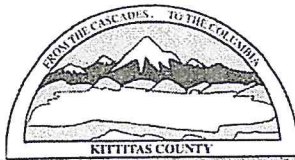


AV-16-00002



# 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 and 17.15, 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

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- Project Narrative responding to Questions 9-13 on the following pages.

*County Email sent 11-9-16 NOTIFYING INADEQUACY OF SITE PLAN*

### APPLICATION FEES:\*

\* FEES BASED ON ADMINISTRATIVE USE PERMIT

\$

\$1,360.00	Kittitas County Community Development Services (KCCDS) (SEPA exempt)
0.00	Kittitas County Department of Public Works
0.00	Kittitas County Fire Marshal

**\$1,360.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

*C&B*

DATE:

*11-18-16*

RECEIPT #

*32396*

RECEIVED

NOV 18 2016

KITTITAS COUNTY

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: Larry & Dana Stauffer

Mailing Address: 37005 28<sup>th</sup> Ave S.

City/State/ZIP: Federal Way, WA 98003

Day Time Phone: 206-618-2977

Email Address: Stauffer@Lynden.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: \_\_\_\_\_

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: 2661 Lower Peck PT Rd.

City/State/ZIP: Cle Elum, WA 98922

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

See Lot Combination Survey attached.

6. Tax parcel number: 954796

7. Property size: ≈ 60 acres (acres)

8. Land Use Information:

Zoning: Ag 5, Forest Range Comp Plan Land Use Designation: Rural Residential  
Allowed use, Rural Working

**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 

10/31/16



Accessory Dwelling Unit  
Permit Application

Narrative:

The accessory dwelling unit will be comprised of a barn with a living quarters in the loft area above the stalls. The barn will be approximately 36' x 48' and will include six stalls, a tack room and two shed-type roof overhangs along both 48' sides. The loft will measure less than 1,400 square feet of living space. Please see the attached example of the barn.

Potable water will be supplied by a well shared with the main house or a separate well drilled specifically for the ADU, dependent of factors determined during the drilling process. Sewage disposal will be dealt with via a permitted system at the site of the ADU.

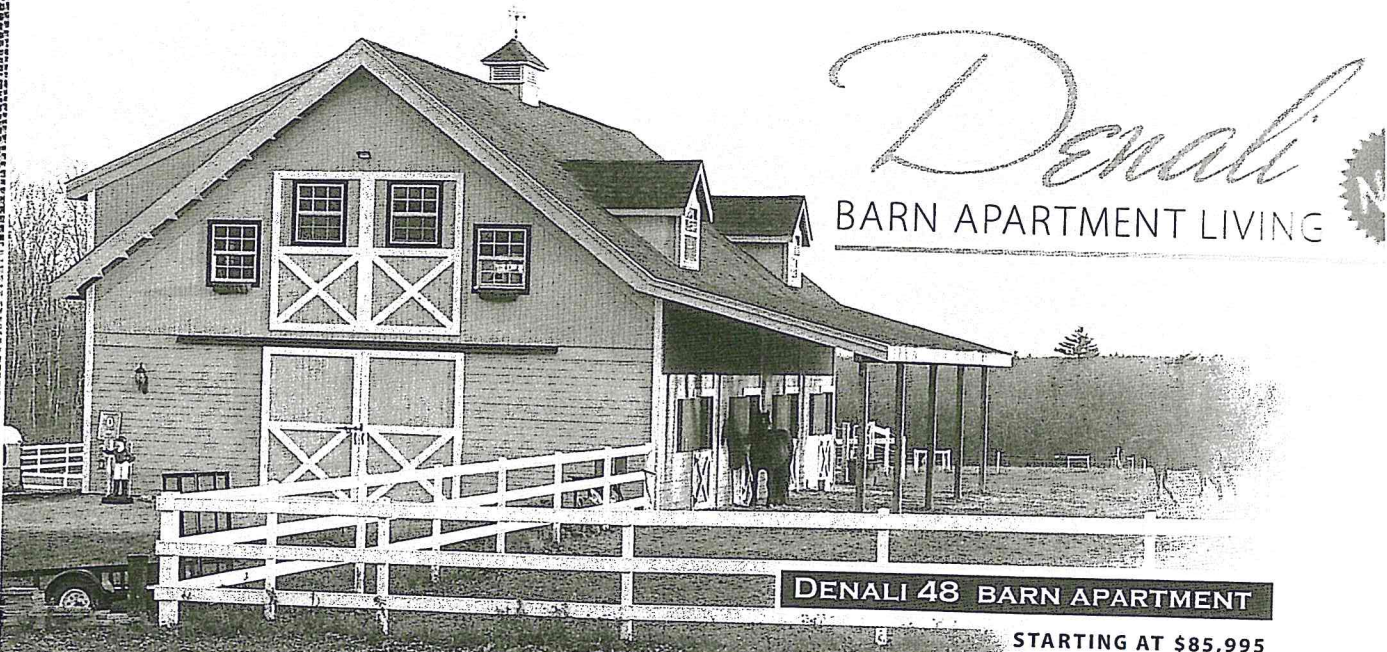
There are currently no dwelling units on the property. We intend to build a 6,000 square foot, timber frame house on the subject property in addition to the ADU. The ADU will be approximately 1,000' from the main house. It is anticipated that permit applications for both the main house and the ADU will be submitted the first part of January 2017. We intend to reside full time in the main residence.

A roadway currently exists that provides access to the building sites. The roadway enters from Lower Peoh Point Road.



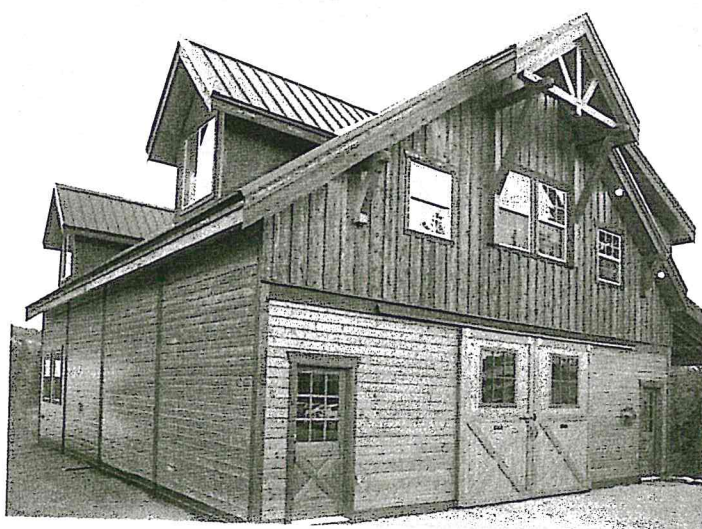
# Denali

## BARN APARTMENT LIVING

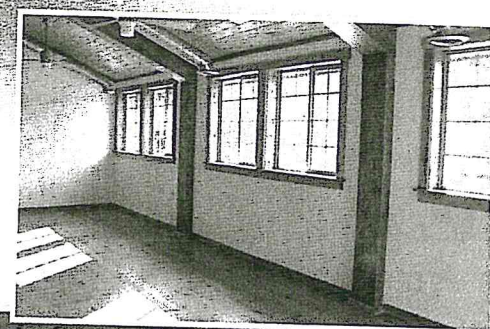


**DENALI 48 BARN APARTMENT**

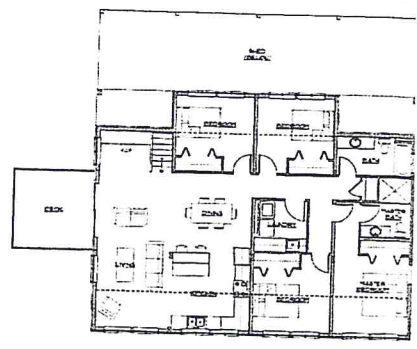
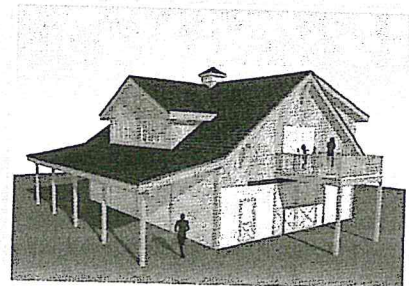
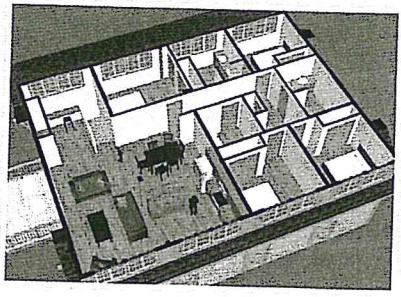
STARTING AT \$85,995



*Images may show options not included in standard offering.*



*Denali (shown above and left) features tongue and groove pine ceiling, craftsman-frame doors and windows and several finishing touches.*



**DENALI 48 - PKG. B OPTION**

The Denali 48 has up to 1,728 sq. ft. in the loft apartment. For a complete menu of floor plan designs, dormer packages and additional options please call to request our Denali e-brochure: 1-866-844-2276  
 Shown, Denali 48: package C floor plan 3D image (above left), package B rear view (above middle) and package B floor plan drawing (right).



**Larry & Dana Stauffer  
#7005 28<sup>th</sup> Ave S  
Federal Way, WA 98003  
206-618-2977  
Stauffer@Lynden.com**

**November 15, 2016**

**Stephanie Mifflin  
Senior Permit Technician**  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
(p) 509-962-7506 (f) 509-962-7682  
[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)

RE: Accessory Dwelling Unit Permit Application

Dear Stephanie

Attached to this correspondence is a re-submitted application with some additional detail on the placement of my proposed ADU.

As indicated in the original application, we do not have any buildings, septic, or wells drilled in the vicinity of the proposed structure at this time. I am interested in receiving the permit for the ADU at this time so that I can commit to the purchase of the structure package.

Please let me know if additional information is required.

Best



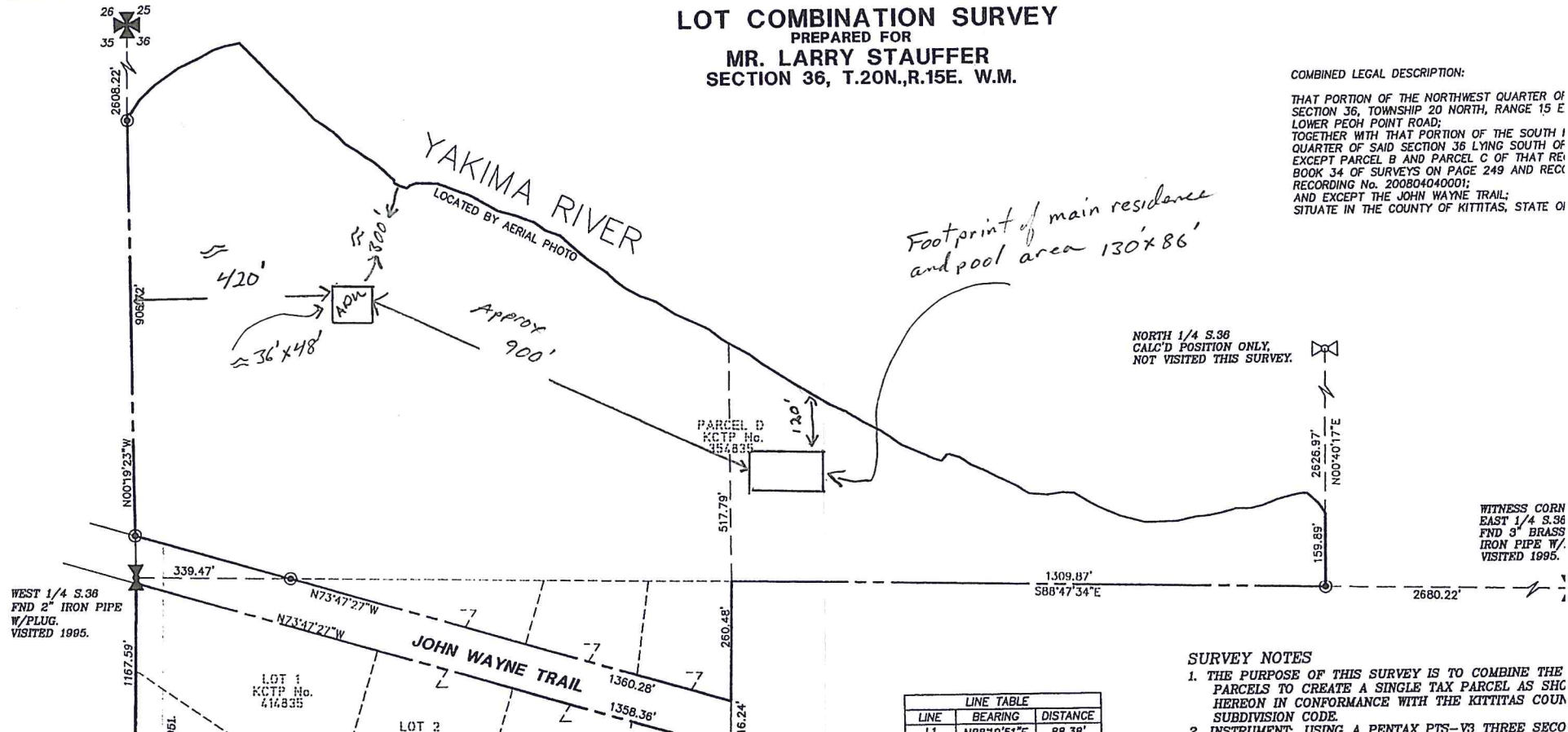
Larry Stauffer

# LOT COMBINATION SURVEY

PREPARED FOR  
**MR. LARRY STAUFFER**  
 SECTION 36, T.20N.,R.15E. W.M.

**COMBINED LEGAL DESCRIPTION:**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 15 E LOWER PECH POINT ROAD; TOGETHER WITH THAT PORTION OF THE SOUTH 1 QUARTER OF SAID SECTION 36 LYING SOUTH OF EXCEPT PARCEL B AND PARCEL C OF THAT RE: BOOK 34 OF SURVEYS ON PAGE 249 AND REC: RECORDING No. 200804040001; AND EXCEPT THE JOHN WAYNE TRAIL; SITUATE IN THE COUNTY OF KITTTAS, STATE OF



NORTH 1/4 S.36  
 CALC'D POSITION ONLY,  
 NOT VISITED THIS SURVEY.

WITNESS CORN  
 EAST 1/4 S.36  
 FND 3" BRASS  
 IRON PIPE W/  
 VISITED 1995.

WEST 1/4 S.36  
 FND 2" IRON PIPE  
 W/PLUG.  
 VISITED 1995.

LOT 1  
 KCTP No.  
 414835

**SURVEY NOTES**

1. THE PURPOSE OF THIS SURVEY IS TO COMBINE THE PARCELS TO CREATE A SINGLE TAX PARCEL AS SHC HEREON IN CONFORMANCE WITH THE KITTTAS COUN SUBDIVISION CODE.
2. INSTRUMENT USING A PENTAX PTS-V3 THREE SECO

LINE TABLE		
LINE	BEARING	DISTANCE
11	1167.59'	1167.59'
12	1309.87'	1309.87'
13	2680.22'	2680.22'
14	517.79'	517.79'
15	339.47'	339.47'
16	1360.28'	1360.28'
17	1358.36'	1358.36'
18	260.48'	260.48'
19	16.24'	16.24'
20	588°47'34"E	2680.22'

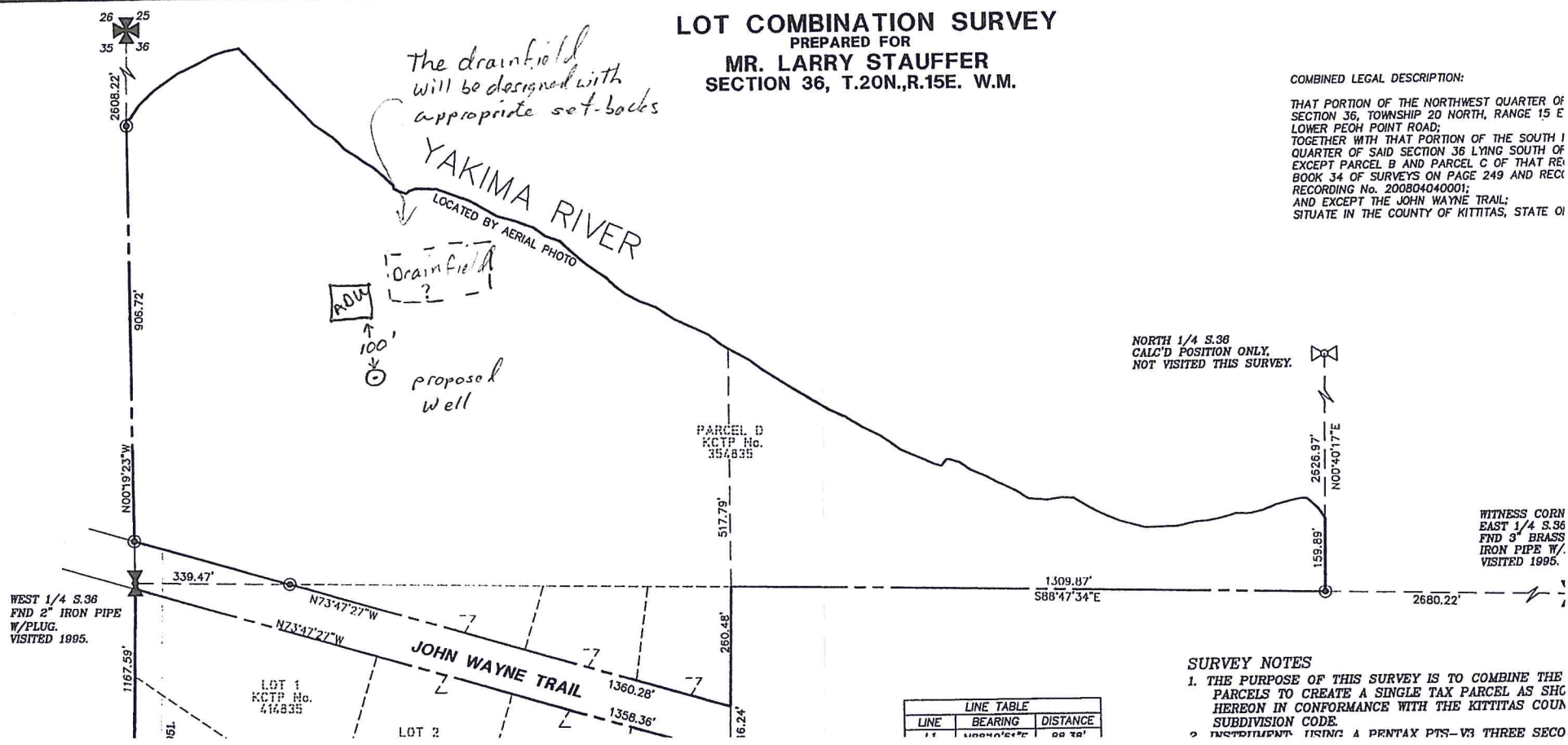
# LOT COMBINATION SURVEY

PREPARED FOR  
**MR. LARRY STAUFFER**  
 SECTION 36, T.20N., R.15E. W.M.

COMBINED LEGAL DESCRIPTION:  
 THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 15 E LOWER PEOP POINT ROAD; TOGETHER WITH THAT PORTION OF THE SOUTH 1 QUARTER OF SAID SECTION 36 LYING SOUTH OF EXCEPT PARCEL B AND PARCEL C OF THAT REEL BOOK 34 OF SURVEYS ON PAGE 249 AND REEL RECORDING No. 200804040001; AND EXCEPT THE JOHN WAYNE TRAIL; SITUATE IN THE COUNTY OF KITTITAS, STATE OF

NORTH 1/4 S.36  
 CALC'D POSITION ONLY,  
 NOT VISITED THIS SURVEY.

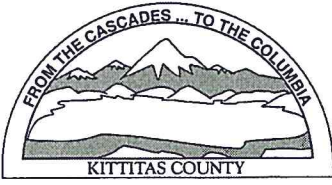
WITNESS CORN  
 EAST 1/4 S.36  
 FND 3" BRASS  
 IRON PIPE W/  
 VISITED 1995.



**SURVEY NOTES**  
 1. THE PURPOSE OF THIS SURVEY IS TO COMBINE THE PARCELS TO CREATE A SINGLE TAX PARCEL AS SHG HEREON IN CONFORMANCE WITH THE KITTITAS COUN SUBDIVISION CODE.  
 2. INSTRUMENT USING A PENTAX PTS-V3 THREE SECO

LINE TABLE		
LINE	BEARING	DISTANCE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		





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

**RECEIPT NO.: 00032396**

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 031711

**Date:** 11/18/2016

**Applicant:** STAUFFER, LARRY & DANA

**Type:** check # 190

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AU-16-00002	ADMINISTRATIVE USE FEE	1,360.00
	Total:	1,360.00