

PROJECT NARRATIVE

9. Narrative project description is as follows:

- Size of project will be the building of one single residential dwelling, size of residential dwelling footprint will be 61' X 51'
- Location of residential dwelling will be located on Lot 2 of Risner Ranch Short Plat SP-14-00001, as shown on page 3 & 4 of this project narrative.
- Water supply is well that was is referenced on Application For Individual Well Site Review Tracking# SP-14-0017 Date Accepted 04-04-14 and submitted for Adequate Water Supply Determination For Building Permits: Individual/ Shared Well form I/S, Tracking #WA-14-00099, Date Accepted 04-28-14, location of well is as shown on page 3 & 4 of this project narrative.
- Sewage disposal is to be a Pressure type Septic System, reference Septic Permit#

10. Description of how this proposal meets the criteria of 17.60B.050 for Administrative Uses is as follows:

- **Administrative Review 17.60B.050 line 1a** – this single residential dwelling will be built to all current County codes and inspected and there for it will not be detrimental to the public health, safety, and general welfare.
- **Administrative Review 17.60B.050 line 1b** – this single residential dwelling will not adversely affect the established character of the surrounding vicinity and planned uses due to the fact that all surrounding properties are single residential dwellings that are consistent with this purposed ADU
- **Administrative Review 17.60B.050 line 1c** – nor will this single residential dwelling 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. All uses of this proposed ADU is consistent with adjacent properties (single residential dwelling) and their uses, there for no actions of this ADU shall be injurious to adjacent properties.
- **Administrative Review 17.60B.050 line 2** – the granting of this ADU use permit is consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation, urban growth area is designated for more housing development and I believe this ADU follows suite with this plan for this area.
- **Administrative Review 17.60B.050 line 3** –all conditions necessary to mitigate the impacts of the ADU are conditions that are measurable and can be monitored and enforced. ADU's building and usage will be to all County codes monitored and enforced by normal County procedures.
- **Administrative Review 17.60B.050 line 4** –

11. Description of the development existing on the subject property and associated permits is as follows:

- One single residential dwelling
- Three garages
- One shed
- Associated permits are unknown.
- Reference Risner Ranch Short Plat SP-14-00001, as shown on page 3 & 4 of this project narrative.

12. Name of road(s) or ingress/egress easements that provide legal access to this site is as follows:

- 410 Game Farm Rd, Ellensburg, WA

CONTINUES

13. An Accessory Dwelling Unit is allowed only when the following criteria are met.

Descriptions below are for list of criteria per line 13, A thru K of ADU form.

A. ADU's shall be allowed as a permitted use within designated Urban Growth Areas

- This ADU will be located within Urban Growth Area.

B. ADU's shall be subject to obtaining an Administrative Use permit in areas outside Urban Growth Areas

- N/A

C. There is only one ADU on the lot.

- Only one ADU will be built on lot.

D. The owner of the property resides in or will reside in either the primary residence or the ADU.

- The owner (Kathleen Anderson) will reside within existing residence that will be referred to as the ADU.

E. The ADU does not exceed the square footage of the habitable area of primary residence.

- Home being built with this ADU will be referred to as the Primary residence (2088 S/F) and existing residence (1380 S/F) will be referred to as the ADU for this property.

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.

- Yes setback requirements are met, reference page 3 & 4 of this project narrative for location.

H. The ADU has or will meet the applicable health department standards for potable water and sewage disposal.

- Water supply is well that was is referenced on Application For Individual Well Site Review Tracking# SP-14-0017 Date Accepted 04-04-14 and submitted for Adequate Water Supply Determination For Building Permits: Individual/ Shared Well form I/S, Tracking #WA-14-00099, Date Accepted 04-28-14, location of well is as shown on page 3 & 4 of this project narrative.
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I. No mobile homes or recreational vehicles shall be allowed as an ADU.

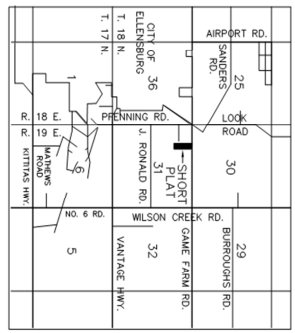
- No mobile or recreational vehicles will be used for this ADU, a stick build home will be used.

J. The ADU has or will provide additional off-street parking.

- The ADU will provide additional off-street parking next to new single residential dwelling.

K. The ADU is not located on a lot in which a Special Care Dwelling or an Accessory Living Quarter already

- There is no special care dwelling or accessory living quarters existing on this property.



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

RITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE RISNER RANCH SHORT PLAT TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 20____

RITTITAS COUNTY PLANNING OFFICER

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY BE SUITABLE FOR CONSTRUCTION OF SEWAGE DISPOSAL, FOR SOME, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. ALL BUILDING SITES WITHIN THIS SHORT PLAT MUST BE MADE IN ACCORDANCE WITH THE KITTITAS COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 20____

RITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

I, _____ COUNTY TREASURER, HAVE EXAMINED THE RECORDS AND DETERMINED THAT THE SHORT PLAT IS CORRECTLY RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KITTITAS, WASHINGTON.

DATED THIS _____ DAY OF _____ A.D., 20____

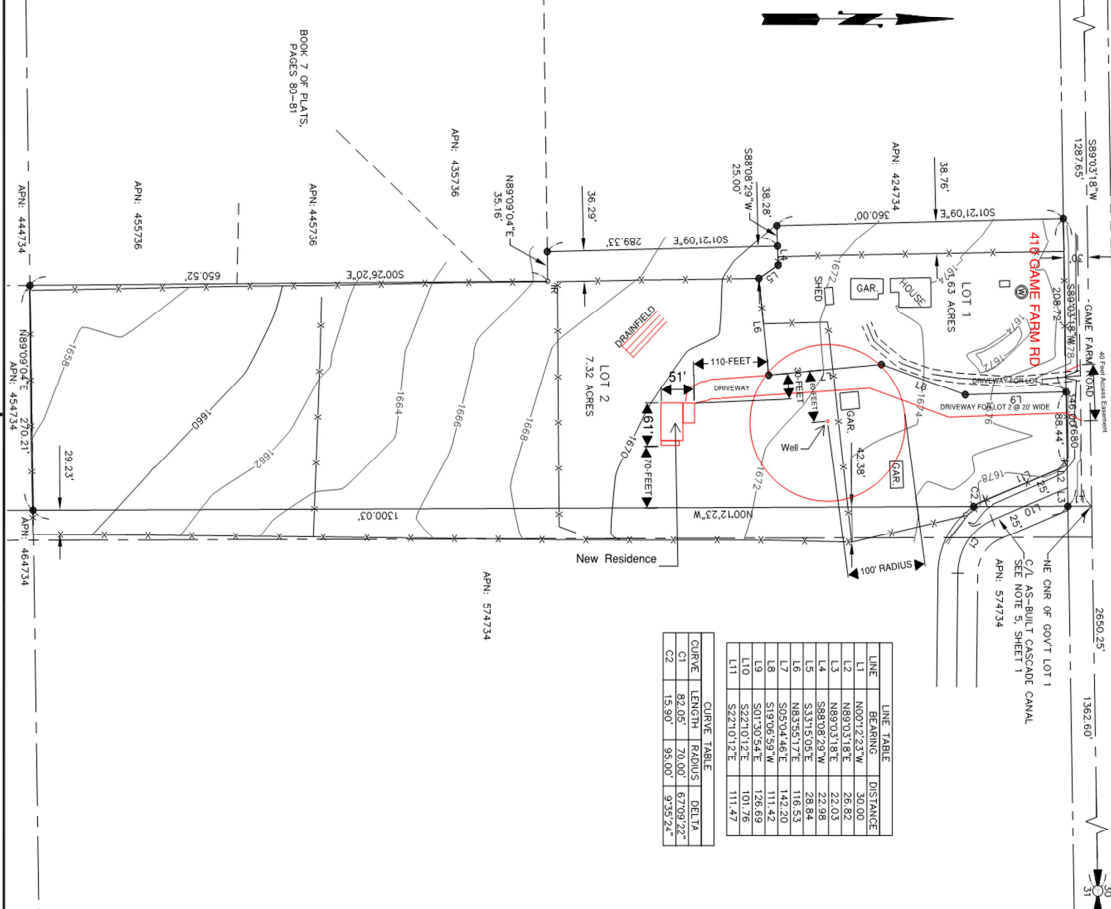
RITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO. 674734

MAP NO. 18-19-31020-0033

RECORDED'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____ SURVEYOR'S NAME _____ COUNTY Auditor _____



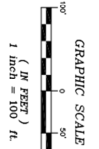
LINE	BEARING	DISTANCE
L1	N00°12'23"W	30.00
L2	N89°03'18"E	26.82
L3	N00°12'23"W	25.92
L4	S33°15'05"E	28.84
L5	N83°55'17"E	116.53
L6	S05°04'46"E	142.20
L7	S19°06'52"W	126.62
L8	S22°10'12"E	101.76
L10	S22°10'12"E	111.47

CURVE	CHORD	RADIUS	DELTA
C1	82.05'	70.00'	67°09'22"
C2	15.90'	95.00'	9°35'24"

- NOTES:**
- THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
 - THIS SURVEY WAS PERFORMED USING A TRIANGULAR 96 TOTAL STATION AND A TRIMBLE 88 GNSS. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS TRAVERSED IN EXCESS OF 10,000 INCHES CLOSURE AFTER ADJUSTMENT.
 - THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 - FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 7 OF SHORT PLATS, PAGES 2728, APNs 458418.
 - BOOK 7 OF SHORT PLATS, PAGES 2841, APNs 462031.
 - THE CASCADE CANAL BOUNDARY LINES SHOWN HEREON ARE BASED ON THE AS-BUILT LOCATION OF THE EXISTING CANAL. THE CASCADE CANAL IS NOT A PART OF THIS SURVEY. THE SURVEY IS NOT A GUARANTEE OF THE SURVEYOR'S TITLE OF KITTITAS COUNTY FOR THE SUBJECT PROPERTY. THE PARCEL AREAS SHOWN HEREON ARE INCLUSIVE OF THE CASCADE CANAL.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND IRON ROD, NO CAP
- SET 5/8" IRON ROD & CAP, LS 45503
- EXISTING WATER WELL



Encompass

ENGINEERING & SURVEYING

165 NE Juniper Street, Suite 201 • Kennewick, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHORT PLAT

PREPARED FOR	ANGELA RISNER	JOB NO.	14009
A PORTION OF GOVT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY		SHEET	1 OF 2
DWN BY	DLP	DATE	2/20/14
CHRD BY	GW	SCALE	1" = 100'

INDEX LOCATION
 SEC. 31 T. 18 N. R. 19 E. W.M.

31

