

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Monday, May 12, 2014 12:30 PM
To: risnerranch@aol.com
Cc: 'rpcb@elltel.net'
Subject: Deem Incomplete: AU-14-00001 Anderson_Risner
Attachments: AU-14-00001 Anderson_Risner Deem Incomplete Letter.pdf

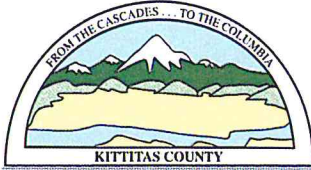
Dear Applicant,

Attached is a copy of your deemed incomplete letter for AU-14-00001 Anderson_Risner. A hard copy was sent to you via the US Postal Service. If you have any further questions or concerns please feel free to contact me.

Thank you,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

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.



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"

May 12, 2014

*Steven Risner
3470 Pedley Ave
Norco CA 92860*

RE: *Anderson_Risner Accessory Dwelling Unit - (AU-14-00001)*

Dear *Mr. Risner,*

An application for an Accessory Dwelling Unit (ADU) was received by Community Development Services on May 7, 2014. The requested ADU is proposed to be located on approximately 8.95 acres of land that is zoned Urban Residential, located in a portion of Section 31, T18N, R19E, WM, in Kittitas County, Assessor's map number 18-19-31020-0033. Your application has been determined incomplete as of May 12, 2014.

In order for the County to continue processing this application, additional information is required. The following information is due to the County by **November 8, 2014**.

- ***Project narrative responding to questions 9-13 of the Accessory dwelling Unit Permit Application.***

When the County receives this information, staff will continue reviewing your application.

Kittitas County Code 15A.03.040 stipulates that upon the County's request for additional information, the application "...shall expire after **180** calendar days unless the requested supplemental information is submitted in complete form." If the requested additional information is not received within the time frame indicated above, the application will be considered "not complete" and will have to be re-filed with the department.

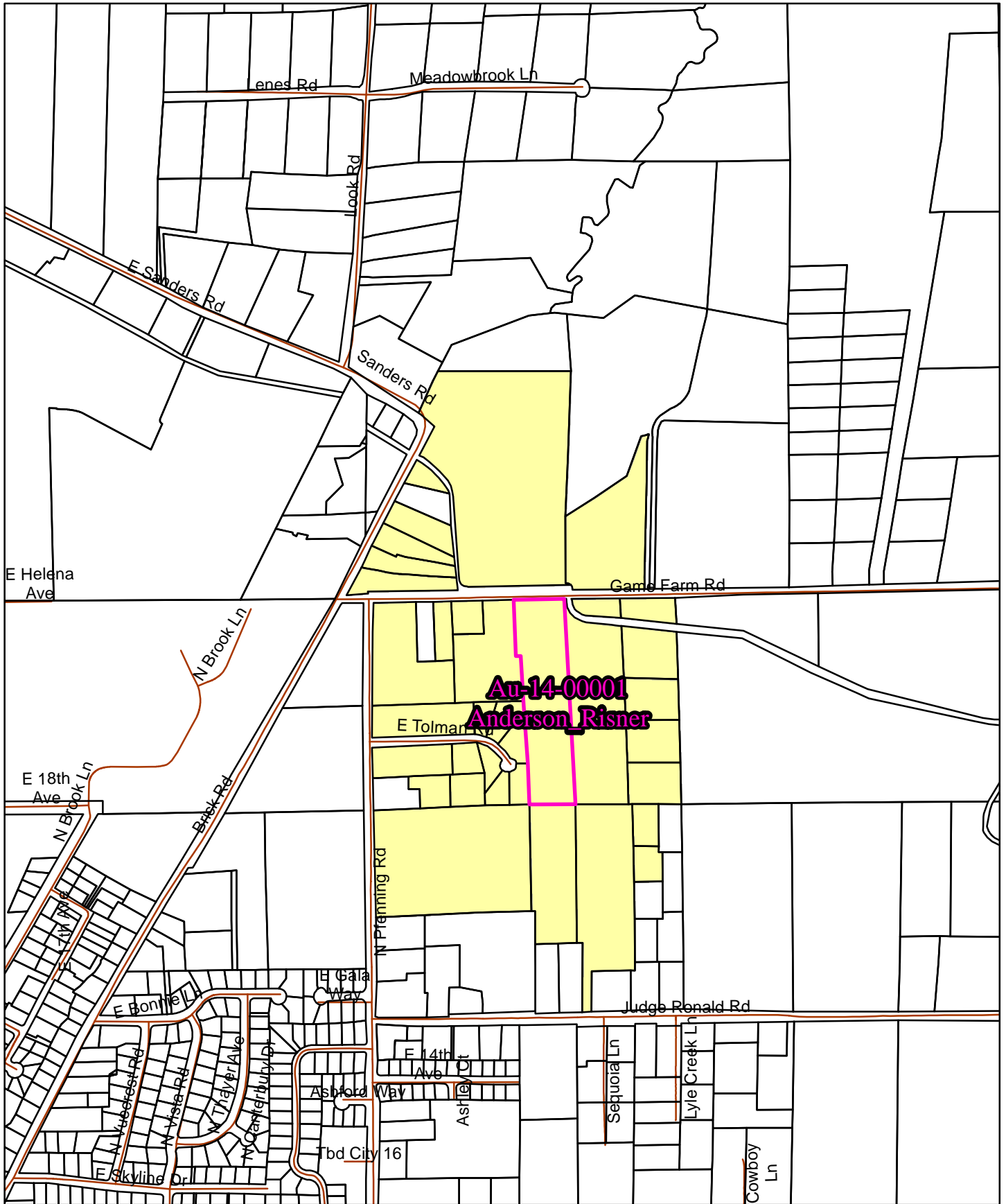
If you have any questions regarding this matter, please feel free to contact me at **(509)962-7079** or by email at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

CC: Randy Fischer

Via Email



AU-14-00001
Anderson_Risner

500ft
Buffer

5/9/2014

kaycee.hathaway

SEARLE, RICHARD ETUX
5351 NANEUM RD
ELLENSBURG WA 98926-6958

HAYBROOK LAND HOLDINGS LLC
PO BOX 819
ELLENSBURG WA 98926-

ANDERSON, DAVE & HEIDI
2216 N BRICK RD
ELLENSBURG WA 98926-9359

PALMQUIST, BRUCE C ETUX
2208 N BRICK ROAD
ELLENSBURG WA 98926

SMITH, RICH ETUX
240 GAME FARM ROAD
ELLENSBURG WA 98926

IRELAND, JUSTIN D
180 GAME FARM RD
ELLENSBURG WA 98926-

JOHN R WEBB LIVING TRUST
1116 N MONROE ST
TACOMA WA 98406-4514

GRAY, WESLEY D & JO ANNE
1700 N PFENNING RD
ELLENSBURG WA 98926

GLESSNER, WILLIAM W
490 GAME FARM RD
ELLENSBURG WA 98926

THOMAS, ROBERT G & NICHOL J
PO BOX 1730
ELLENSBURG WA 98926-

ANDERSON, KATHLEEN P
410 GAME FARM RD
ELLENSBURG WA 98926-

ROZNIK, DIANE M &
ADAMS, MICHELLE J
678 GAME FARM RD
ELLENSBURG WA 98926

WERNEX, JOSEPH ETUX
1901 TOLMAN RD
ELLENSBURG WA 98926

HOLLENBECK, GARY ETUX
1700 TOLMAN RD
ELLENSBURG WA 98926

GRANT, GARY D ETUX
1905 E TOLMAN RD
ELLENSBURG WA 98926

KEATON, ANDREW ETUX
1909 E TOLMAN RD
ELLENSBURG WA 98926

SHAFF, MELODY LYNN
1913 TOLMAN RD
ELLENSBURG WA 98926-7268

HUMMEL, LYLE C ETUX
1919 TOLMAN RD
ELLENSBURG WA 98926-

PRUITT, JIMMY D & SHIRLEY J
1916 TOLMAN RD
ELLENSBURG WA 98926-7268

KNUDSON, TANA R
1904 E TOLMAN RD
ELLENSBURG WA 98926

VANDERBURG, MARC A. ETUX
1900 E TOLMAN RD
ELLENSBURG WA 98926

ALLEN, DARREN L & KENDRA B
1812 N PFENNING RD
ELLENSBURG WA 98926-5103

CRUMRINE, KEITH F ETUX
1814 N PFENNING RD
ELLENSBURG WA 98926

OSWALD, PETER C
670 GAME FARM RD
ELLENSBURG WA 98926-

WIPPEL, JAMES A &
PHELPS, MARY J
2105 JUDGE RONALD RD
ELLENSBURG WA 98926-

VIETZKE, CHRIS R ETUX
676 GAME FARM RD
ELLENSBURG WA 98926-

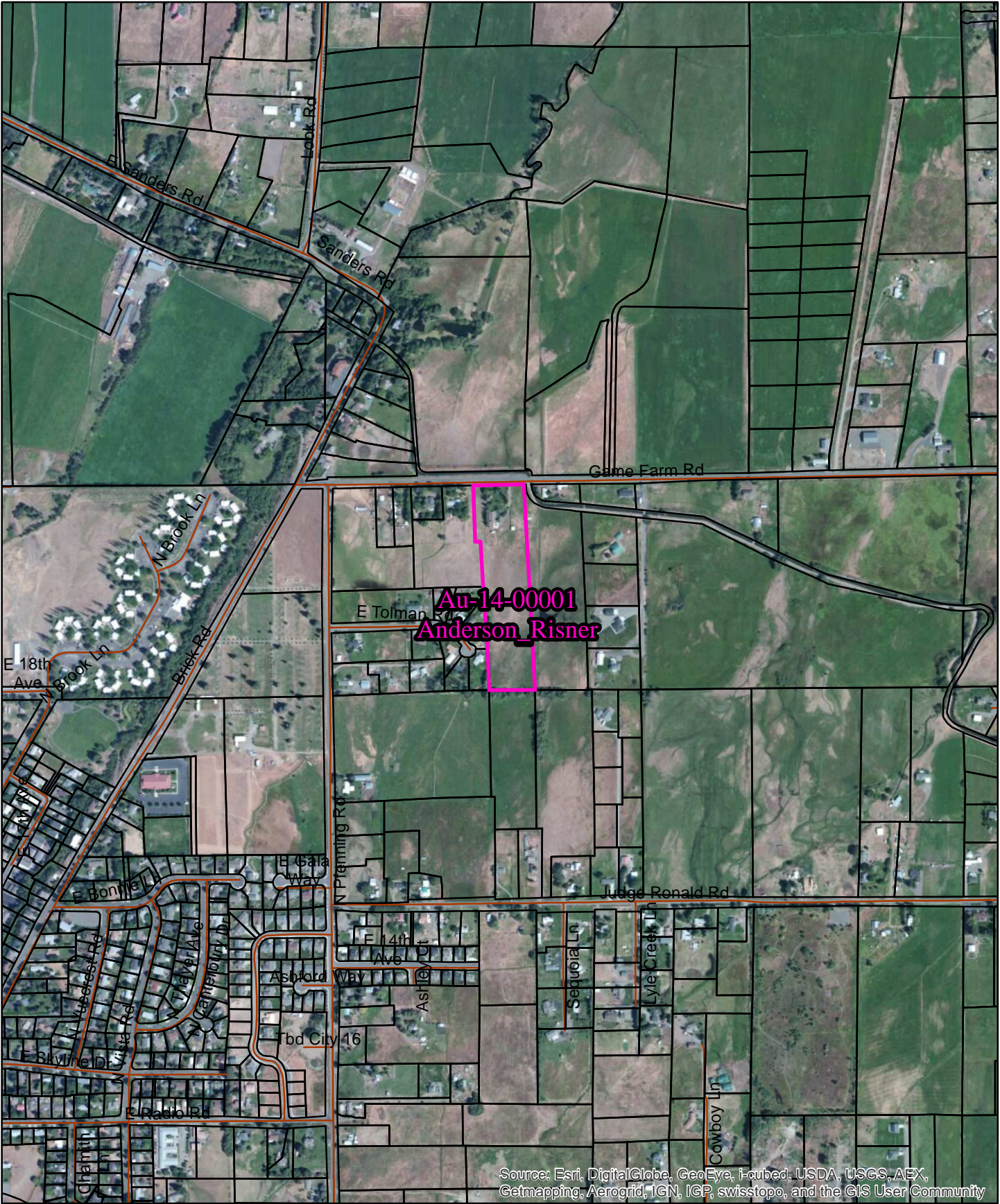
LA BAR, JOHN J ETUX
5500 TJOSSEM RD
ELLENSBURG WA 98926

HOCTOR, ROBERT HAROLD & PAULA
BERNIECE
674 GAME FARM RD
ELLENSBURG WA 98926-5100

NEUSTEL, SCOTT A & JUDENE C
2200 N BRICK RD
ELLENSBURG WA 98926-9359

GRAY, MICHAEL D & NICHOLE D
2000 PFENNING RD
ELLENSBURG WA 98926-

SMITH, PATRICK H.
PO BOX 611
ELLENSBURG WA 98926



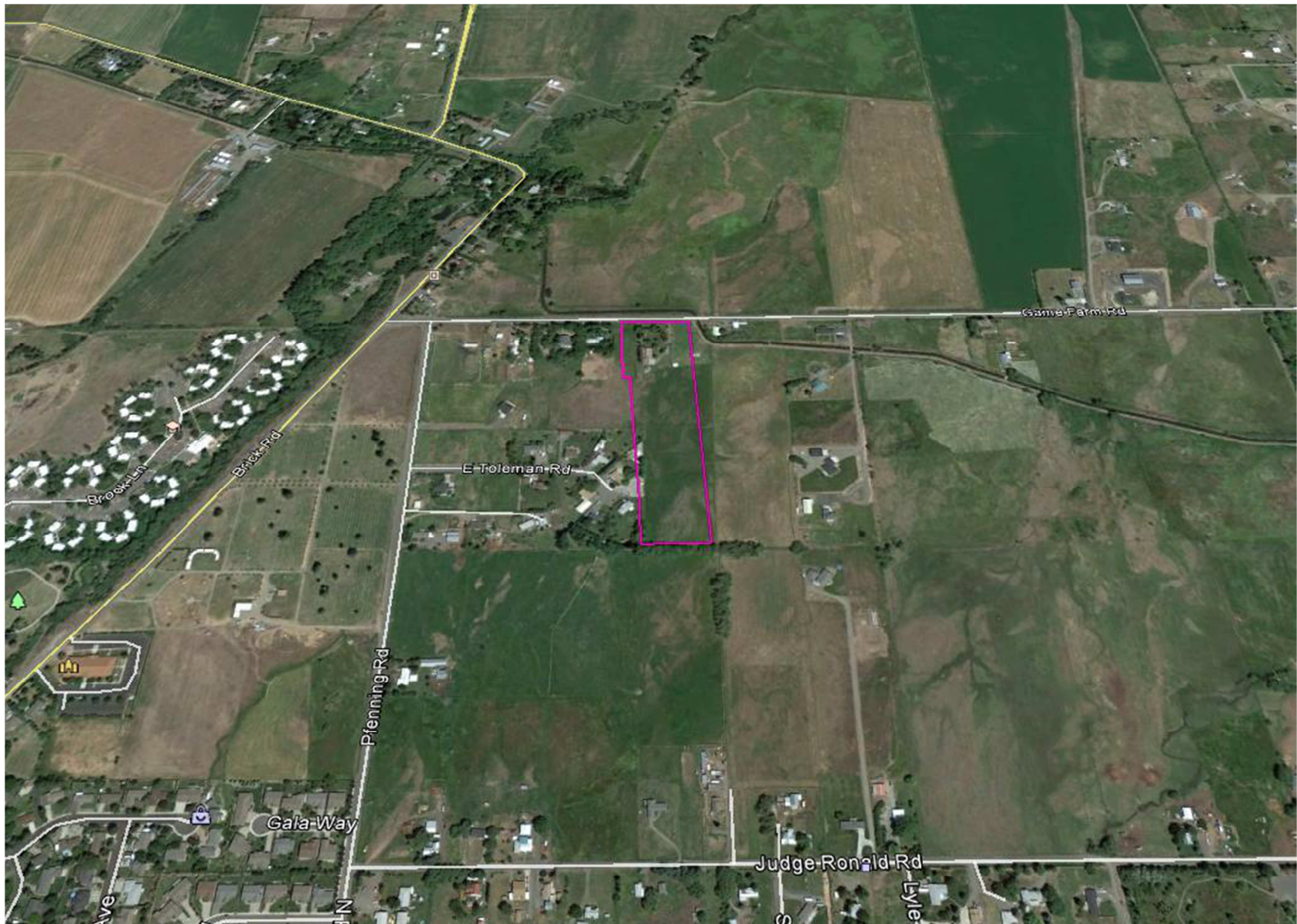
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

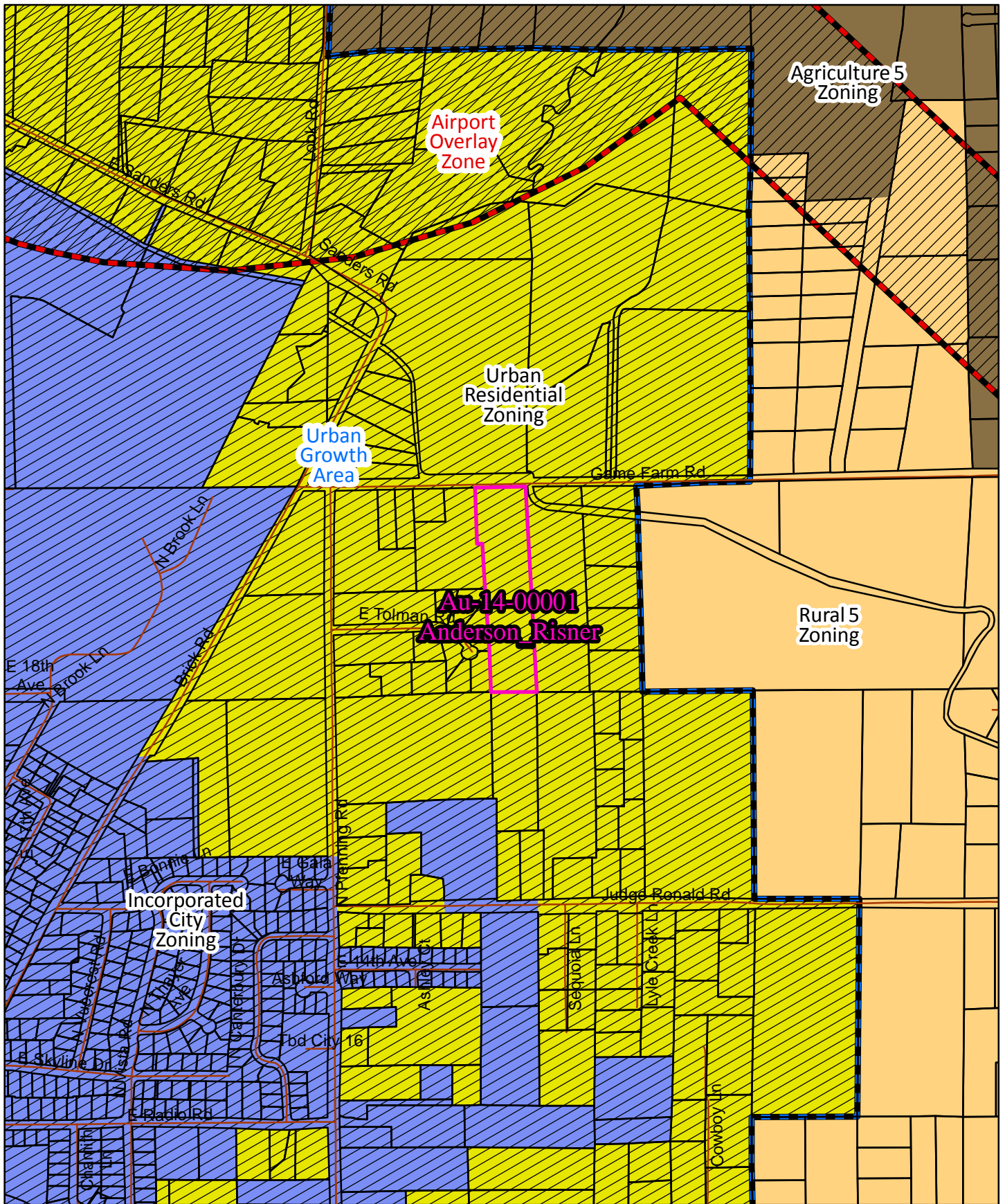
AU-14-00001
Anderson_Risner

Air
Photo

5/9/2014

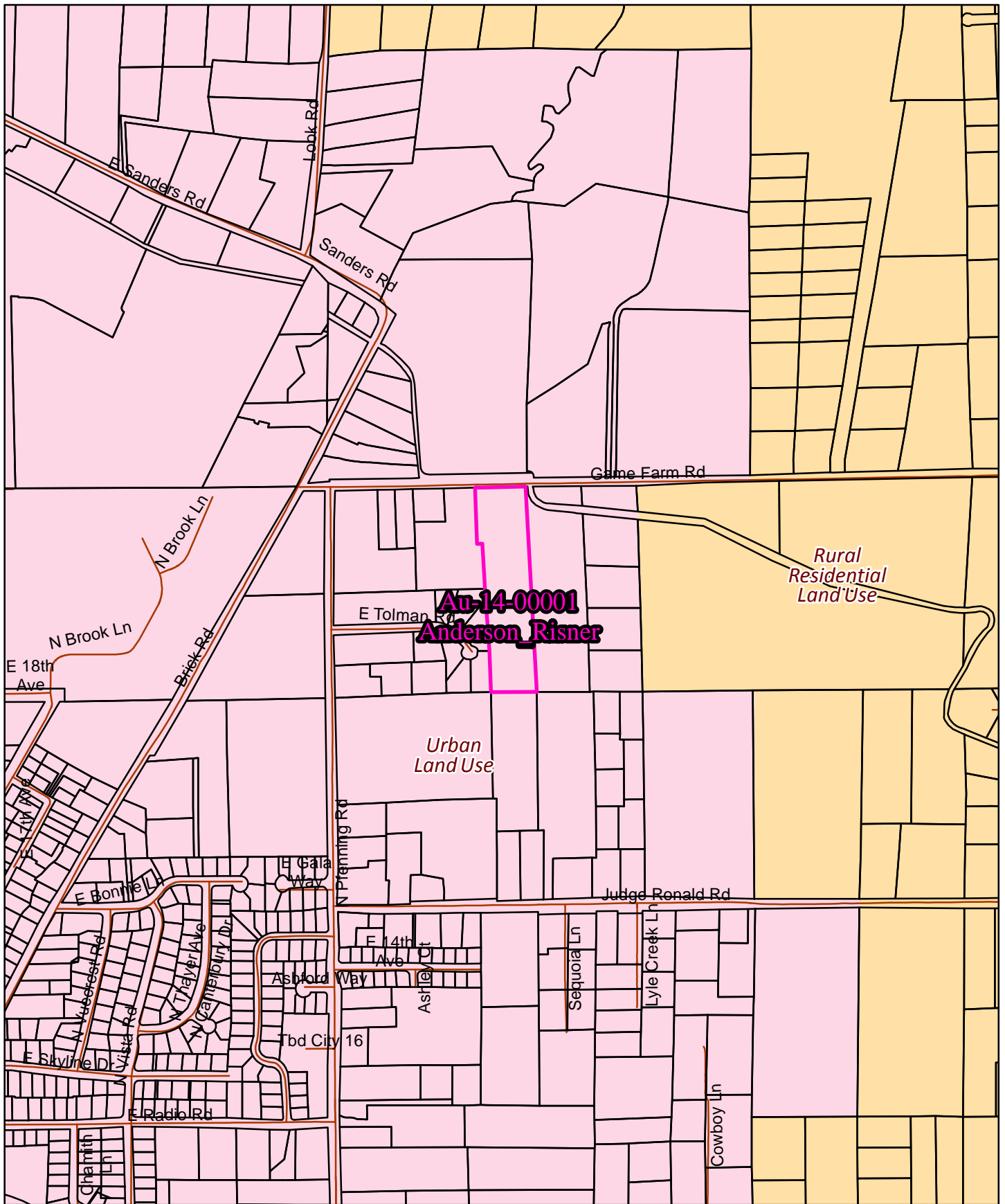
kaycee.hathaway





AU-14-00001
Anderson_Risner

Zoning
Map

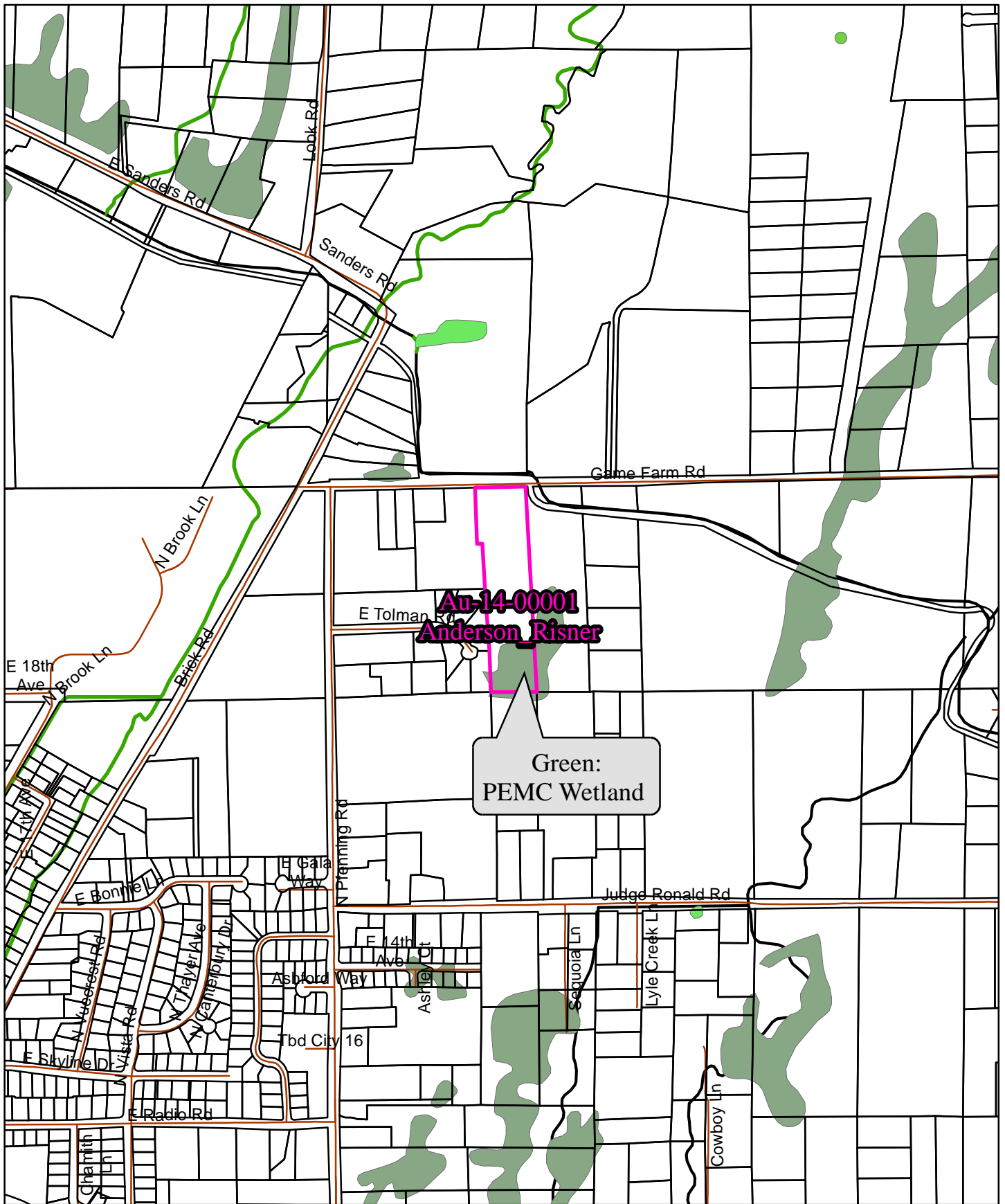


AU-14-00001
Anderson_Risner

Land Use
Map

5/9/2014

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AU-14-00001
Anderson_Risner

Green:
 PEMC Wetland

AU-14-00001
 Anderson_Risner

Critical Areas
 Map

Critical Areas Checklist

Friday, May 09, 2014

Application File Number



Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

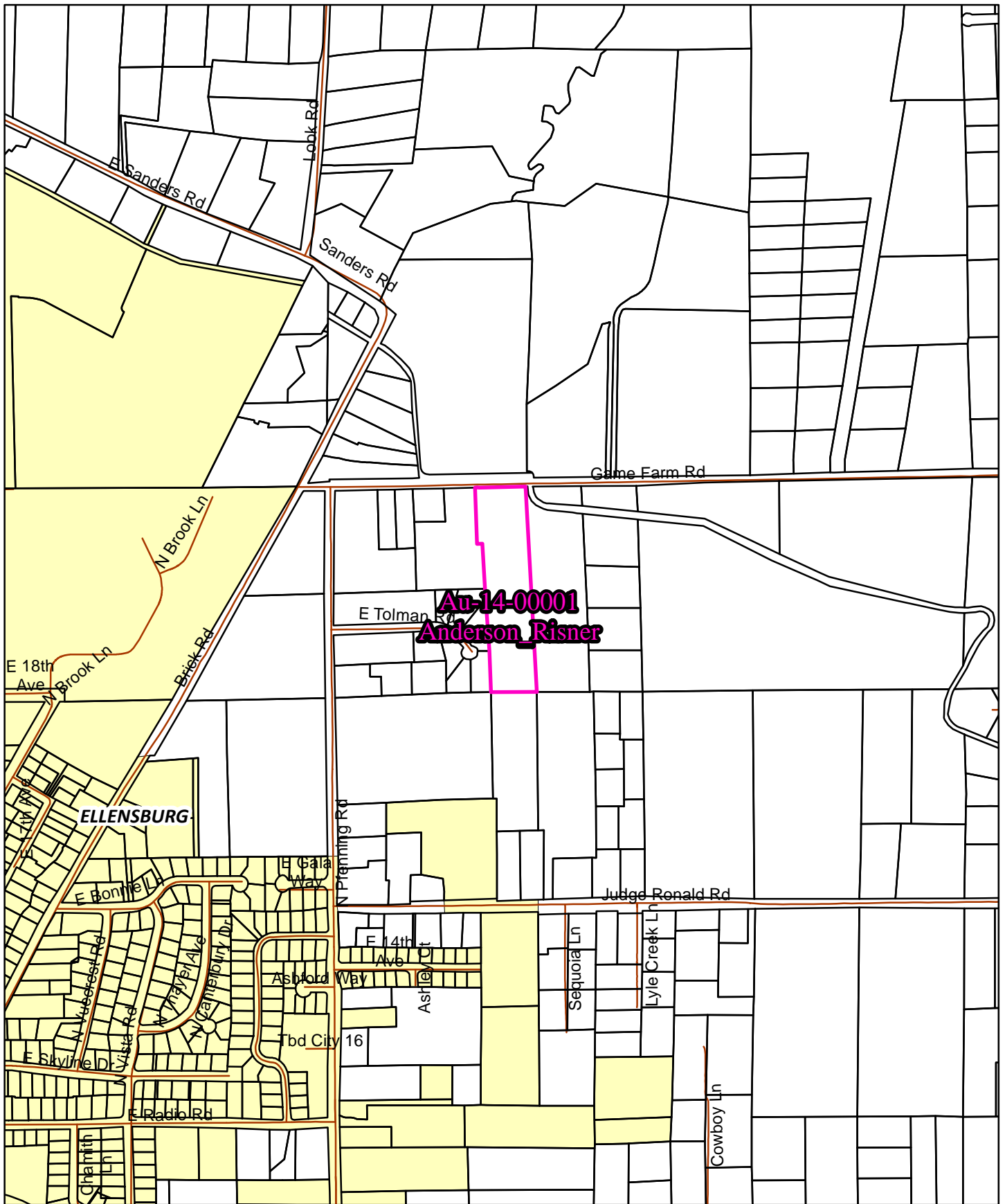
What is the Seismic Designation?

C

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

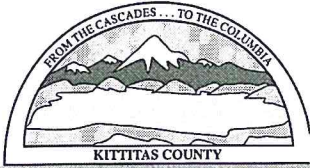


AU-14-00001
Anderson_Risner

Area
Map

5/9/2014

kaycee.hathaway



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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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):

DATE:

5-7-14

RECEIPT #

AU-140001

RECEIVED

MAY 07 2014

KITTTITAS COUNTY

CDS
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: STEVEN RISNER
Mailing Address: 3470 Pedley Ave
City/State/ZIP: NORCO, CA. 92860
Day Time Phone: 951-751-7766
Email Address: riscneranch2@aol.com

* 410 Game Farm Rd

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: Randy Fischer
Mailing Address: 4890 Robinson Canyon
City/State/ZIP: Elleusburg WA 98926
Day Time Phone: 509-856-8342
Email Address: rfcfb@elltel.net

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: _____
City/State/ZIP: _____

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

18-19-31020-0033

6. **Tax parcel number:** 674734

7. **Property size:** 9.17 (acres)

8. **Land Use Information:**

Zoning: URBAN RESIDENTIAL Comp Plan Land Use Designation: _____

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.

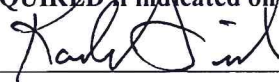
AUTHORIZATION

- 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 

5-7-14

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

Date:

X 

5-7-14

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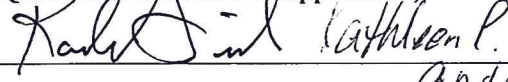
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Signature of Authorized Agent:

(REQUIRED if indicated on application)

X 
Anderson

Date:

5-7-14

Signature of Land Owner of Record

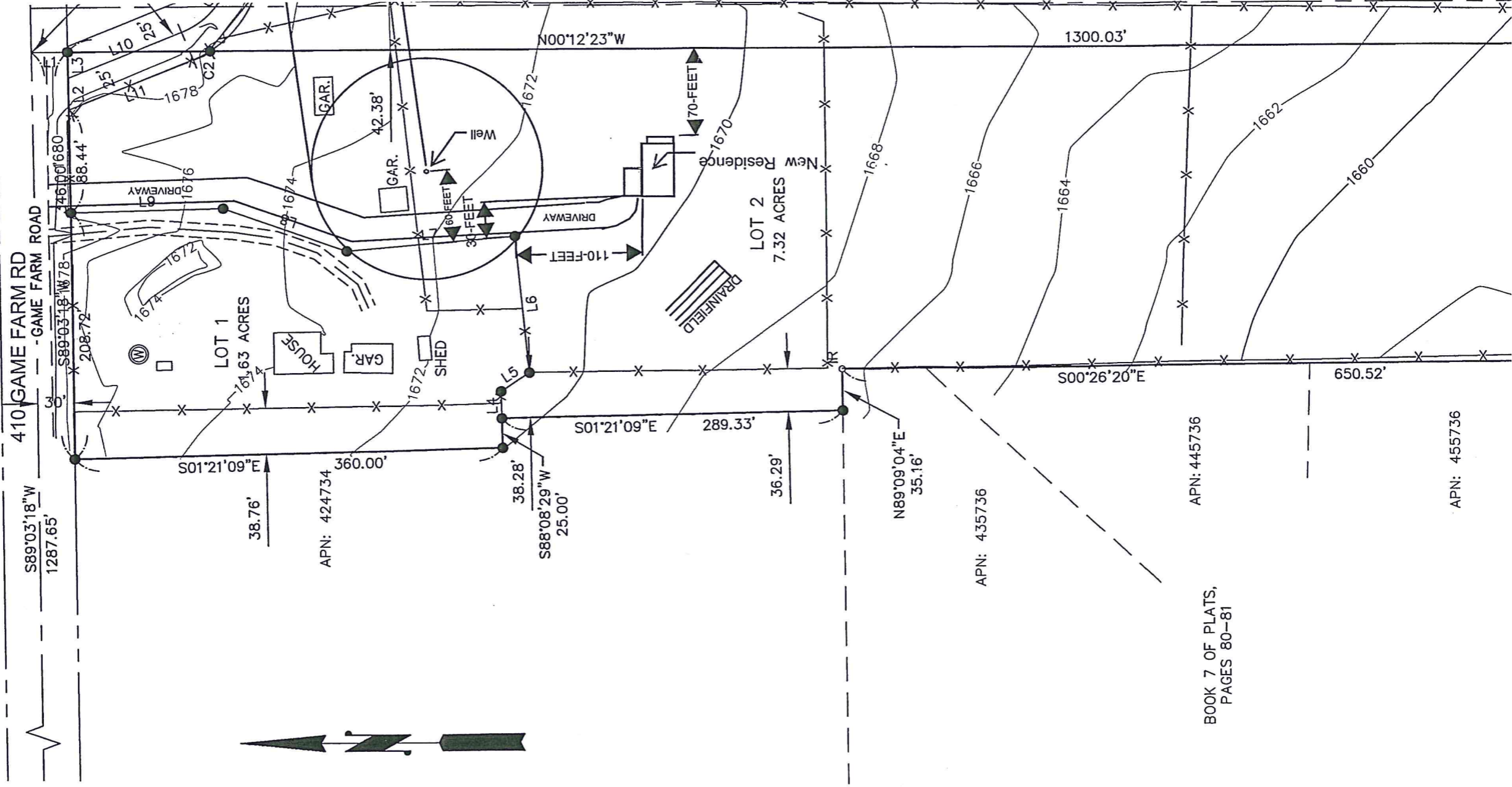
(Required for application submittal):

X 

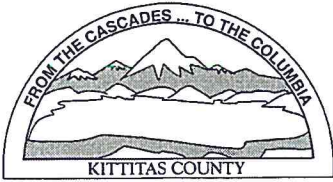
Date:

5-7-14

RECEIVED
MAY 07 2014
KITITAS COUNTY
CDS



BOOK 7 OF PLATS,
PAGES 80-81



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

RECEIPT NO.: 00021067

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028389

Date: 5/7/2014

Applicant: ANDERSON, KATHLEEN P

Type: check # 4549

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AU-14-00001	ADMINISTRATIVE USE FEE	1,000.00
	Total:	1,000.00