; margin-bottom: 5px;">MAR 02 2012</div> <div style="color: red; font-weight: bold; margin-bottom: 5px;">KITTTITAS CO.</div> <div style="color: red; font-weight: bold; margin-bottom: 5px;">CDS</div> <div style="font-size: 0.8em; font-weight: bold;">DATE STAMP IN BOX</div>
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COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

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: Ryan Roberts
Mailing Address: 2297 Wilson Creek Rd.
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509-607-0346
Email Address: wsulylecong@hotmail.com

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: ~~_____~~
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

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

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 2297 Wilson Creek Rd.
City/State/ZIP: Ellensburg WA 98926

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

19782 18-19-30061-6002

6. **Tax parcel number:** 19782

7. **Property size:** 3.27 acres (acres)

8. **Land Use Information:**

Zoning: AB-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.

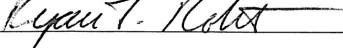
**Signature of Authorized Agent:
(REQUIRED if indicated on application)**

Date:

X _____

**Signature of Land Owner of Record
(Required for application submittal):**

Date:

X  _____

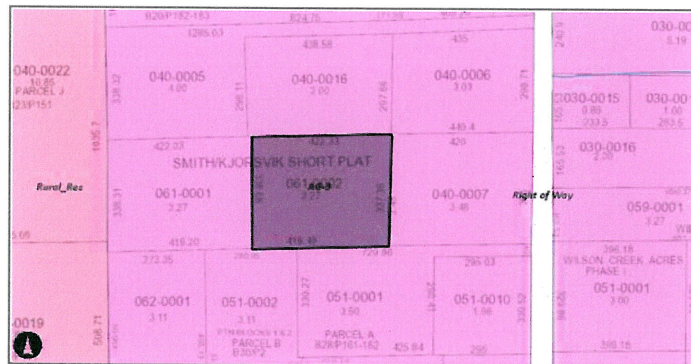
3-2-2012

Kittitas County Parcel Report Printout



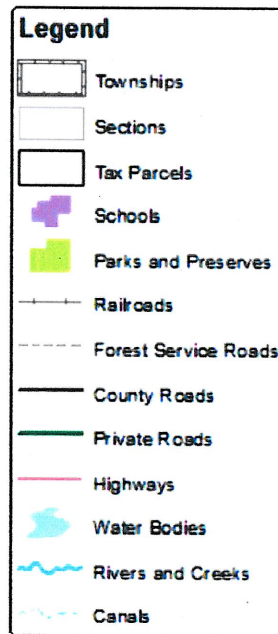
Parcel Info

Parcel #	19782
Map #	18-19-30061-0002
Acres Recorded	3.27000000
Situs Address	02297 WILSON CREEK RD ELLENSBURG
Owner Name	ROBERTS, RYAN T
Mailing Address	
Address Cont.	2297 WILSON CREEK RD
City/State	ELLENSBURG WA
Zipcode	98926-



Critical Areas

Contains > 30% Slope	No
DOE G.W. Moratorium	No
PHS Site Name	
Roof Hazard	LOW_HAZARD RATING
Roof Class	CLASS C
Seismic Category	C
Flood Zone	
Shore Line	
Wetland Code	PEMC,U
FEMA Flood Map	5300950443B
FIRM Zone	ZONE C
Coalmine Shaft	
Airport Zone	OUTER SAFETY ZONE
Zone Name	AG-3
Land Use	RURAL
Max Elevation	1719
PG	41
ISO	0.024



Districts

Commisioner District	2
Hospital District	HOSPITAL DISTRICT 1
School District	Ellensburg School District
Irrigation District	KRD
Voting District	N CENTRAL
Weed District	WEED DISTRICT # 3
Fire District	Fire District 2 (Rural Ellensburg)

Disclaimer
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

ADU Project Narrative

9. The project will take place within the 3.27 acres associated with parcel number 19782. In 2006, a structure was built that is comprised of 1050 ft² of shop/garage and 630 ft² of living quarters. The living quarters are comprised of one bedroom, one bathroom, a small closet and one larger room that contains both a small kitchen and a living room. This is currently the only structure on the parcel. **Get permit numbers and such from County.** Well and pressurized septic systems associated with the shop were also installed in 2006. The septic system was sized for 4 bedrooms in anticipation of a larger home being constructed on the property at a later date. The well is approximately 220 feet deep and has never failed to supply the shop with adequate water. Power, cable and phone lines were also installed in 2006.

A residential permit for parcel 19782 will soon be submitted to CDS for the construction of a larger structure comprised of only living quarters. The structure will be a 3 bdrm/2.5 bath 2500 ft² house. The house will have an attached 2 car garage. The current septic system, with one modification, will be used for the new structure. The modification will be to install an additional holding tank near the new house and will be attached to the current holding tank with a 2" line. The current well will be used to supply both structures with water. New utility lines will be installed for the new house.

The ADU permit is being submitted to request that the 630 ft² of living quarters in the shop constructed in 2006 remain as living quarters. The space will be utilized either as an office for a small home business started in 2011, living quarters for aging parents, or long-term guest quarters. The septic system is designed for the number of bedrooms for both structures.

10. 1.a) The septic, well, and all utilities are sized for a typical 4 bedroom house. The two dwellings combined have 4 bedrooms.
b) The large majority of properties within view of this parcel all have additional outbuildings, some with living quarters.
c) All parcels sharing a common property line are residential with outbuildings. The parcel will continue to be operating in that manner. All surrounding properties have the ability to continue to function as such after construction is completed.
2. To my knowledge, the proposed development is compatible with the comprehensive plan.
3. No mitigation is necessary.
4. All requirements have been met.
11. See #9
12. The parcel driveway accesses a private road that serves 4 residences. The driveway is located at the end of the private road. The private road accesses Wilson Creek Road from the west.
13. A. The property is outside of the UGA.
B. **Need to obtain an administrative use permit.**
C. No other structures exist or are proposed for the property.
D. The owner will live in the primary residential structure.

- E. The primary residence has 2500 square feet, the ADU has 630 square feet.
- F. The ADU's appearance will not be modified. It has currently served as the primary residence for the parcel up to this point.
- G. All setback requirements are met. See site map.
- H. The septic system is designed for 4 bedrooms. The structures combined have 4 bedrooms.
- I. Both buildings are stick on-site living quarters.
- J. Additional parking and garage spaces are included in the construction of the new home.
- K. No Special Care Dwelling or Accessory Living Quarters exist on the property.