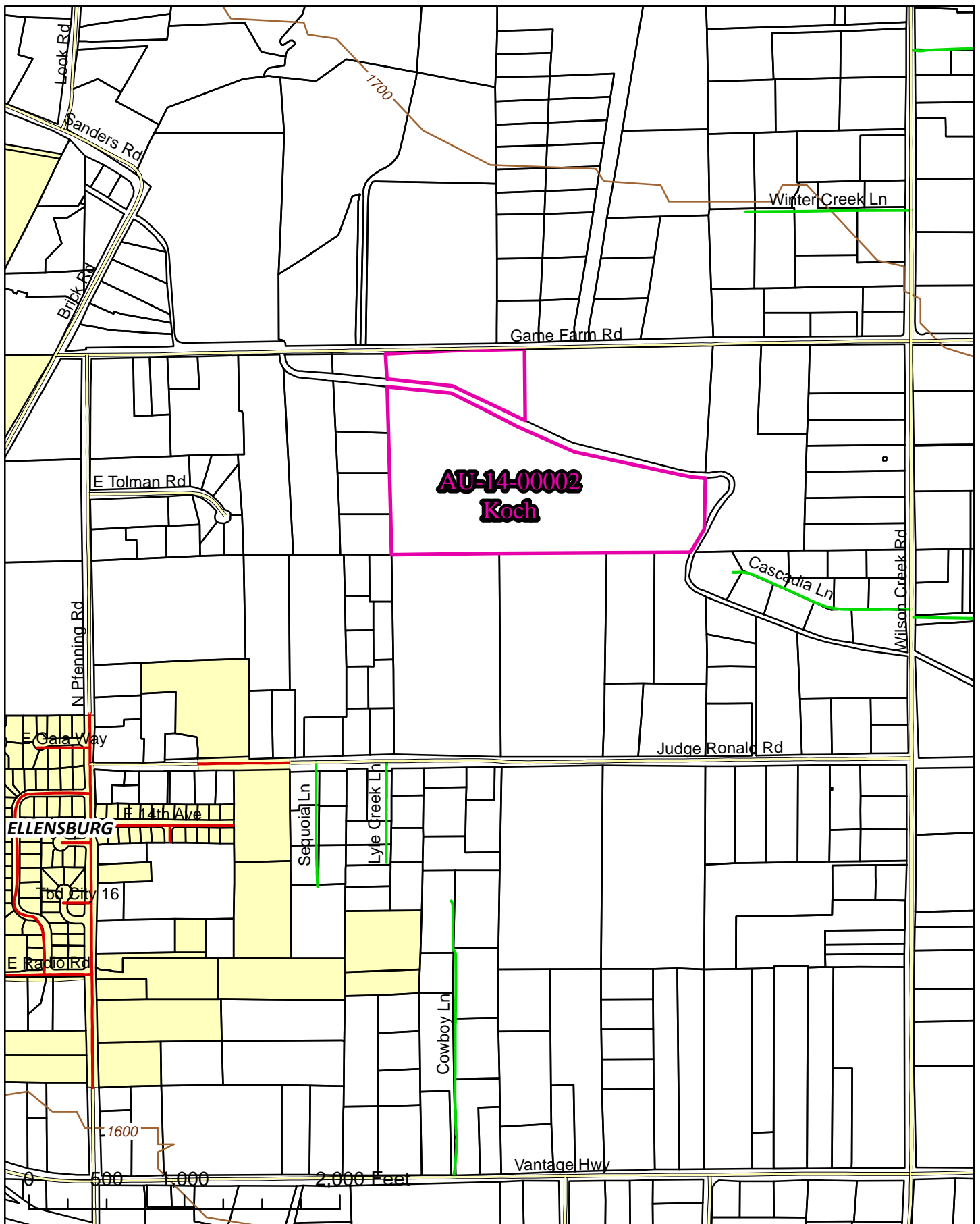


AU-14-00002
Koch

Regional Land Use
Map



**AU-14-00002
Koch**

**Area
Map**

10/10/2014

kaycee.hathaway

Critical Areas Checklist

Friday, October 10, 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

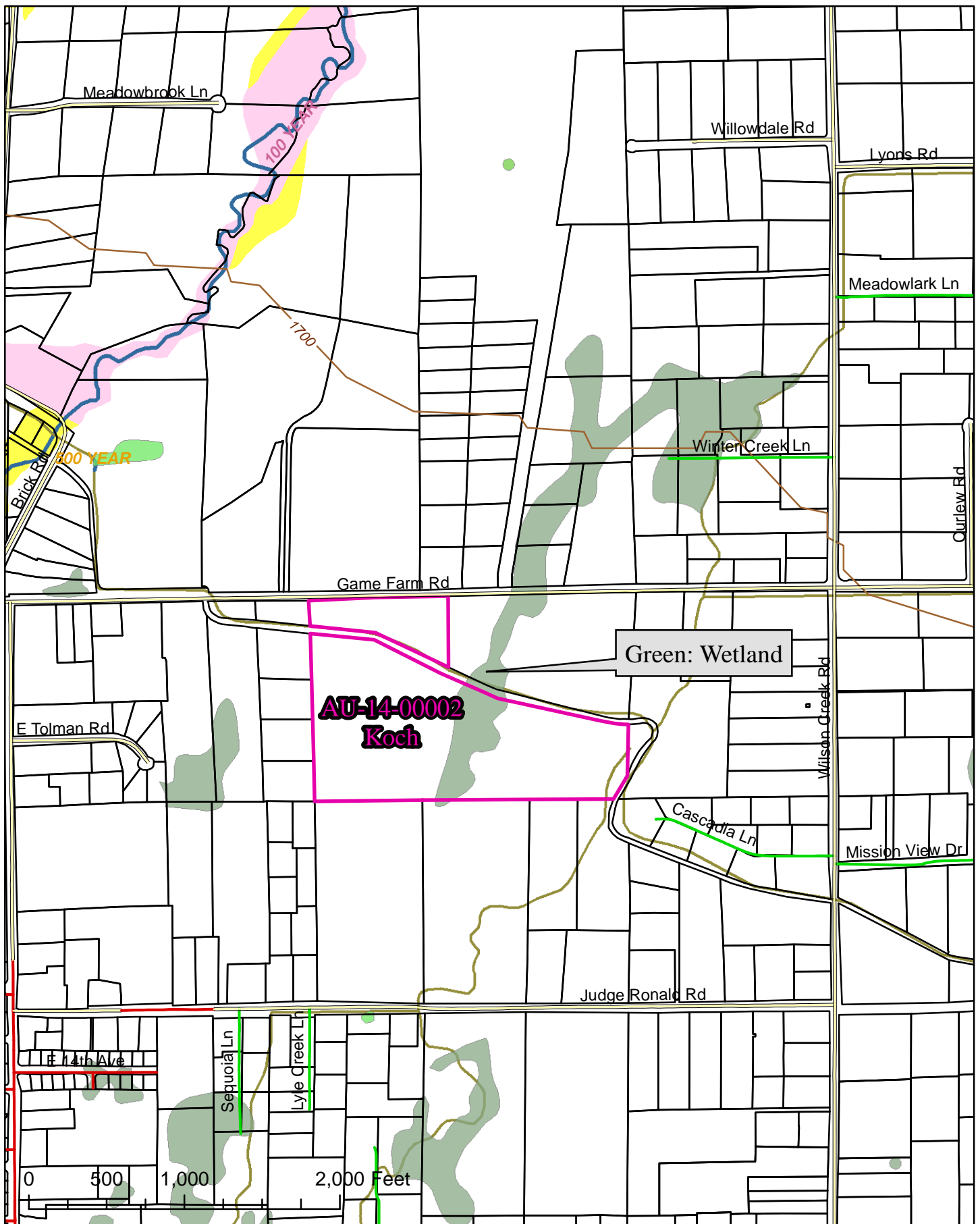
What is the Seismic Designation?

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?



Green: Wetland

**AU-14-00002
Koch**

**AU-14-00002
Koch**

**Critical Areas
Map**

10/10/2014

kaycee.hathaway

03/15/2011 11:13:52 AM
\$63.00
Warranty Deed
Kittitas County Auditor

201103150004
Page 1 of 2



AFTER RECORDING RETURN TO:

Gary S Koch and Allison Carpenter
PO Box 1046
Ellensburg, WA 98926

RE EXCISE TAX PAID

Filed for at the request of:
AMERITITLE

Amount \$5436.50

Date 03-15-2011

Escrow No. EA-113111
WASWDE

Affidavit No. 2011-0361

KITTITAS COUNTY TREASURER

By J Coppock

STATUTORY WARRANTY DEED

\$63⁰⁰
AMT-113111E

THE GRANTOR Richard O Williams and Jocelyn Williams, husband and wife for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Gary S Koch and Allison Carpenter, husband and wife the following described real estate, situated in the County of Kittitas, State of Washington:

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

A tract of land bounded by a line beginning 30 feet South of a point on the section line which is 1,156.8 feet South 88°48' West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of said section, and running thence South 440.5 feet to the North line of the right of way of the canal of Cascade Irrigation District; thence North 64°21' West along said right of way line 468 feet; thence North 226.1 feet to a point on the South line of the right of way of the county road; and thence North 88°48' East along said right of way line 422 feet to the point of beginning.

AND

That portion of the Northwest Quarter of the Northeast Quarter and of the East Half of the Northeast Quarter of the Northwest Quarter which lies South and West of the southwesterly boundary line of the right of way of the Canal of the Cascade Irrigation District;

ALSO that portion of the Northeast Quarter of the Northwest Quarter, which is described as follows:

A tract of land bounded by a line beginning 30 feet South of a point which is 1578.8 feet South 88°48' West of the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section, and running thence South 226.1 feet to the North line of the right of way of the canal of Cascade Irrigation District; thence North 64°21' West, along said right of way, 65.0 feet; thence North 85°33' West, along said right of way 352.0 feet; thence North 00°08' West 165 feet, to the South boundary line of the right of way of the County Road; and thence North 88°48' East, along said boundary line, 410 feet to the point of beginning.

All in Section 31, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington.

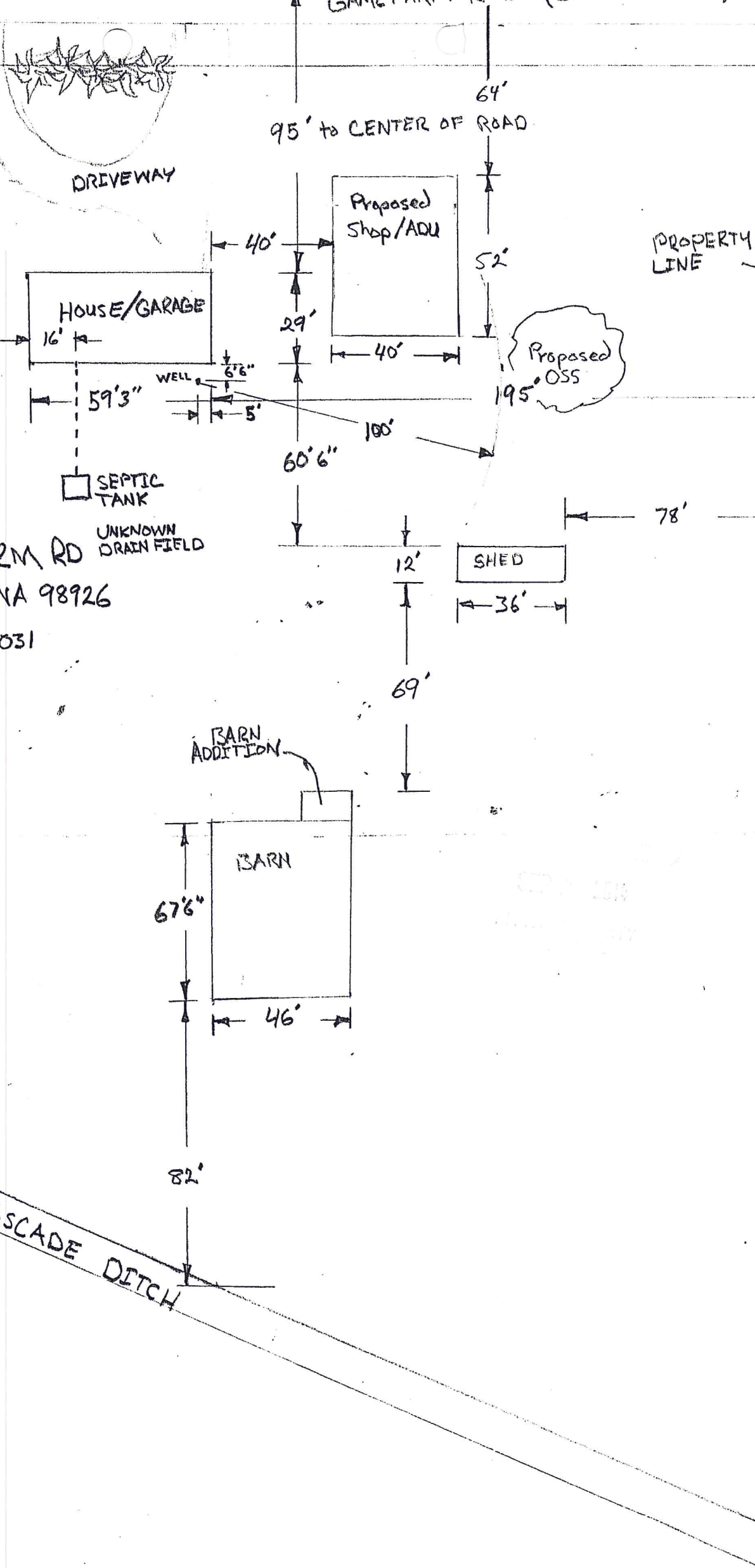
EXCEPT that portion of the Northeast Quarter of the Northwest Quarter of Section 31, Township 18 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Commencing at the Northwest section corner of said Section 31; thence North 89°01'26" East, along the North line of said Section 1,991.56 feet, to the true point of beginning; thence South 00°09'19" West 1,331.34 feet, more or less, to the South boundary of said Northeast Quarter of the Northwest Quarter of said Section; thence South 89°07'07" West along the South boundary of said Quarter Section, a distance of 17.15 feet more or less to the Southeast corner of the East Half of the West Half of the Northeast Quarter of the Northwest Quarter of said Section 31; thence North along the East line of said East Half of the West Half of the Northeast Quarter of the Northwest Quarter to the North line of said Section 31; thence East along the North line of said Section 31, to the point of beginning.

EXCEPT any portion thereof lying within the right of way of Game Farm Road.

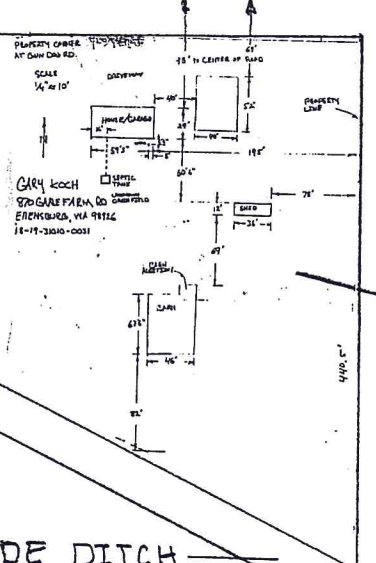
852' to
PROPERTY CORNER
AT GUN DOG RD

SCALE
1/4" ≈ 10'



GARY KOCH
 870 GAME FARM RD
 ELLensburg, WA 98926
 18-19-31010-0031

GAME FARM RD



SEE ATTACHED DETAIL

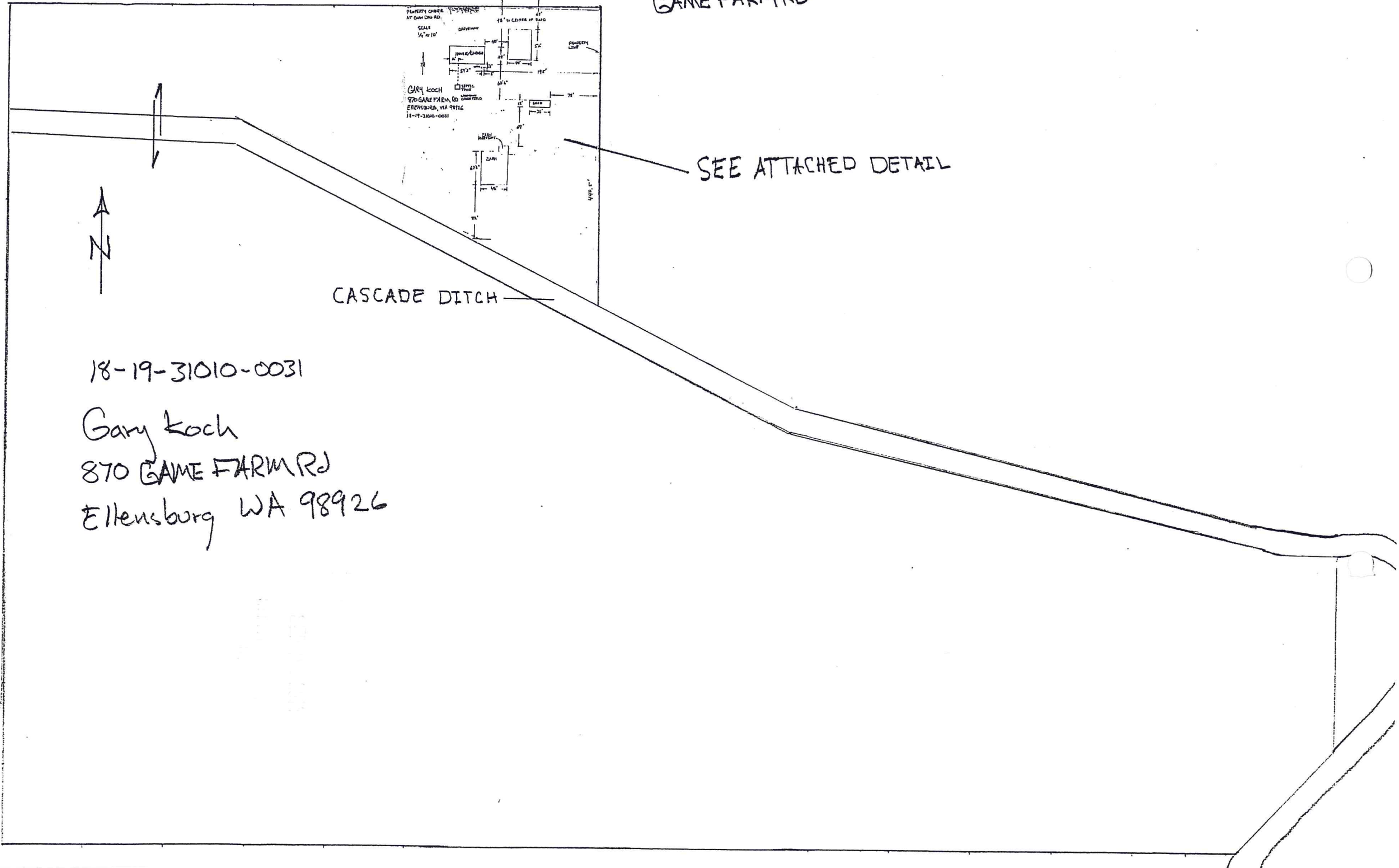


CASCADE DITCH

18-19-31010-0031

Gary Koch
 870 GAME FARM RD
 Ellensburg WA 98926

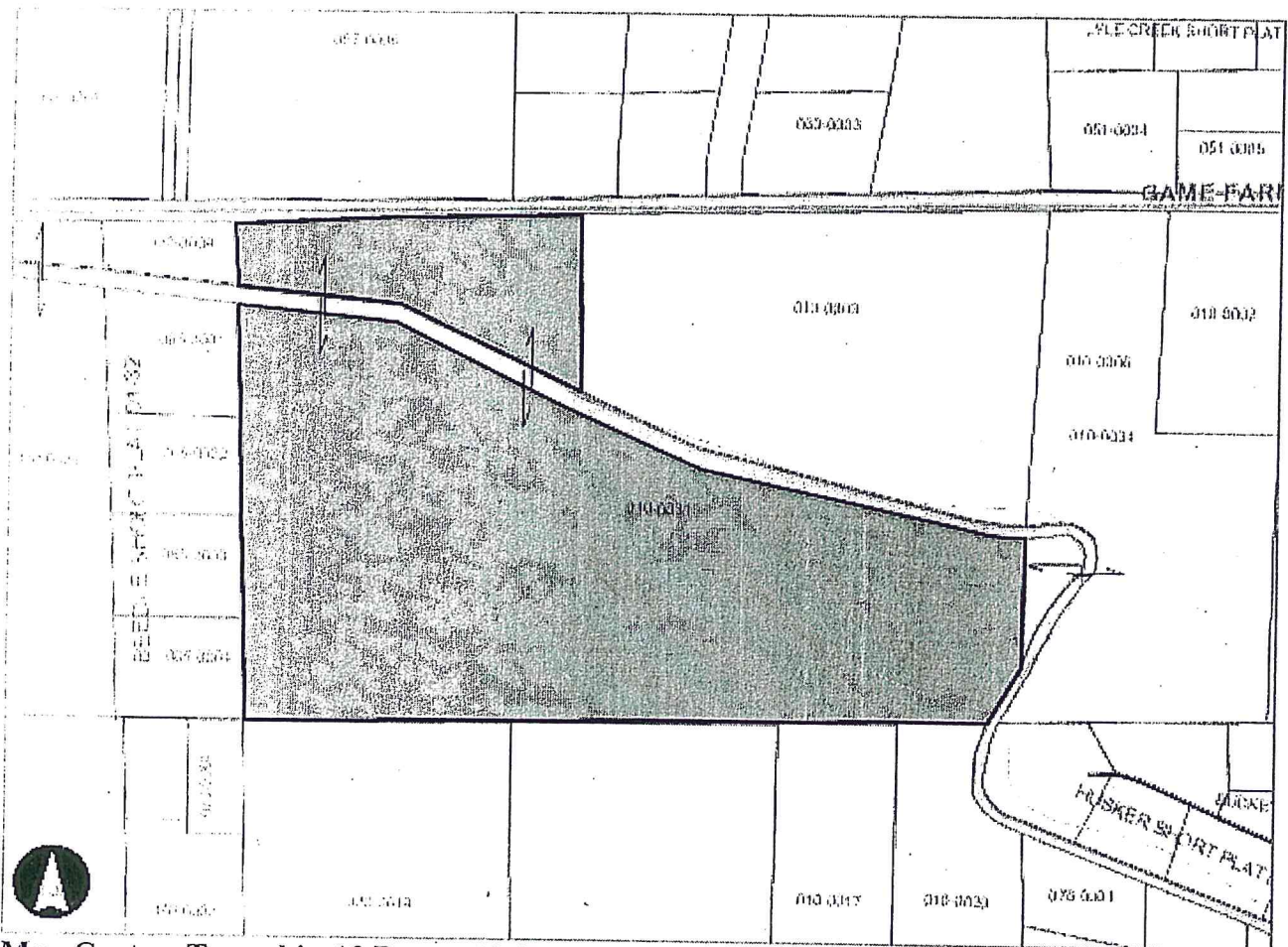
18-19-31010-0031



870 GAME FARM RD

Page 1 of 1

870 GAME FARM RD



Map Center: Township:18 Range:19 Section:31

Kittitas County Disclaimer

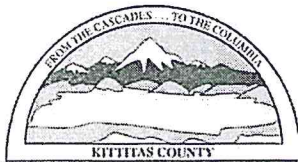
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible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



Compliments of: AmeriTitle

This sketch is furnished for informational purposes only to assist in property location with references to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any occurring by reason of reliance thereon.

3/11/20
Richard D. Williams
Jacelyn Williams



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.

RECEIVED

SEP 23 2014

KITTITAS COUNTY
CDS

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: 9/23/14

RECEIPT # 22548

PAID

SEP 23 2014

KITTITAS CO
CDS

DATE STAMP IN BOX

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: Gary Koch
Mailing Address: 870 Game Farm Rd.
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-607-0284
Email Address: garyocity@gmail.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: N/A
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: N/A
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 870 Game Farm Rd.
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**
18-19-31010-0031 (Full legal attached)

6. **Tax parcel number:** 374734

7. **Property size:** 39.01 (acres)

8. **Land Use Information:**

Zoning: Aq 5 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 _____

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

Date:

X  _____

9/22/14

* New Septic proposed for Adul

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 24 x40.

Location of residential dwelling unit will be on parcel 374734, Map Number 18-19-31010-0031, adjacent to existing house at 870 Game Farm Rd., as shown on pages 3 and 4 of this project narrative.

Water supply is a well (add details of permits)

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 as Follows:

Administrative Review 17.60B.050 line 1a – this single residential dwelling unit will be built to all current County codes and will be inspected County Building Inspectors, and therefore 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 proposed 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 are consistent with adjacent properties (single family residential dwellings) and their uses, therefore 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, and I believe this ADU follows suit with this plan.

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.

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

There is a house/garage, barn, small shed, and a livestock shade structure located at the extreme northwest corner of the property (see site plan.)

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

870 Game Farm Rd.

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

Project is not in the UGA.

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

Was told this is no longer needed

C. There is only one ADU on the lot

Only one will be built

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

Yes

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

The ADU is 960 square feet, and the existing house is a little over 1200 square feet

F. The ADU is designed to maintain the appearance of the primary residence

Yes

G. The ADU meets all the setback requirements for the zone in which the use is located

Yes, see site plan

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

Yes

I. No mobile or recreational vehicles shall be allowed as an ADU

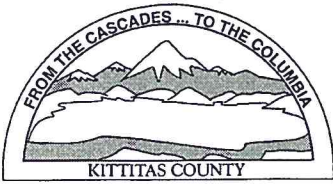
OK

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

Yes, it is a large property and ample parking is available

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

There is no special care dwelling of accessory living quarters existing on this property



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

RECEIPT NO.: 00022848

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 029083

Date: 9/23/2014

Applicant: KOCH, GARY S &

Type: check # 1770

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AU-14-00002	ADMINISTRATIVE USE FEE	1,000.00
	Total:	1,000.00