



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"

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):

Rose Gi

DATE:
4/19/13

RECEIPT #
00017051

PAID

APR 19 2013

KITTITAS CO
DATE STAMP IN BOX
CDS

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

FORM LAST REVISED: 1-05-11

Page 1 of 3

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: Bill Lund
Mailing Address: 3802 Caribou Rd
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509-750-1815
Email Address: BILLUND@FAIRPOINT.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: _____
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: Susan Lund
Mailing Address: 3802 Caribou Rd
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509-899-4342
Email Address: SDL1962@hotmail.com

4. **Street address of property:**

Address: 3802 Caribou Rd
City/State/ZIP: Ellensburg WA 98926

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

attached

6. **Tax parcel number:** 18-20-30000-0024

7. **Property size:** 20 acres (acres)

8. **Land Use Information:**

Zoning: AG 20 Comp Plan Land Use Designation: AG 20

ASSESSOR

Courthouse

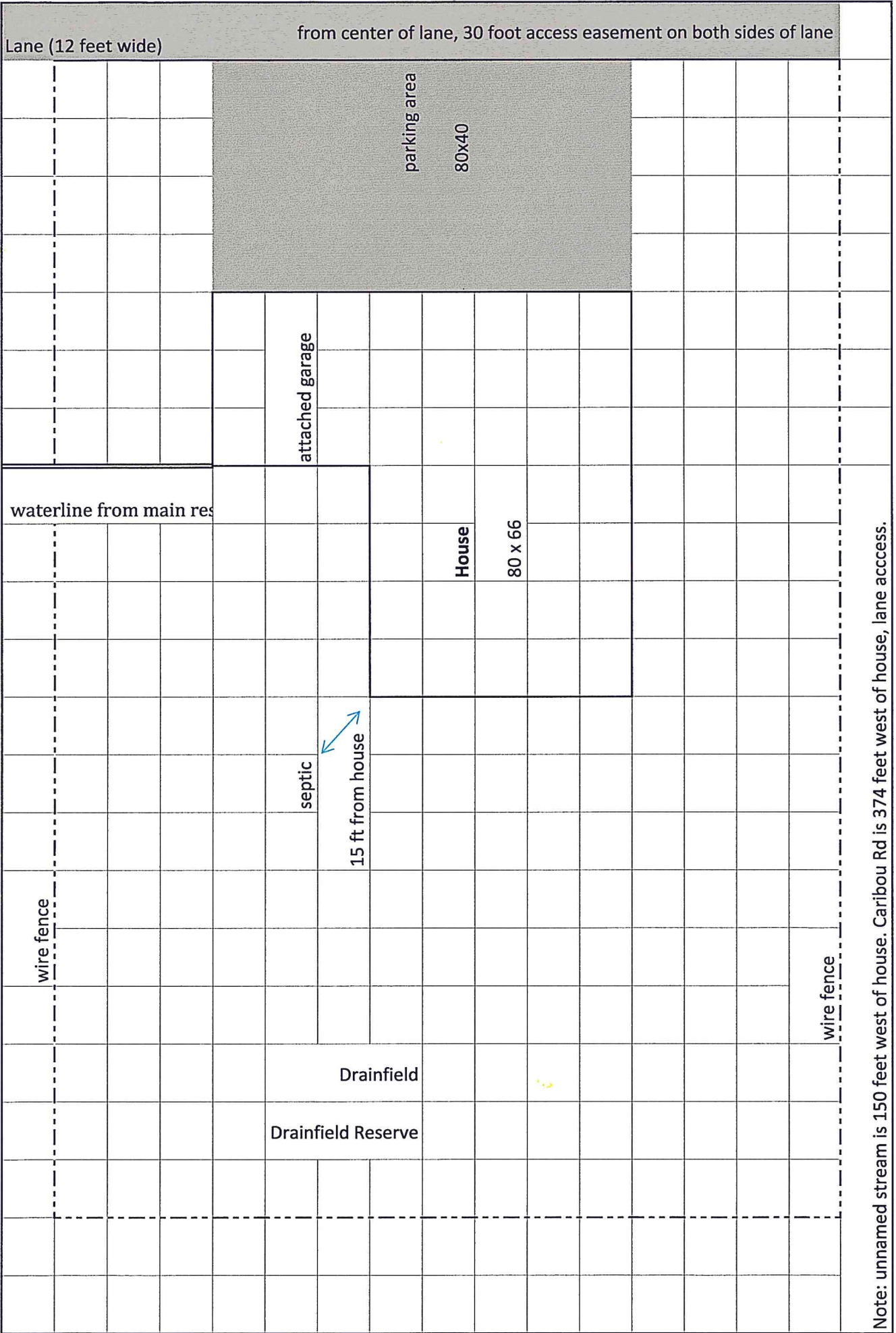
2887

PROPERTY VALUE CHANGE NOTICE	
PROPERTY ID NUMBER	P11495
PARCEL NUMBER	18-20-30000-0024
SITUS ADDRESS	3802 CARIBOU RD
DATE OF NOTICE	05/31/02
LEG	ACRES 20.00, CD. 11291-4; SEC.
A	30; TWP. 18; RGE. 20; PTN.
L	SE1/4 (PARCEL 7, SUR. #586956
	B21/P136-137), 20.00 ACRES
DESC	

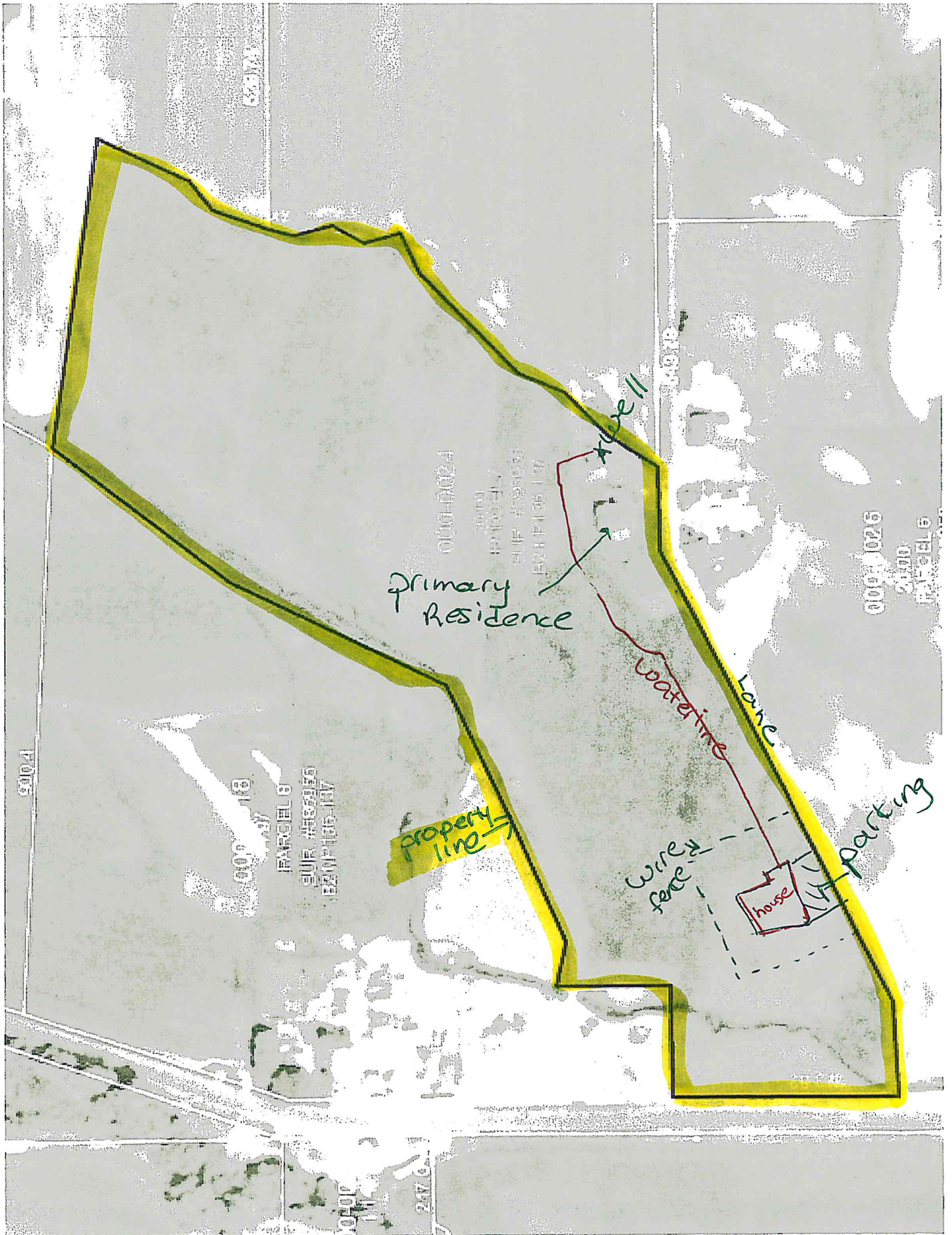
MAIL TO: (60033)
LUND LAND LLC
3802 CARIBOU RD
ELLENSBURG WA 98926



LUND SITE PLAN, 3802 CARIBOU RD



Note: unnamed stream is 150 feet west of house. Caribou Rd is 374 feet west of house, lane access.



Caribou Rd

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 Bill Jones

Date:

4-19-13

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

X _____

Date:

Lund Project Narrative

Accessory Dwelling Unit Permit Application

3802 Caribou Road, Ellensburg WA

9: Our property is 20 acres and currently has one residence. We are requesting to build an accessory dwelling unit approximately 560 feet west of our primary residence; 430 feet from the lawn of the primary residence. The selected location is relatively level and does not require the filling of ground. The entire project is estimated to be 200 feet x 200 feet. The parking area to the accessory dwelling will come off the shared lane and will be 80 feet wide, and approximately 40 feet deep adjacent to the dwelling. Immediately off the parking area would be the house that would have a footprint of roughly 66 feet by 80 feet and about 2200 – 2500 square feet interior. The water source will be a shared well with the primary residence. The waterline will run north from the well for approximately 30 feet, then go west to the ADU. Estimated length of the line is 625 feet. We will comply with all requirements. For sewage disposal, we will use septic and the drain field will be directly north of the home.

10: The proposed building site of the accessory dwelling is in no way detrimental to public health or the surrounding area. The dwelling would go on unused land, that is difficult to irrigate during summer months, and will be 150 feet from a natural stream that is located at the west end of the property. This is classified as an unknown water source and has no setback requirement.

11: The primary residence is located on the southeast corner of the property. The home is approximately 2700 square feet and was built in 1997. There is a 24x24 ft. shop near the home that was built by Steel Structures of America in 2003. There are no access permits or subdivisions associated with this property. There is a large parking area at the home site.

12: There is a long driveway/lane shared by four parcels. One other parcel has a dwelling on it. Our property is one of the properties adjacent to Caribou Road and our property line is the center of the shared lane that runs between the two properties adjacent to Caribou Road. There is a 60 foot wide easement for access. Therefore, the easement runs 30 feet deep into our property from the center of the 12 foot wide lane. The address of the proposed accessory dwelling would be on Caribou Road. We are proposing that the access for this unit to be a 80x40 feet parking area adjacent to the north side of the lane right of way, beginning approximately 340 feet off Caribou Road.

13:

A: This property is not located in an urban growth area.

B: We are applying for the Administrative Use permit because we are located outside of an urban growth area.

C: Currently there is only the primary residence on the lot. We are applying for one ADU.

D: The owner of the property resides in the primary residence.

E: The ADU will not exceed 2550 sq. feet of livable space which is less than the primary residence.

F: The ADU will be a newly built house that will maintain or enhance the appearance of the main residence.

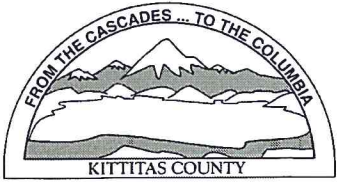
G: The ADU will be at least 10 feet from the easement and approximately 150 feet from the stream to the west (currently no setback requirements on the stream).

H: We will comply with all requirements including water testing to ensure the water is potable and have the perk test for septic. Septic will be a design approved by the health department.

I: The proposed ADU will be a stick built home.

J: The ADU will provide a parking area of approximately 80 by 40 feet.

K: There is no other Accessory Dwelling Unit on the property nor is there any other dwelling besides the primary residence.



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

RECEIPT NO.: 00017051

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 026848

Date: 4/19/2013

Applicant: LUND LAND LLC

Type: check # 9278

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AU-13-00003	ADMINISTRATIVE USE FEE	1,000.00
	Total:	1,000.00