

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"

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JAN 07 2013

**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)*

KITTITAS COUNTY  
CDS

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

\$

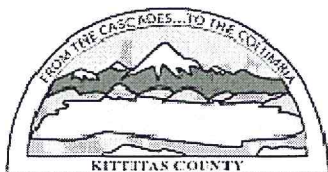
1000.00	Kittitas County Community Development Services (KCCDS) (SEPA exempt)
0.00	Kittitas County Department of Public Works
0.00	Kittitas County Fire Marshal

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

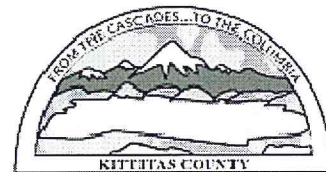
**FOR STAFF USE ONLY**

Application Received By (CDS Staff Signature): 	DATE: 1/7/13	RECEIPT # 00004990003	<div style="text-align: center;"> <p><b>PAID</b></p> <p>JAN 07 2013</p> </div>

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



# Kittitas County Assessor



Marsha Weyand  
Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666

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## Property Summary (Appraisal Details)

### Parcel Information

Parcel Number: 364734  
Map Number: 18-19-31010-0030  
Situs: 02421 JUDGE RONALD RD ELLENSBURG  
Legal: ACRES 4.41, CD. 10501-2; SEC. 31, TWP. 18, RGE. 19; PTN SW1/4 NE1/4

### Ownership Information

Current Owner: STORLIE, CARA  
Address: 2421 JUDGE RONALD RD  
City, State: ELLENSBURG WA  
Zipcode: 98926-

### Assessment Data

Tax District: 22  
Land Use/DOR Code: 11  
Open Space: Open Space  
Date:  
Senior Exemption:  
Deeded Acres: 4.41  
Last Revaluation (Reval) for Tax Year:

### Market Value

Land: 108,920  
Imp: 159,120  
Perm Crop: 0  
Total: 268,040

### Taxable Value

Land: 108,920  
Imp: 159,120  
Perm Crop: 0  
Total: 268,040

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
01-15-2008	2008-73	1	STORLIE, DORTHEA M.	STORLIE, CARA	

### Building Permits

Permit No.	Date	Description	Amount
2009-00097	03/27/2009	100%-SFR 1140 SQFT, CARPORT 900 SQFT,	127,100
2009-00089	03/04/2009	100%-DEMO RESIDENCE	

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	STORLIE, CARA	108,920	159,120	0	268,040	0	268,040	<a href="#">View Taxes</a>
2011	STORLIE, CARA	111,150	147,080	0	258,230	0	258,230	<a href="#">View Taxes</a>
2010	STORLIE, CARA	111,150	147,080	0	258,230	0	258,230	<a href="#">View Taxes</a>
2009	STORLIE, CARA	111,150	122,880	0	234,030	0	234,030	<a href="#">View Taxes</a>
2008	STORLIE, CARA	111,150	122,880	0	234,030	0	234,030	<a href="#">View Taxes</a>

2007 STORLIE, DORTHEA M. 50,800 91,570 0 142,370 0 142,370 [View Taxes](#)

**Parcel Comments**

**Number**

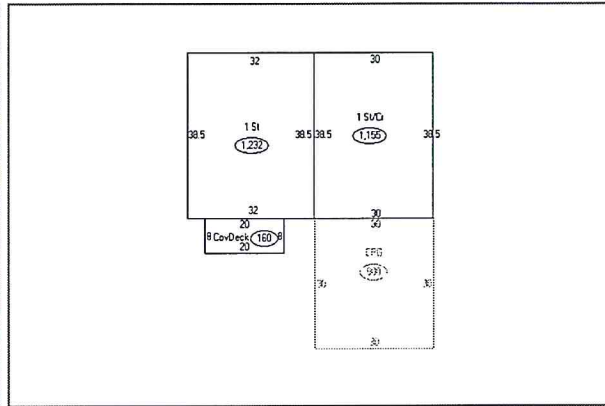
**Comment**

- 1 SENT CHANGE OF VALUE NOTICE 10/21/2011; 11 FOR 12~
- 2 SENT CHANGE OF VALUE NOTICE, 11/19/2009; 09 FOR 10~
- 3 SENT CHANGE OF VALUE NOTICE 11/20/2007; 07 FOR 08~
- 4 (2)RM-8/27/98:COMBINE 18-19-3110-0034 CD. 10501-2-1 FOR 99 TAX YR - PREVIOUS SR. 10-90

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CDS



Filedate: 12/12/2012 5:10:00 PM





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KITTITAS COUNTY  
CDS

**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)

X Kyle Thayer

Date:

1-7-13

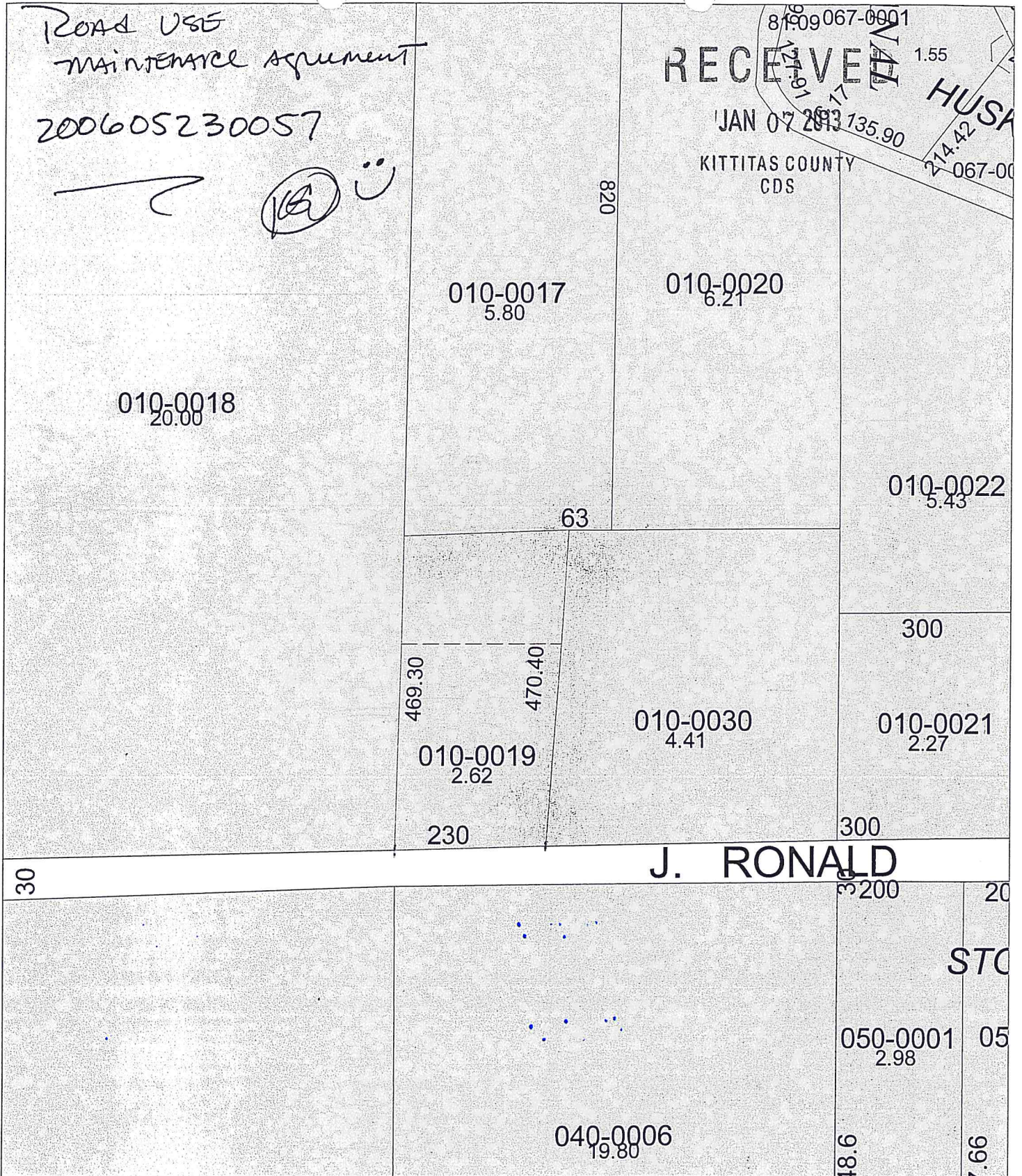
Signature of Land Owner of Record  
(Required for application submittal):

X Kyle Thayer

Date:

1-7-13





**Township: 18 Range: 19 Section: 31**

**ParcelView 4.0.1**



**Scale: 1 inch = 200 feet**

This Map is maintained only as an aid in the appraisal and assessment of real property. The County Assessor's Office does not warrant its accuracy.





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37.00

Kittitas Co Auditor R COLE AGR

AFTER RECORDING RETURN TO:  
THE LAW OFFICES OF RICHARD T. COLE  
P. O. Box 638  
Ellensburg WA 98926

REVIEWED BY  
KITITAS COUNTY TREASURER  
DEPUTY M. Starks  
DATE 5-23-2006

DOCUMENT TITLE:	ROAD USE AND MAINTENANCE AGREEMENT
GRANTOR/S:	KYLE DOOLIN and HANNA DOOLIN, husband and wife. DOROTHEA STORLIE, and DIANE A. COOKSON
GRANTEE/S:	KYLE DOOLIN and HANNA DOOLIN, husband and wife. DOROTHEA STORLIE, and DIANE A. COOKSON
ABBREV. LEGAL DESCRIPTION:	That portion of the East half of the Southwest quarter of the Northeast quarter of Section 31, Township 18 North, range 19 East, W.M., in the County of Kittitas, State of Washington
TAX PARCEL NOS.:	

### ROAD USE AND MAINTENANCE AGREEMENT

THIS AGREEMENT made and entered into this 23<sup>rd</sup> day of May, 2006 by and between Kyle Doolin and Hanna Doolin, husband and wife, hereinafter referred to as "Doolins," Dorothea Storlie, hereinafter referred to as "Storlie," and Diane A. Cookson, hereinafter referred to as "Cookson," and Kyle Doolin and Hanna Doolin, husband and wife, Dorothea Storlie, and Diane A. Cookson,;

### WITNESSETH

WHEREAS the Doolins are the owners of the following-described real property situated in Kittitas County, State of Washington, which real property is described as follows:

That portion of the East Half of the Southwest quarter of the Northeast quarter of Section 31, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Commencing at a point on the west line of said East half, 30 feet north of the southwest corner thereof; thence east parallel with the south line of said East half 230.0 feet; thence N 4°00' E 470.4 feet; thence East 63 feet to the point of beginning; thence N 0°52' E 820 feet to the north line of said East half; thence easterly along said north line to the northeast corner of said East half; thence southerly along the



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Kittitas Co Auditor R COLE

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east line thereof to a point on a line bearing east from the point of beginning; thence west to the point of beginning.

TOGETHER WITH a 30 foot easement lying westerly and northerly of and abutting the following described line:

Commencing at a point on the west line of said East half 30 feet north of the southwest corner thereof; thence East parallel with the south line of said East half 230.0 feet, the beginning of said line; thence N 4°00' E 470.4 feet; thence East 63 feet to the terminus of said line.

WHEREAS Storlie is the owner of the following described real property situated in Kittitas County, State of Washington, which real property is described as follows:

That portion of the East half of the Southwest quarter of the Northeast quarter of Section 31, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Commencing at a point on the west line of said East Half 30 feet North of the southwest corner thereof; thence East parallel with the south line of said East Half 230.0 feet to the point of beginning; thence N 4°00' E 470.4 feet; thence East to the East line of said East Half; thence south along said east line to a point 30 feet north of the south line thereof; thence west to the point of beginning.

WHEREAS Cookson is the owner of the following described real property situated in Kittitas County, State of Washington, which real property is described as follows:

That portion of the East half of the Southwest quarter of the Northeast quarter of Section 31, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

Beginning at a point on the west line of said East Half, 30 feet north of the southwest corner thereof; thence East parallel with the south line of said East half 230.0 feet; thence N 4°00' E 300 feet; thence West to the west line of said East half; thence South 300 feet to the point of beginning,

SUBJECT TO a road and utility easement over and across the easterly 30 feet thereof.

AND

That portion of the East half of the Southwest quarter of the Northeast quarter of Section 31, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:



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Commencing at a point on the west line of said East half, 30 feet North of the southwest corner thereof; thence East parallel with the south line of said East half 230.0 feet; thence N 4°00' E 300 feet to the point of beginning; thence N 4°00' E 170.4 feet; thence East 63 feet; thence N 0° 52' E 820 feet to the north line of said East half; thence westerly along said north line to the northwest corner of said East half; thence southerly along the west line thereof to a point on a line bearing west from the point of beginning; thence east to the point of beginning,

TOGETHER WITH and subject to a 30-foot easement lying westerly and northerly of and abutting the following described line:

Commencing at a point on the west line of said East half 30 feet north of the southwest corner thereof; thence east parallel with the south line of said East Half 230.0 feet, the beginning of said line; thence N 4°00' E 501.2 feet; thence East 63 feet to the terminus of said line.

WHEREAS the parties to this Agreement share various portions of a private road which accesses their properties from \_\_\_\_\_ Road and travels in a generally \_\_\_\_\_ direction between the \_\_\_\_\_ and \_\_\_\_\_ properties; and

WHEREAS, the parties hereto desire to establish a method of maintenance and use of said road, Now, Therefore,

IT IS AGREED AS FOLLOWS:

1. All of the parties hereto shall have the right of use of the road as a method of access and egress to any portion of their property to which the road is contiguous.
2. The method of allocation of maintenance expense for the road shall be by assessed equally 1/3 each, to each of the three parcels identified herein, regardless of the distance of each parcel's use of the road.
3. Any improvement of the road in excess of any required maintenance shall not be undertaken without the express approval of all parties. If any of the users do not consent to the improvement of the road and the remainder of users decide or desire to improve the road by either paving, oiling, etc. such may be accomplished but without charge to the non-consenting party. All maintenance work must be authorized by a majority of the ownership interests. All travel on the road shall be at no more than 10 miles per hour, which is designed to keep dust at a minimum and to promote safety on the roadway. No speed bumps shall be added unless all parties agree except as provided in paragraph 4 below.
4. In the event improvement to the road is required by any governmental authority as a condition to any improvement to a lot or parcel or portion thereof, subject to this agreement, the owner of record as of the date that the improvement is required to be completed, shall bear the full expense of any such improvement(s) and shall defend, indemnify, and hold the other owners of





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record of the other properties benefited by this easement harmless as to all costs, expenses, and liabilities associated therewith and shall have the authority to undertake the improvement as required, provided, however, that disruption and inconvenience to the other owners in regards to their access and travel thereon is kept to an absolute minimum for the shortest period of time, and if any expense is associated therewith, that additional expense shall also be the responsibility of the owner(s) responsible for said improvements.

5. The term "maintenance" as used herein shall be defined to mean the filling of potholes, grading, repair of culverts, and other maintenance necessary to provide a reasonably smooth unpaved road, as now exists.

6. The word "improvement" as used herein shall apply to the function of making the road better than it now exists and shall include widening or the application of hard surface road materials or their equivalent so as to provide a better road than now exists.

7. The parties to this agreement have read and understand the terms of this Agreement and hereby agree to bind themselves, their heirs, successors and assigns to the terms and conditions as set forth herein and agree that if any controversy shall arise between any of the parties as to their rights, responsibilities or duties, the same may be brought before the Kittitas County Superior Court for resolution and that the substantially prevailing party in any such action would receive their reasonable attorney's fees and costs associated with resolving the controversy.

IN WITNESS WHEREOF, the parties have set their hands the day and year first above written.

*Kyle Doolin*  
Kyle Doolin

*Dorothea Storlie*  
Dorothea Storlie

*Hanna Doolin*  
Hanna Doolin

*Diane A. Cookson*  
Diane A. Cookson



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Kittitas Co Auditor R COLE

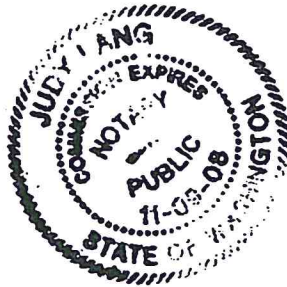
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37.00

STATE OF WASHINGTON )  
 ) ss.  
County of Kittitas )

On this day personally appeared before me KYLE DOOLIN and HANNA DOOLIN, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23<sup>rd</sup> day of May, 2006.



Judy Lang  
NOTARY PUBLIC in and for the State of Washington  
Printed Name: JUDY LANG  
My Commission Expires: 11-09-08

STATE OF WASHINGTON )  
 ) ss.  
County of Kittitas )

On this day personally appeared before me DOROTHEA STORLIE, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23<sup>rd</sup> day of May, 2006.



Judy Lang  
NOTARY PUBLIC in and for the State of Washington  
Printed Name: JUDY LANG  
My Commission Expires: 11-09-08





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ADU Project Narrative

KITTITAS COUNTY  
CDS

9. The project will take place within the 4.41 acres associated with parcel number 364734. In 2009, a portion of the original house was demoed and a portion was remodeled. An addition was constructed and attached to the remaining original house. A description of the house from the Kittitas County Assessor's office is attached. The house is comprised of 1140 ft<sup>2</sup> of living space with a 900 ft<sup>2</sup> carport. There is an existing shop, travel trailer and several stock shelters also present on the parcel. The water supply is from a well that was installed with the original house estimated to have been built in the 1950's. A new pump was installed in 2009. A pressurized septic system was also installed in 2009. The house has a 1250 gallon septic tank and the shop has a 1000 gal tank. Attached is the permit and as-built drawing for the septic system. A 1000 gallon tank is proposed for the ADU. Power will be supplied from an existing overhead line along the west property boundary.
10.
  - 1.a) The septic, well, and all utilities are sized or will be upgraded prior to ADU construction 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 and permit numbers
12. The parcel driveway has direct access to Judge Ronald Road. The ADU will be placed in the northern half of the parcel and will access the residence from an easement along the west property line. See attached easement agreement.
13.
  - A. The property is outside of the UGA.
  - B. See #10.
  - C. There will be one ADU on the property, one primary residential structure, one shop and stock shelters.
  - D. The parcel owner will live in the primary residential structure.
  - E. The primary residence has 1140 square feet of living space including a 900 square foot carport, the ADU will be 1016 square feet of living space.
  - F. The ADU will be a preowned manufactured home. The ADU will be placed towards the north property line away from Judge Ronald Road and the primary residential structure.
  - G. All setback requirements are met. See site map.
  - H. According to the Kittitas County Health Department, the septic system is currently designed for 3 bedrooms. An additional leg will be added to the drain field which will allow for 5 bedrooms.
  - I. The primary residential structure is stick built. The ADU is a manufactured home.
  - J. Additional parking spaces will be provided within the existing parcel boundaries.



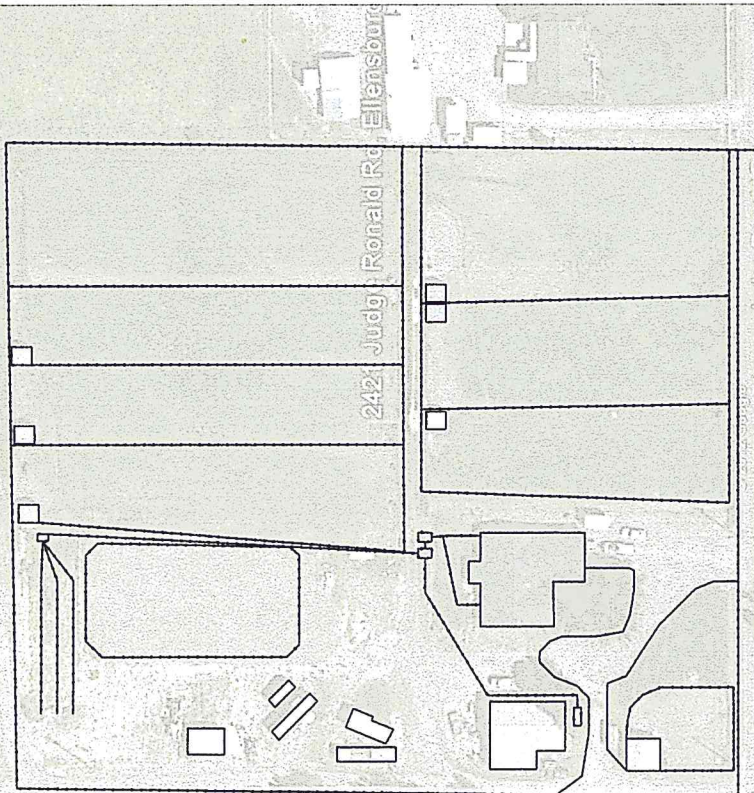
K. No Special Care Dwelling or Accessory Living Quarters exist on the property.

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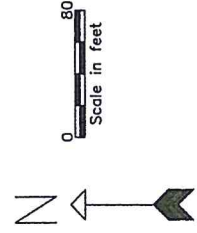
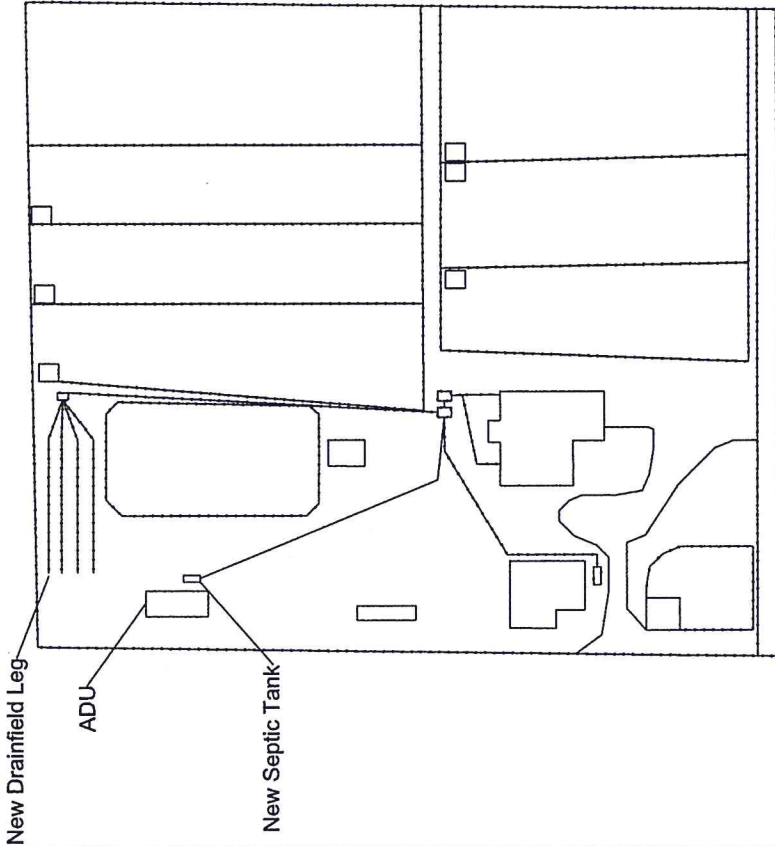
JAN 07 2013

KITTITAS COUNTY

### Existing Site Conditions



### Proposed Site Conditions



RTR Engineering LLC  
 2297 Wilson Creek Rd.  
 Ellensburg WA 98926

Thayer ADU Permit  
 Site Map  
 2421 Judge Ronald Road  
 Ellensburg WA 98926

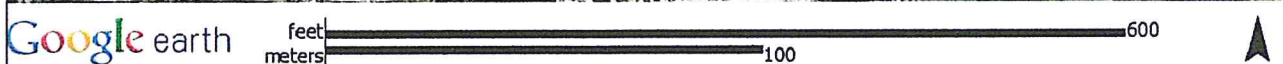
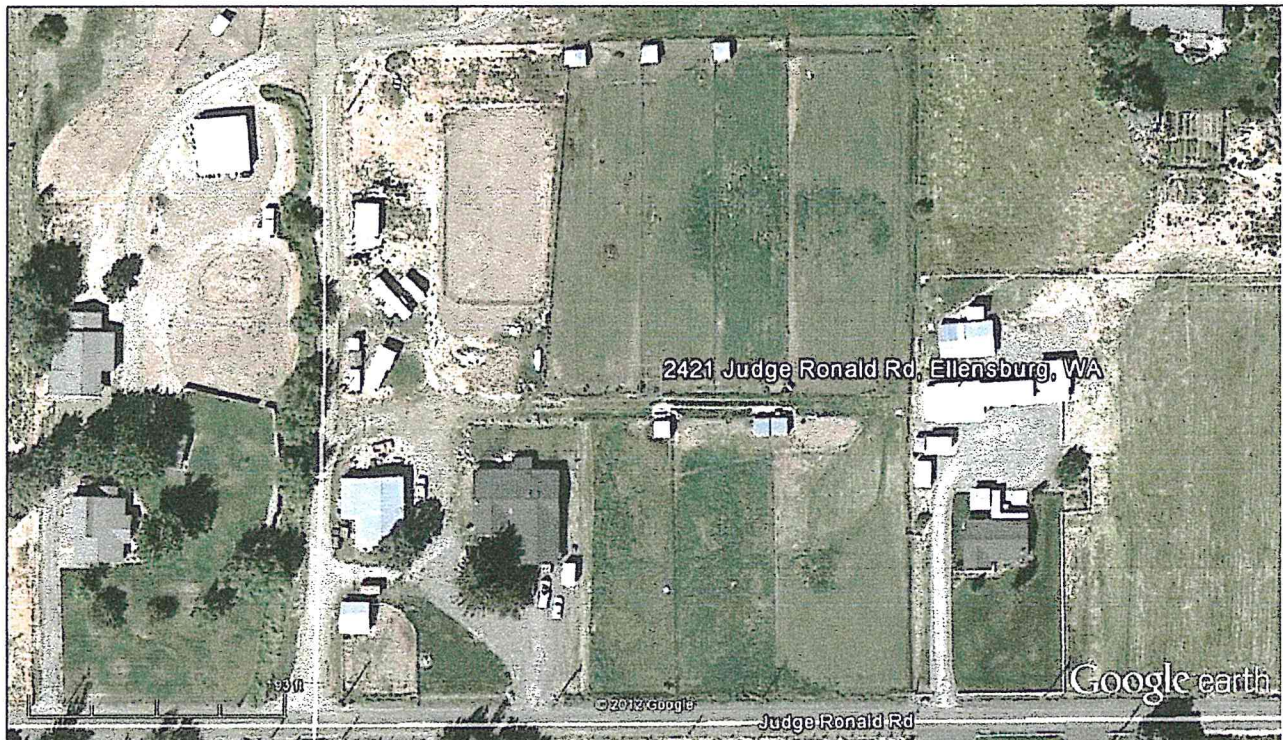
Approved \_\_\_\_\_  
 Checked \_\_\_\_\_  
 Drawn RTR \_\_\_\_\_  
 Date 01/13 \_\_\_\_\_

File Name \_\_\_\_\_  
 Drawing Name \_\_\_\_\_  
 Sheet 2 of 2



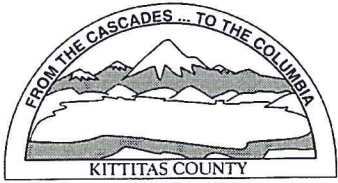


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Sheet 1 of 2	Drawing Name	File Name	RTR Engineering LLC		Thayer ADU Permit		Designed _____	Date _____
			2297 Wilson Creek Rd. Ellensburg WA 98926		Site Map 2421 Judge Ronald Road Ellensburg WA 98926		Drawn RTR	01/13
							Checked _____	_____
							Approved _____	_____





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

**RECEIPT NO.: 00016323**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 026515

**Date:** 1/7/2013

**Applicant:** KYLE THAYER

**Type:** check # 0000459003

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AU-13-00001	ADMINISTRATIVE USE FEE	1,000.00
	Total:	1,000.00