

# 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"

## AFFIDAVIT OF MAILING

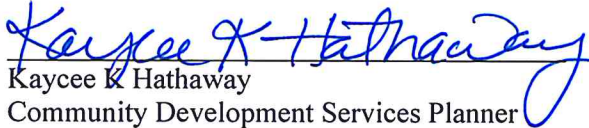
**PROPOSAL NAME:** Harrell & Sons Farm Accessory Dwelling Unit, AU-14-00003

**NAME OF DOCUMENT:** Notice of Application

**NOTIFICATION MAIL DATE:** Wednesday, February 4, 2015

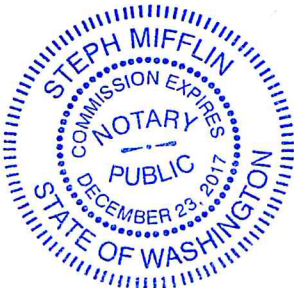
I certify that the following documentation:

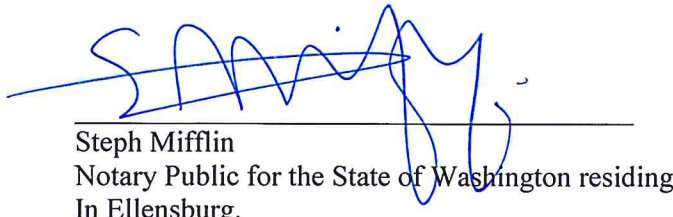
- Notice of Decision for the Harrell & Sons Farm Accessory Dwelling Unit, AU-14-00003 has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of record for Kittitas County.

  
Kaycee K. Hathaway  
Community Development Services Planner

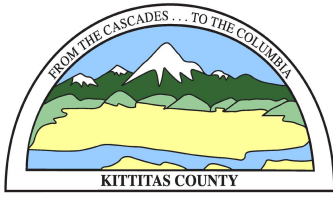
County of Kittitas  
State of Washington

Subscribed and sworn to before me \_\_\_\_\_ Wednesday, February 4, 2015 \_\_\_\_\_  
Date



  
Steph Mifflin  
Notary Public for the State of Washington residing  
In Ellensburg.

My appointment expires December 23, 2017.



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Project Name:** Harrell & Sons Farm Accessory Dwelling Unit

**File Number:** AU-14-00003

**Applicant:** Harrell & Sons Farm, LLC, land owner.

**Location:** 1 parcel, to the south west of the Ellensburg city limits at 3121 Hanson Road, in a portion of section 06, township 17 N, range 18 E, WM in Kittitas County; Assessor's map 17-18-06010-0001.

**Proposal:** Harrell & Sons Farms, LLC, landowner, has submitted an Accessory Dwelling Unit application on approximately 237.29 acres. The subject property is zoned Agriculture 20.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Wednesday, February 18, 2015. Any person has the right to comment on the application and request a copy of the decision once made.

**Under Title 17.08.022 and 17.60B**, Accessory Dwelling Unit applications are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the Board of County Commissioners as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

**Designated Permit Coordinator (staff contact):** Kaycee Hathaway, Staff Planner: (509) 962-7079; email at [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204  
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 02/02/15 10:27 by lfi18

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Acct #: 84329

Ad #: 1234426

Status: N

KC COMMUNITY DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 02/04/2015 Stop: 02/04/2015  
Times Ord: 1 Times Run: \*\*\*  
STD6 2.00 X 5.92 Words: 306  
Total STD6 11.84  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 101.82  
# Affidavits: 1

Contact: STEPH MIFFLIN  
Phone: (509)962-7506  
Fax#:  
Email: steph.mifflin@co.kittitas.wa  
Agency:

Ad Descrpt: LEGAL NOTICE OF APPLICATI  
Given by: KAYCEE HATHAWAY  
Created: lfi18 02/02/15 10:15  
Last Changed: lfi18 02/02/15 10:27

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COMMENTS:

COPIED from AD 1233256

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PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 02/04  
IN A 97 S 02/04  
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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee K Hathaway  
Name (print or type)

Kaycee K Hathaway  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204  
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 02/02/15 10:27 by lfi18

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Acct #: 84329

Ad #: 1234426

Status: N

**ACCESSORY DWELLING UNIT  
NOTICE OF APPLICATION**

**Project Name:** Harrell & Sons Farm Accessory Dwelling Unit  
**File Number:** AU 14 00003  
**Applicant:** Harrell & Sons Farm, LLC, land owner.

**Location:** 1 parcel, to the south west of the Ellensburg city limits at 3121 Hanson Road, in a portion of section 06, township 17 N, range 18 E, WM in Kittitas County; Assessor's map 17-18-06010-0001.

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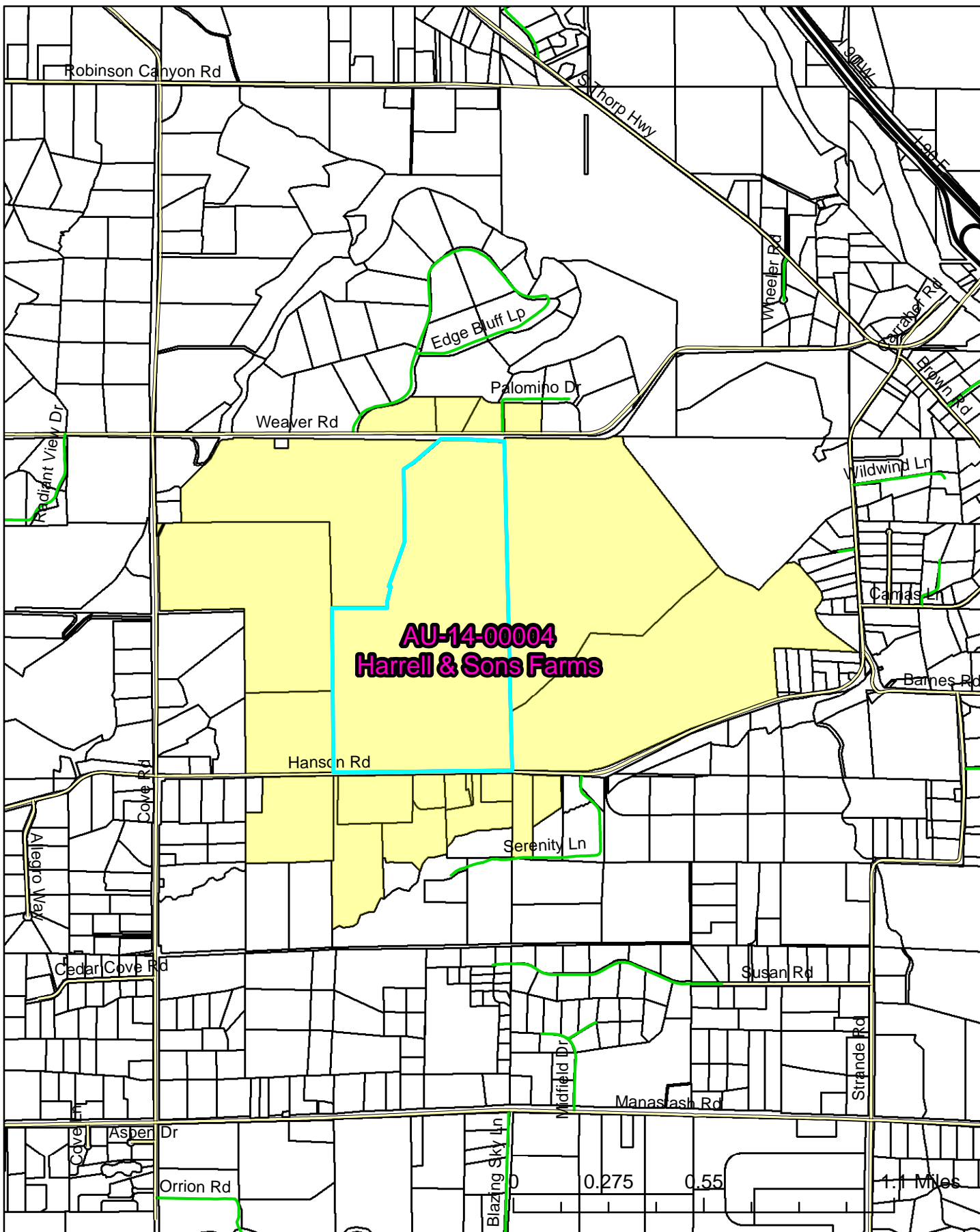
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**Designated Permit Coordinator (staff contact):** Kaycee Hathaway, Staff Planner: (509) 962-7079; email at [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

**Notice of Application:** Wednesday, February 4, 2015  
**Application Received:** Wednesday, November 12, 2014  
**Application Complete:** Thursday, January 23, 2015  
**Publication Date:** Wednesday, February 4, 2015



AU-14-00004  
Harrell & Sons Farms

500' Adjoiners  
Map

1/23/2015

kaycee.hathaway

HARRELL & SONS FARMS LLC  
3121 HANSON RD  
ELLENSBURG, WA 98926

SPARKS, ROGER C  
4820 COVE RD  
ELLENSBURG, WA 98926

SPARKS, SCOTT R ETUX  
4311 HANSON RD  
ELLENSBURG, WA 98926

PAGE, MARY M  
3640 HANSON RD  
ELLENSBURG, WA 98926-7931

WEEBER, MARJORIE M. ETAL  
LIFE ESTATE  
3406 ENGLEWOOD  
YAKIMA, WA 98902

HACKETT, JENNIFER A ETVIR  
3520 HANSON RD  
ELLENSBURG, WA 98926

PRATT, THOMAS W III ETUX  
3470 HANSON RD  
ELLENSBURG, WA 98926

MOON, ROBERT A & KRISTA K  
309 E 2ND AVE  
ELLENSBURG, WA 98926-3315

WILSON, WILLIAM J. ETUX  
3170 HANSON RD.  
ELLENSBURG, WA 98926

MOUNTAIN SPRING ESTATES LLC  
3171 WEAVER RD  
ELLENSBURG, WA 98926-9137

MANSHIP, ESTHER S.  
PO BOX 961  
ISSAQUAH, WA 98027

DYK, DALE ETUX TRUSTEES  
3171 WEAVER RD  
ELLENSBURG, WA 98926

ERDMAN, TIMOTHY M  
1002 EMERSON RD  
ELLENSBURG, WA 98926

RONNING, CRAIG T ETUX  
4130 HANSON RD  
ELLENSBURG, WA 98926

MENZEL, MARCUS E ETUX  
3642 HANSON RD  
ELLENSBURG, WA 98926

# Critical Areas Checklist

Friday, January 23, 2015

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

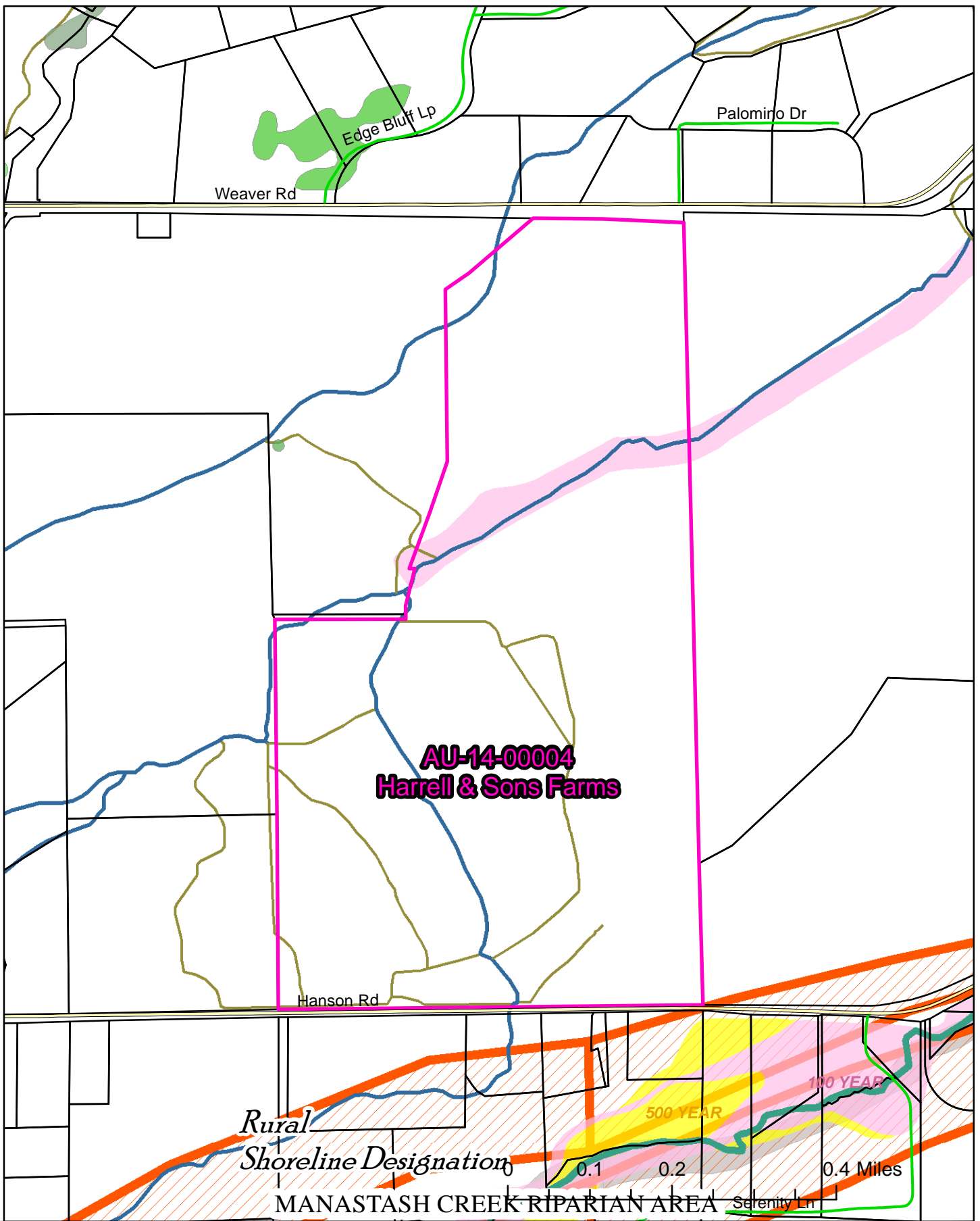
What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

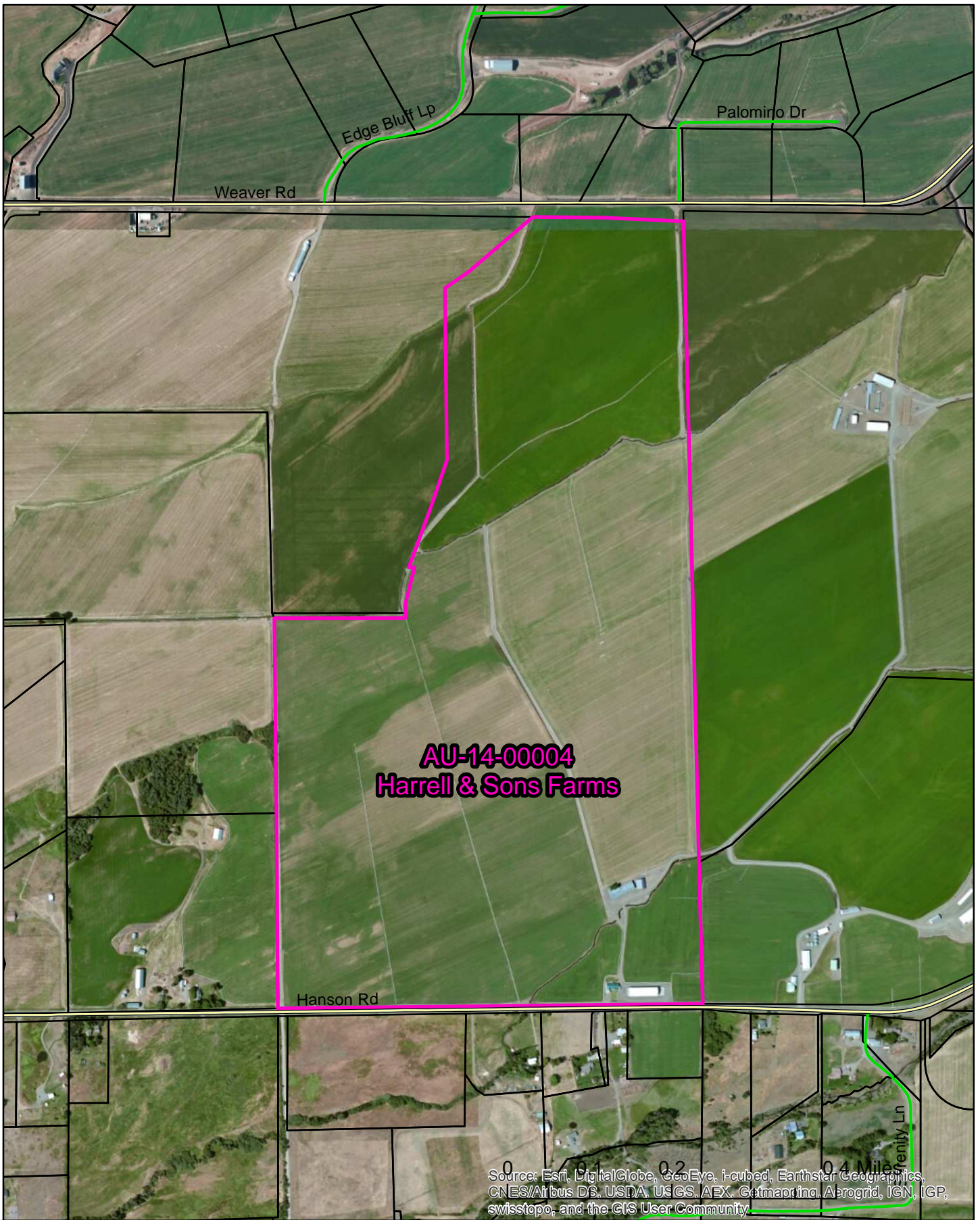
Have the Current Years Taxes been paid?





AU-14-00004  
Harrell & Sons Farms

Critical Areas  
Map



**AU-14-00004**  
**Harrell & Sons Farms**

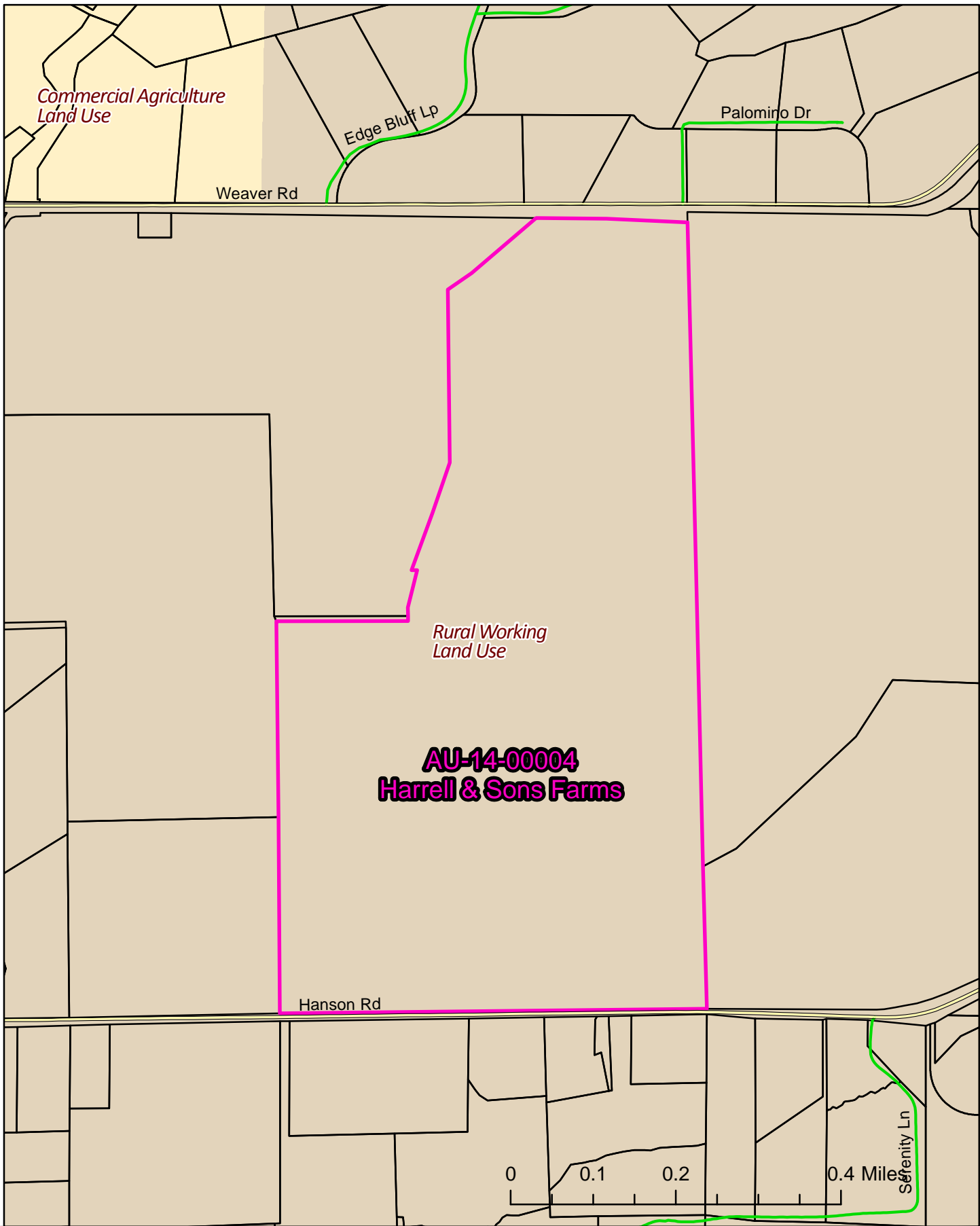
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**AU-14-00004**  
**Harrell & Sons Farms**

**Air**  
**Photo**

1/23/2015

kaycee.hathaway

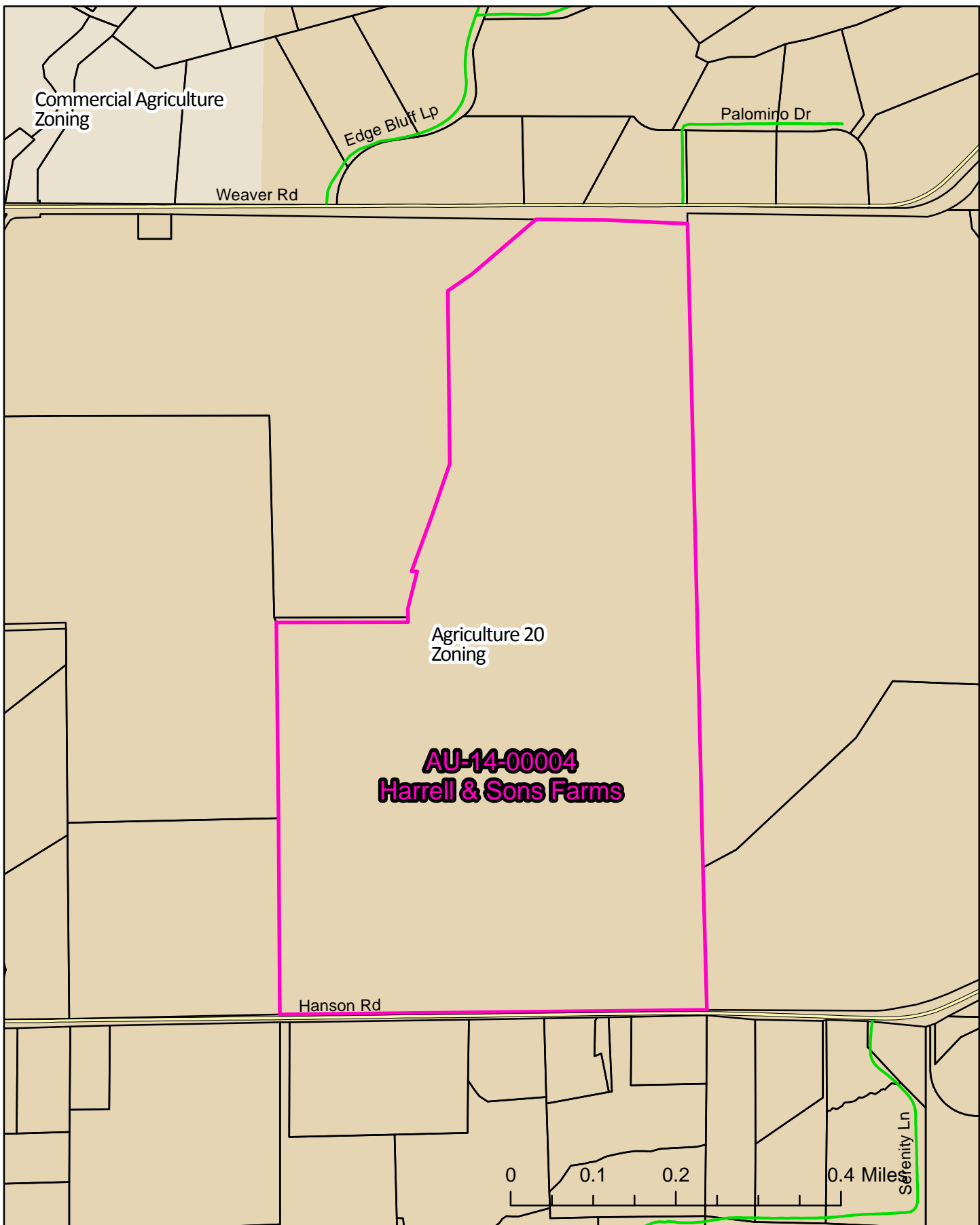


**AU-14-00004  
Harrell & Sons Farms**

**Land Use  
Map**

1/23/2015

kaycee.hathaway



Commercial Agriculture  
Zoning

Edge Bluff Lp

Palomiro Dr

Weaver Rd

Agriculture 20  
Zoning

**AU-14-00004  
Harrell & Sons Farms**

Hanson Rd

0 0.1 0.2 0.4 Miles

Serenity Ln

**AU-14-00004  
Harrell & Sons Farms**

**Zoning  
Map**

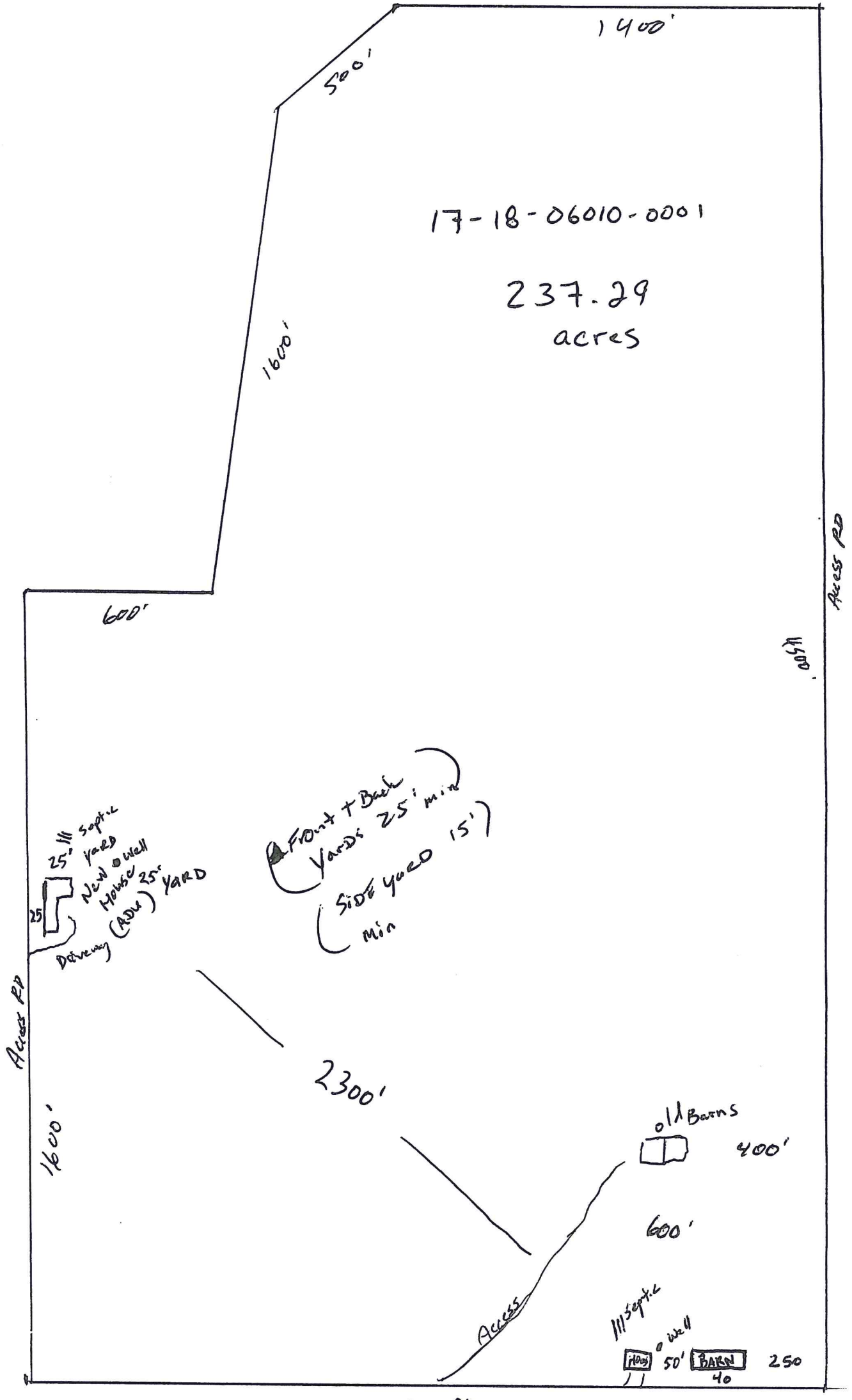
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kaycee.hathaway



RECEIVED  
JAN 20 2015  
KITITAS COUNTY  
CDS

N



Access Rd

1400'

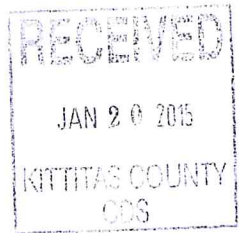
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W

scale  
1/4" = 100'

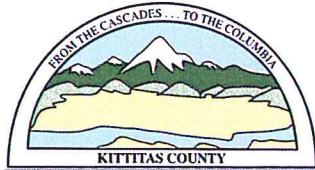
HANSON RD

S



Response to question 13,

- A. This property is an Ag 20 not in a designated Urban Growth Area.
- B. It is understood that this ADU shall be subject to an Administrative Use Permit
- C. There is only one ADU on this property
- D. The owner of the property will reside in the ADU
- E. This ADU meets all square footage requirements for the property
- F. The ADU will become the primary residence
- G. The ADU will meet all requirements for setbacks, min. 25 front and back yards, 15' side yards. All easement setbacks and property setbacks. See Att.
- H. The ADU will be tested and meet all requirements for potable water and sewage disposal.
- I. The ADU will be stick framed on a fixed foundation.
- J. The ADU will have off street parking and an enclosed garage.
- K. The ADU is not located on a property with special care dwelling or an accessory living quarter.



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Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

*December 16, 2014*

***Harrell & Sons Farm, LLC***  
***3470 Hanson Road***  
***Ellensburg WA 98926***

RE: ***Harrell & Sons Farm Accessory Dwelling Unit - (AU-14-00003)***

Dear *Applicant*,

An application for an Accessory Dwelling Unit (ADU) was received by Community Development Services on November 12, 2014. The requested ADU is proposed to be located on approximately 237.29 acres of land that is zoned Agriculture 20, located in a portion of Section 6, T17N, R18E, WM, in Kittitas County, Assessor's map number 17-18-06010-0001. Your application has been determined incomplete as of December 16, 2014.

In order for the County to continue processing this application, additional information is required. The following information is due to the County by ***June 15, 2015***.

- ***Response to question 10 of the Accessory dwelling Unit Permit Application:***
  - That the granting of the proposed administrative use permit approval will not:
    - Be detrimental to the public health, safety, and general welfare;
    - Adversely affect the established character of the surrounding vicinity and planned uses: nor
    - 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.
  - That the granting of the proposed administrative use permit is consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation.
  - That all conditions necessary to mitigate the impacts of the proposed use are conditions that are measurable and can be monitored and enforced.
  - That the applicant has addressed all requirements for a specific use. (Ord. 2007-22, 2007)
- ***Response to question 13 of the Accessory dwelling Unit Permit Application:***

***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.
- *A scaled site plan of the parcel depicting all existing & proposed structures, wells, drain fields, and access points/ roads.*

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](mailto: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](mailto:kaycee.hathaway@co.kittitas.wa.us)

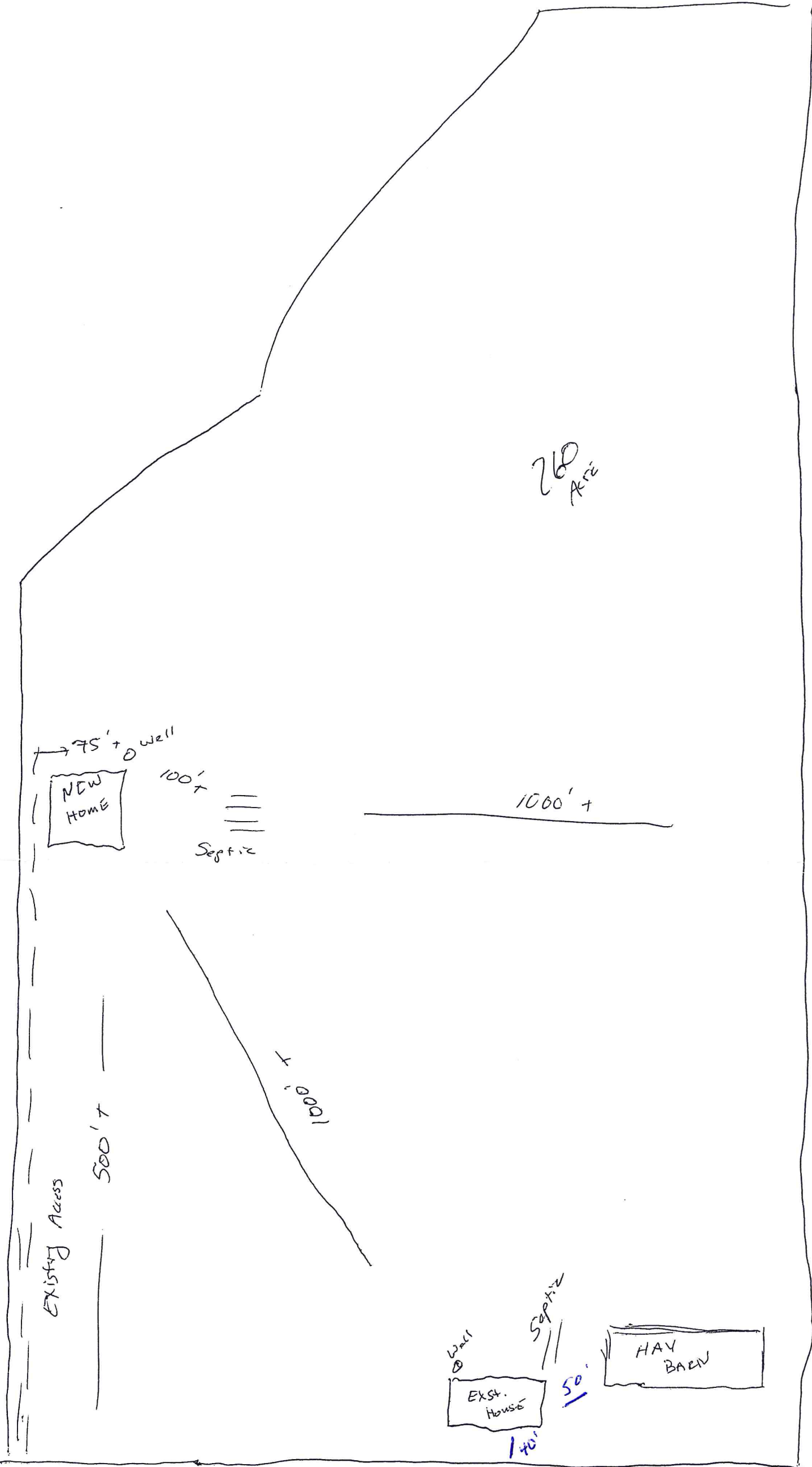
HARRELL

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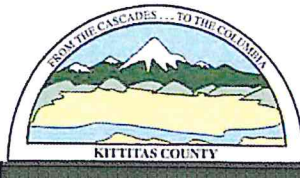
W

E

26  
Acres



REC'D  
 NOV 12 2014  
 KITTITAS COUNTY  
 CDS



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"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)

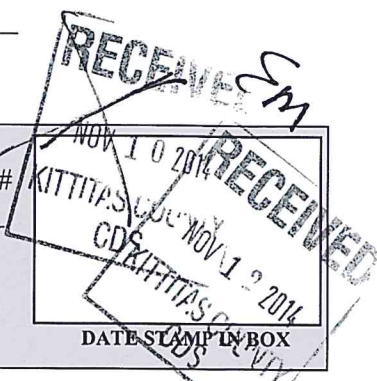
### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

*GM*

DATE: *11-12-14*

RECEIPT # *AKH4-00003*



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: Harrell and Sons Farms, LLC  
Mailing Address: 3471 Hanson Road  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 509.929.4086  
Email Address: harrullebny@charter.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: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: n/a (Parcel # 293537)  
City/State/ZIP: Ellensburg, WA 98926

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

\_\_\_\_\_  
\_\_\_\_\_

6. **Tax parcel number:** 293537

7. **Property size:** 237.29 acres (acres)

8. **Land Use Information:**

Zoning: \_\_\_\_\_ 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:
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  - 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:

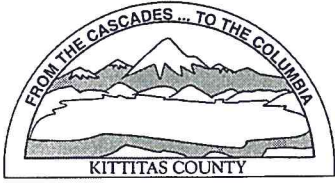
X Troy Hansell

10/22/14

Harrell project Tax ID 17-18-06010-0001

The Harrell's would like to build a new home on the 237.29acre piece of property that their current residence is located. The new residence would be between 3300-4100 sq. ft. This new residence would become the primary residence making the current residence secondary. There is an access road to the proposed building site, It will meet all setback requirements, have its own well and septic system. The home will be custom stick framed.

If there are any questions please contact Scott York owner Solid Construction 360-749-0538 [solidconstruction@yahoo.com](mailto:solidconstruction@yahoo.com) Thank you.



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

**RECEIPT NO.:** 00023722

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 029323

**Date:** 11/12/2014

**Applicant:** HARRELL & SONS FARMS LLC

**Type:** ccrcur # 7094

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AU-14-00003	ADMINISTRATIVE USE FEE	1,000.00
	Total:	1,000.00