

EXHIBIT B



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"

PM-18-00002

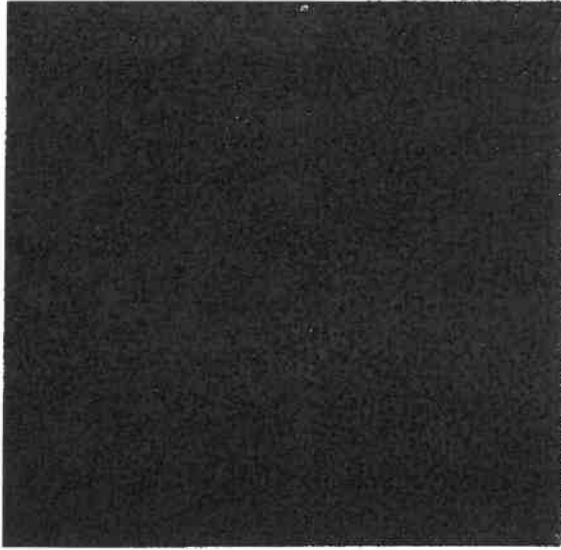
PREAPPLICATION CONFERENCE APPLICATION & MEETING SUMMARY

(To be completed for each Preapplication Conference)

Please type or print clearly in ink. A preapplication conference is required prior to submittal of a building permit for any commercial or multi-family project (not including 2-family dwellings) and for certain land use applications per KCC 15A.03.020. The following items must be attached to the application packet and is required to be submitted prior to scheduling of the preapplication conference.

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.)
- Floor plan with minimum labeling to include uses of rooms, dimensions, plumbing & mechanical fixtures (if proposing



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Kittitas County CDS

APPLICATION FEES

Community Development Services (KCCDS)
Mental Health
Parks
Recreation
Solid Waste
Water

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature)	DATE	RECEIVED BY
	2-27-19	CDS/CDS

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FEB 27 2019
Kittitas County CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 04-10-2017

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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: David & Karen Jackson
Mailing Address: 401 Radiant View Dr.
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 206-353-9061
Email Address: karensj@hotmail.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: John Vfkcs, attorney
Mailing Address: P.O. Box 1819
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: (509) 925-3193
Email Address: jvfkes@johnvfkeslaw.com

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: 401 Radiant View Dr.
City/State/ZIP: Ellensburg, WA 98926

5. Tax parcel number: 951596

6. Property size: 4.88 (acres)

7. Land Use Information:

Zoning: Ag 20 Comp Plan Land Use Designation: Agriculture

8. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A Group B Individual Shared Cistern Other: _____

9. Proposed Sewage Disposal: private septic system

10. List any Buildings or Structures including sq. ft. & no. of stories proposed: _____
84' X 84' - one story
7,056 sq. ft

11. Proposed Project Name: Arena/Barn

12. Type of proposed project (circle one):

- | | | | |
|---------------------------|--------------------------|-------------------------------------|-------------------------------|
| Cluster/Conservation Plat | Planned Unit Development | Master Planned Resort | <u>Conditional Use Permit</u> |
| Shoreline Permit | Rezone | Preliminary Plat over nine (9) lots | Commercial Building ? |

PROJECT NARRATIVE

Include responses as an attachment to this application

13. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal, proposed buildings or structures, proposed uses for the project and all qualitative features of the proposal; include every element of the proposal in the description.

14. Provision of the zoning code applicable: Ag 20

AUTHORIZATION

15. 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)
x [Signature]

Date:
February 23, 2018

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

Date:
2-26-18

FOR STAFF USE ONLY

Date of Pre-Application Meeting: March 7th, 2018 Time: 9am
Pre-application meetings are scheduled typically on Wednesdays.

List persons present at pre-app meeting:

Meeting Moderator: Chelsea Benne

To be present at each pre-app:

1. CDS representative (planning): Chelsea Benne, Lindsey Ozboh
2. CDS representative (building): Mike Flory
3. Fire Marshal representative: JP Miller
4. Public Works representative: ~~Rebecca Strats~~ Kelly Bacon, Kelly Hodges
5. Environmental Health representative (water): Tristan Lembo
6. Environmental Health representative (sewer): Rebecca Strats
7. Others present: _____

Present at pre-app for project: (attach business cards if available)

Applicant: _____
Application phone: _____
Application email: _____

Applicant authorized agent (if applicable): _____
Applicant authorized agent phone: _____
Applicant authorized agent email: _____

Others present for applicant: _____

**The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.*

Items/Issues/concerns/questions discussed (To be filled in by staff during preapplication conference):

1. Planning/Land Use

Critical Areas conducted PSA Needed yes - include checklist with app. use will fit under riding academy -> full conditional use permit. when applying please include any and all future uses you are thinking about. if for private use only conditional permit not need.

2. Building

Type of Building (res., comm., etc.): CO Building Use classification: A occupancy OR U occ. if PRIVATE

IF "A" OCCUPANCY, RESTROOMS, FIRE & LIFE-SAFETY, EGRESS, ACCESSIBILITY ARE REQUIRED TO BE IDENTIFIED & STAMPED BY A LICENSED ARCH. OR ENGINEER IT APPEARS THE PLAN PROVIDED DOES NOT CURRENTLY MEETS THESE REQUIREMENTS.
IF FOR PRIVATE USE THE PLAN IS ALMOST SUFFICIENT,

3. Fire

Located within Fire District # _____ (if applicable)

- Provide minimum 4" tall address numbers visible from the road.
- Provide all weather access, with a turn-a-round at least 16' wide.
- More information is needed on building use.

4. Public Works

Proposed access: (Kelly Bacon)

~~Transportation~~ Concurrency

- Stormwater Plan - Eastern Washington Stormwater Manual
- Access will need to be checked to meet standards prior to building permit. If its currently to standard, no additional access permit required.

5. Environmental Health (water)

Proposed water supply:

- individual well will need to become a public water system
 - group B water system if less than 25 people served by system
 - first step is a well site inspection with KCPHE Environmental Health Specialist, more steps after that.
 - can take around 6 months for approval of a Group B system

6. Environmental Health (sewer)

Proposed sewer disposal:

- Site evaluation needed to determine system to be installed
- size of system based on # of people using arena

→ flows need to be calculated.

7. Others present: (if applicable)

Project Narrative

13. The barn and arena project will be a total of 84'x 84', located at 401 Radiant View Drive, Ellensburg. The proposed water system is individual and sewage system, a private septic system. There will be one building, the combined barn and indoor arena. The proposed structure will add to the playground and park like environment where visitors learn life skills through traditional agricultural and resource activities (such as granges).

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W. GARDEN RD

N A

17-17-01051-0002
Parcel # 951596

David, Koran Jackson
401 Rainbow View Drive

$\frac{1}{4}'' = 25'$

