

# 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"

September 11, 2008

Debbie & David Young  
PO Box 915  
Ellensburg, WA. 98926

RE: Young Administrative Use Permit, File Number AU-08-00016

Dear Mr. Young,

This letter is to inform you that no appeals were received regarding your Administrative Use Permit, and as such you may proceed with your project. Please be sure to include the approval letter when you submit your building permit in order to expedite the process.

If you have any further questions, please feel free to contact me at (509)962-7046.

Sincerely,

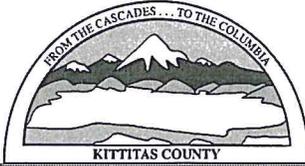
Kari Braniff  
Staff Planner

Send NOA Mailers  
weds August 6th  
-----  
Comments End 8/21  
-----  
Appeal ends 9/10/08  
-----  
Final Letter sent 9/11/08  
-----  
Needs Routed in Eden.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



## 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"

---

### NOTICE OF DECISION

**To:** Applicant  
Interested Parties (KCC 15A.06)

**From:** Kari Braniff, Staff Planner *KB*

**Date:** August 26, 2008

**Subject:** **Young Administrative Use Permit (AU-08-00016)**

---

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Young Administrative Use Permit (AU-08-00016) on August 6, 2008. Debbie and David Young, landowners, submitted a complete application on July 14, 2008 for an Administrative Use Permit to construct an accessory dwelling unit in the Agriculture-20 zone. The subject property is located east of the City of Kittitas, east of Sunrise Drive, West of Cindy Road, adjacent to Sunset Road, on 17880 Vantage Highway, Ellensburg, WA 98926, and located in a portion of Section 02, T17N, R20E, WM, in Kittitas County. Assessor's map number 17-20-02054-0001.

Please find enclosed a copy of the Community Development Findings of Fact. Related file documents may be examined at Kittitas County Community Development Services, 411 N Ruby, Suite 2, Ellensburg, WA 98926, as well as on the CDS website at [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/).

Action by the Administrator is final unless an appeal in writing is filed with the Board of Adjustment, together with the \$500 appeal fee, on or before September 10, 2008 at 5:00 pm. The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code.

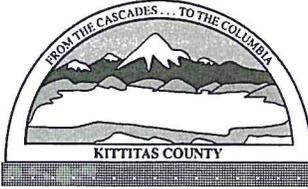
If you have questions or need assistance please contact Community Development Services at (509) 962-7506, Staff Planner Kari Braniff.

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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



## 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"

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come before Kittitas County Community Development Services for the Administrative Use Permit of Debbie & David Young (AU-08-000016), the Administrator makes the following Findings of Fact, Conclusions of Law and Decision related to the above reference matter:

1. Community Development Services finds that Debbie & David Young, landowners, submitted an Administrative Use Application on July 14, 2008 for permission to construct an Accessory Dwelling Unit. A Notice of Application was issued on August 6, 2008. This notice was mailed to government agencies, adjacent property owners and the applicant as required by law.
2. Community Development Services finds that the site proposed for the Accessory Dwelling Unit is located at 17880 Vantage Highway, Ellensburg, WA 98926, in a portion of Section 02, T17N, R20E, WM, in Kittitas County. Map number 17-20-02054-0001.
3. Community Development Services finds that the granting of the proposed Administrative Use Permit will not:
  - a. Be detrimental to the public health, safety and general welfare.
  - b. Adversely affect the established character of the surrounding vicinity and planned uses; nor
  - c. 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.
4. Community Development Services finds 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 plan.
5. Community Development Services finds that the following conditions are required for approval of the Accessory Dwelling Unit (ADU):
  - a. ADU's shall be subject to obtaining an Administrative Use Permit in areas outside of Urban Growth Areas.
  - b. Only one ADU shall be allowed per lot.
  - c. Owner of the property must reside in either the primary residence or the ADU.
  - d. The ADU shall not exceed the square footage of the habitable area of primary residence.
  - e. The ADU shall be designed to maintain the appearance of the primary residence.
  - f. All setback requirements for the zone in which the ADU is located shall apply.
  - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal.
  - h. No mobile homes or recreational vehicles shall be allowed as an ADU.
  - i. An ADU is not permitted on the same lot where a "Special Care Dwelling" or an "Accessory Living Quarter" exists, as defined by Kittitas County Code.
  - j. The ADU shall be required to connect to the existing well serving the primary residence.
  - k. Access to the ADU shall be from the existing driveway at 17880 Vantage Highway. See attached memo from the Kittitas County Department of Public Works.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

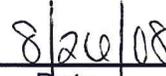
- l. A new septic system or modification to the current system shall be completed and approved to be adequate for the additional bedrooms prior to building permit issuance. See attached email from Kittitas County Environmental Health.
- m. The Primary House and Accessory Dwelling Unit shall share a single groundwater withdrawal of no more than 5,000 gallons per day. No more than ½ acre of lawn and garden cumulatively shall be irrigated from the groundwater withdrawal.

Based upon the above mentioned Findings of Facts and Conclusions of Law the Young Administrative Use Permit (AU-08-00016) is hereby **approved**.

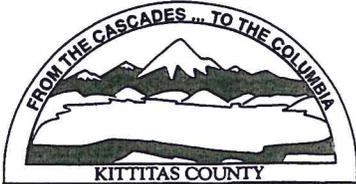


---

Kari Braniff, Staff Planner



Date



# Kittitas County Community Development Services

Darryl Piercy, Director

## NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME: Young ADU - NOD FOF  
(AV-08-00016)

ITEMS SENT  
NOD  
FOF  
PW COMMENTS  
SEPTIC COMMENTS  
ECOLOGY COMMENTS  
PH COMMENTS

JW  
4.5.2013

NOTIFICATION MAIL DATE:  
August 26<sup>th</sup>, 2008

**Mailer:** In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington  
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Kai B...  
Signature

Subscribed and sworn to before me this 26 day of August, 2008.

Amanda J. Weiler  
Notary Public for the State of Washington residing  
in Ellensburg

My appointment expires January 9, 2010.

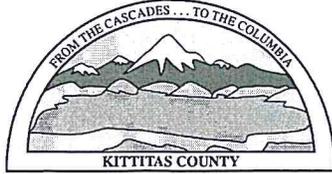
Kittitas County Environmental Health

Kittitas County Public Works

Debbie & David Young  
PO BOX 915  
Ellensburg, WA. 98926

Washington Dept. of Ecology  
Derek Sandison, Regional Director  
15 W. Yakima Ave. Ste. 200  
Yakima, WA. 98902-3401

NOD  
mailing labels



## KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

---

### MEMORANDUM

TO: Kari Braniff, CDS  
FROM: Christina Wollman, Planner II *CW*  
DATE: August 15, 2008  
SUBJECT: Young Administrative Use Permit AU-08-16

The Department of Public Works has reviewed the Philip Administrative Use Permit and has the following comments:

- A. Access: Access to the proposed new residence shall be from the existing driveway at 17880 Vantage Highway. The applicant must adhere to all regulations set forth in the Kittitas County Road Standards.
- B. Access Permit: An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
- C. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

## Kari Braniff

---

**From:** Joe Gilbert  
**Sent:** Monday, August 25, 2008 8:53 AM  
**To:** Kari Braniff  
**Subject:** Young

Kari

The Young's are approved and finalized for a 4 bedroom residence on their current septic. Any New residence would require a additional septic system. Or a large modification to the current system. The Tanks of the current system are adequate for a 6 bedroom, but the drainfield is only sized for a 4-bedroom.

You can approve the ADU without septic, they won't get a building permit until the septic issue is resolved.

Please let me know if they want to contact me.

### **JOE GILBERT**

Environmental Health Specialist II  
Certified On-Site Wastewater Systems Inspector  
*Kittitas County Public Health*  
*411 N Ruby St. Suite 3*  
*Ellensburg, WA. 98926*  
*Phone:(509) 933-8262 / Fax:(509) 962-7052*  
[joe.gilbert@co.kittitas.wa.us](mailto:joe.gilbert@co.kittitas.wa.us)

### **Public Health: Always Working for a Safer and Healthier Kittitas County**

CONFIDENTIALITY NOTICE: This e-mail message and any attachments are for the sole use of the intended recipient(s) and may contain proprietary, confidential or privileged information. Any unauthorized review, use, disclosure or distribution is prohibited and may be a violation of law. If you are not the intended recipient or a person responsible for delivering this message to an intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

August 18, 2008



Your address is in the **Upper Yakima** watershed

Kari Braniff  
Kittitas County Community Development  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Dear Ms. Braniff:

Thank you for the opportunity to comment on the notice of application for the construction of an accessory dwelling unit, proposed by Debbie and David Young [AU-08-00016]. We have reviewed the application and have the following comment.

**Water Resources**

Information for the applicant:

If you plan to use water for dust suppression at your site, be sure that you have a legal right. A water right permit is required for *all* surface water diversions and for any water from a well that will exceed 5,000 gallons per day. (Chapter 90.03 RCW Surface Water Code and Chapter 90.44 RCW Regulation of Public Ground Waters) If in doubt, check with the Department of Ecology, Water Resources Program. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

Sincerely,

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012





To Protect and Promote the Health and the Environment of the People of Kittitas County

August 20, 2008

Kari Braniff, Staff Planner  
Kittitas County Community Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, WA. 98926

RE: Young, Administrative Use Permit

Dear Ms. Braniff,

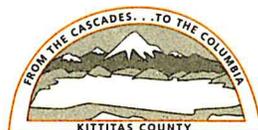
I have reviewed the above mentioned application and have no comments at this time.

Sincerely,

A handwritten signature in black ink that reads "Holly Duncan".

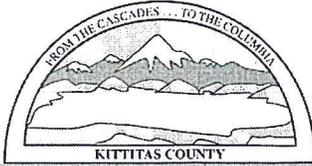
Holly Duncan  
Environmental Health Specialist

Kittitas County  
Public Health Department  
507 N. Nanum Street, Suite 102  
Ellensburg, WA 98926  
T: 509.962.7515  
F: 509.962.7581



[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

Environmental  
Health Services  
411 North Ruby Street, Suite 3  
Ellensburg, WA 98926  
T: 509.962.7698  
F: 509.962.7052



## 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"

### NOTICE OF APPLICATION

**To:** Interested Departments & Agencies with Jurisdiction  
Adjacent property owners  
Applicant

**From:** Kari Braniff, Staff Planner

**Date:** August 6, 2008

**Subject:** **Young, Administrative Use Permit**

---

Please find the enclosed Notice of Application and related documents for the referenced project. Debbie and David Young, landowners, submitted a complete application on July 14, 2008 for an Administrative Use Permit to construct an accessory dwelling unit in the Agriculture-20 zone. The subject property is located east of the City of Kittitas, east of Sunrise Drive, West of Cindy Road, adjacent to Sunset Road, on 17880 Vantage Highway, Ellensburg, WA 98926, and located in a portion of Section 02, T17N, R20E, WM, in Kittitas County. Assessor's Map number 17-20-02054-0001.

The submitted application and related filed documents may be examined by the public at the Community Development Services office at 411 N Ruby Street, Suite 2, Ellensburg, WA 98926 as well as on the CDS website at [www.co.kittitas.wa.us/cds/current/](http://www.co.kittitas.wa.us/cds/current/).

Comments on the overall application may be submitted to the Kittitas County Community Development Services Office, 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, on or before **August 21, 2008 at 5:00 pm.** Staff Planner: Kari Braniff

If you have any questions, please contact Community Development Services at (509) 962-7506.

---

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

## Notice of Application Young ADU (AU-08-16)

NOTICE IS HEREBY given that Debbie and David Young, landowners, submitted a complete application on July 14, 2008 for an Administrative Use Permit to construct an accessory dwelling unit in the Agriculture-20 zone. The subject property is located east of the City of Kittitas, east of Sunrise Drive, West of Cindy Road, adjacent to Sunset Road, on 17880 Vantage Highway, Ellensburg, WA 98926, and located in a portion of Section 02, T17N, R20E, WM, in Kittitas County. Assessor's Map number 17-20-02054-0001.

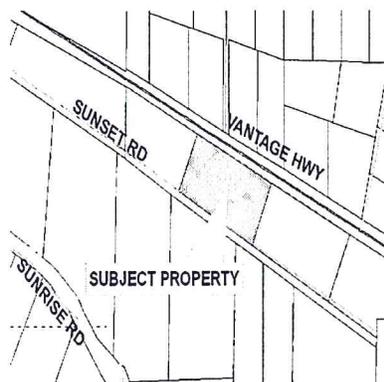
Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services office between 8:00 am and 5:00 pm at 411 N. Ruby Street, Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>.

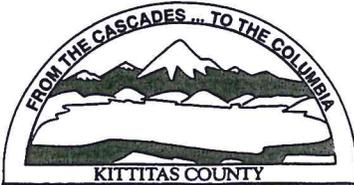
Comments on the overall application may be submitted to the Kittitas County Community Development Services Office, 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, on or before **August 21, 2008 at 5:00 pm**.

Per Kittitas County Code 17.60B, the director of Community Development Services is authorized to approve an administrative use permit. This approval may include any or all of the conditions stated in Chapter 17.60B, and any additional conditions deemed necessary to satisfy the purposes of Chapter 17.60B and the criteria found in Section 17.60B.050. Any additional requirements obtained from other sections of the Kittitas County Code above those specified in this title, or modification of the proposal to comply with specified requirements or local conditions is also authorized. At the discretion of the administrator or by request of interested parties, the request for an administrative use permit can be heard by the Board of Adjustment.

Dated: August 4, 2008

Publish: August 6, 2008, Daily Record





# Kittitas County Community Development Services

Darryl Piercy, Director

## NOTIFICATION CHECKLIST FOR PLANNING ISSUES (to be filled out and kept in the files at all times)

PROPOSAL NAME:

YOUNG ADU (AU-08-00016) NOA & Application

JW  
4.5.2013

NOTIFICATION MAIL DATE:

August 6<sup>th</sup>, 2008

**Mailer:** In addition to attaching the items for mailing, please attach a copy of the names and addresses of those to whom mailed and the public hearing notice sent to the newspapers.

State of Washington  
County of Kittitas

I certify that the acts of notification of SEPA and other actions described in this document have occurred or have been performed.

Kae Brunell  
Signature

Subscribed and sworn to before me this 6 day of August, 20 08

Amanda J. Weber  
Notary Public

Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires January 9, 20 10

GAPP, ROBERT D ETUX  
6250 VANTAGE HWY  
ELLENSBURG WA 98926-

LAMOUREUX, EUGENE  
319 GANGI RD  
WAPATO WA 98951-

VELDHUIS, SCHALAN  
1581 RIVER CANYON TERRACE  
ELLENSBURG WA 98926

FORMAN, MICHAEL ETUX  
2451 NUMBER 81 RD  
ELLENSBURG WA 98926-

SLATER, RONALD A & EDNA V  
1531 MASTERSON RD  
CLE ELUM WA 98922

SPENS, DON  
PO BOX 858  
KITTTITAS WA 98934

NEWMAN, KURT L ETUX  
108 E 9TH  
ELLENSBURG WA 98926-

Kittitas Valley Fire & Rescue  
2020 Vantage Highway  
Ellensburg, WA 98926

Kittitas School District 403  
Administration Office  
N Pierce St  
Kittitas, WA. 98934

City of Kittitas

Kittitas County Environmental Health

Kittitas County Code Enforcement

PO Box 719

Kittitas, WA 98934

Kittitas County Sheriffs Dept.

Kittitas County Solid Waste Programs

Kittitas County Public Works

Washington Dept. of Ecology  
Derek Sandison, Regional Director  
15 W. Yakima Ave. Ste. 200  
Yakima, WA. 98902-3401

Debbie & David Young  
PO BOX 915  
Ellensburg, WA. 98926

# AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: **Diane Ewing** being first duly sworn on oath, deposes and says: That she is the **Office Manager** of the Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

## NOTICE OF APPLICATION Young ADU (AU-08-16)

As is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

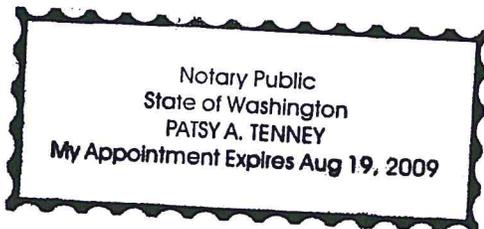
AUGUST 6, 2008

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$99.38 rate of \$5.30 per column inch for each insertion.

Diane Ewing  
Subscribed to me this 6 day of August, 2008.

Patsy A Tenney  
-----  
**PATSY A TENNEY**

Notary Public in and for  
The State of Washington  
Residing at Ellensburg,  
Washington (SEAL)



RECEIVED

AUG 11 2008

KITTITAS COUNTY  
CDS

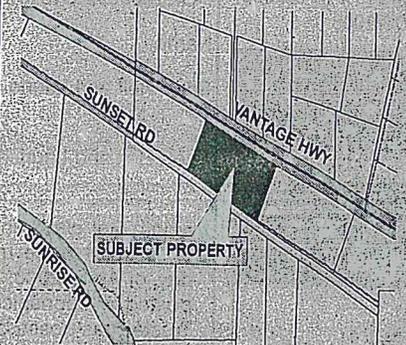
**Notice of Application  
Young ADU (AU-08-16)**

NOTICE IS HEREBY given that Debbie and David Young, landowners, submitted a complete application on July 14, 2008 for an Administrative Use Permit to construct an accessory dwelling unit in the Agriculture-20 zone. The subject property is located east of the City of Kittitas, east of Sunrise Drive, West of Cindy Road adjacent to Sunset Road, on 17880 Vantage Highway, Ellensburg, WA 98926, and located in a portion of Section 02, T17N R20E, WM, in Kittitas County. Assessor's Map number 17-20-02054-0001.

Any person desiring to express their views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the Community Development Services office between 8:00 am and 5:00 pm at 411 N. Ruby Street, Suite 2, Ellensburg, WA 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/>.

Comments on the overall application may be submitted to the Kittitas County Community Development Services Office, 411 N Ruby Street, Suite 2, Ellensburg, WA 98926, on or before August 21, 2008 at 5:00 pm.

Per Kittitas County Code 17.60B, the director of Community Development Services is authorized to approve an administrative use permit. This approval may include any or all of the conditions stated in Chapter 17.60B, and any additional conditions deemed necessary to satisfy the purposes of Chapter 17.60B and the criteria found in Section 17.60B.050. Any additional requirements obtained from other sections of the Kittitas County Code above those specified in this title, or modification of the proposal to comply with specified requirements or local conditions is also authorized. At the discretion of the administrator or by request of interested parties, the request for an administrative use permit can be heard by the Board of Adjustment.



Dated: August 4, 2008  
Publish: August 6, 2008, Daily Record

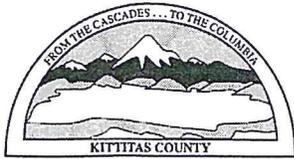
INVOICE				03523585 FOR CLASSIFIED ADVERTISING		MAKE CHECKS PAYABLE TO →	
CLASS	AD TYPE	INS.	AMOUNT				
999	1a	1	\$99.38				
AGATES LINES WORDS INCHES							
13	75	31	9.3				
EDITIONS				AD TAKER			
01				KA			
Cust # 20104728 PHONE							
(509) 962-7506							
SORTLINE							
Notice of Application Young							
START DATE				STOP DATE			
08/06/08				08/06/08			

10

**DAILY RECORD**  
401 N. Main St. • Ellensburg, WA 98926 • (509) 925-1414

20104728 - 03523585  
Kittitas County Community  
Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

**INVOICES ARE DUE IN 10 DAYS**



# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
CDS@CO.KITITITAS.WA.US  
Office (509) 962-7506  
Fax (509) 962-7682

## ADMINISTRATIVE USE PERMIT APPLICATION

40-08-00016

*(Proposing an Accessory Dwelling Unit outside of a designated Urban Growth Area or Urban Growth Node)  
(Kittitas County Code 17.60B)*

KITITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- 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.

### APPLICATION FEE:

\$1,000.00 payable to Kittitas County Community Development Services (KCCDS)  
\*\*\*Accessory Dwelling Units and Special Care Dwellings are exempt from SEPA\*\*\*

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

DATE:

7-14-08

RECEIPT #

2183

**RECEIVED**  
JUL 14 2008  
KITITITAS COUNTY  
CDS

DATE STAMP  
HERE

NOTES:

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Debbie + David Young  
Mailing Address: P.O. Box 915  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 509-899-1615  
Email Address: mail@debbieyoungart.com

2. **Name, mailing address and day phone of authorized agent, if different from land owner 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. **Street address of property:**

Address: 17880 Vantage Highway  
City/State/ZIP: Ellensburg WA 98926

4. **Legal description of property:**

Acres 9.62; weeks. SP 06-74 Lot 13 Sec 25 TWP 17: R4E20

5. **Tax parcel number:** 1720 02054 0001

6. **Property size:** 9.62 Acres (acres)

7. **Zoning of property:** A4-20

8. **Narrative project description:** Please include 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 (be specific, attach additional sheets as necessary):

Build Assesory Dwelling Unit (ADU) northwest of  
existing home and shop. ADU is a minimum of  
100' away from any other structure, well, septic.  
Water from shared well, using existing 6 Bedroom  
Septic.  
ADU to be a 897 square foot or 1377 square foot  
Building depending on septic size.

9. Provision of the zoning code applicable: 17.08.022, 17.29.130

10. Describe the development existing on the subject property and associated permits. List permit numbers if know. (i.e. building permits, access permits, subdivisions)

3 Bedroom Home - # 2007-9473  
Shop - carpent - # 2006-9812

11. Name the road(s) or ingress/egress easements that provide legal access to the site.

Vantage Highway - primary  
Sunset Road - secondary

12. An Administrative Use Permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):

A. There is only one ADU on the lot.

Check One:      yes                       no

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

Check one:      yes                       no

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

Check one:      yes                       no

D. The ADU is designed to maintain the appearance of the primary residence. *Explain.*

ADU to be built by same builder using the same  
siding + colors to blend with existing  
home + shop.

E. The ADU meets all the setback requirements for the zone in which the use is located. *Explain.*

Yes, ADU is a minimum of 100' from  
any Building, the well, the septic  
and BOUNDARY.

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

ADU will share well and septic with existing home.

G. The ADU has or will provide additional off-street parking. *Explain.*

N/A

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

Check one:    yes                     no

I. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, safety, or general welfare of the surrounding neighborhood. *Explain.*

yes

J. The proposed use will not adversely affect the established character of the surrounding vicinity and planned uses. *Explain.*

yes, ADU will blend with surrounding landscape and structures.

K. The proposed use will not 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. *Explain.*

yes

L. The granting of the proposed administrative use permit is consistent and compatible with the intent of goals, objectives and policies of the Kittitas County Comprehensive Plan, and any implementing regulation. *Explain.*

Eldercare, affordable housing, Family members,  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

13. 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 mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:  
**(REQUIRED if indicated on application)**

Date:

X \_\_\_\_\_

\_\_\_\_\_

Print Name \_\_\_\_\_

Signature of Land Owner of Record  
**(REQUIRED for application submittal):**

Date:

X  \_\_\_\_\_

7/14/08

Print Name Debbie Young

David + Debbie  
Young,

17-20-020000-0008

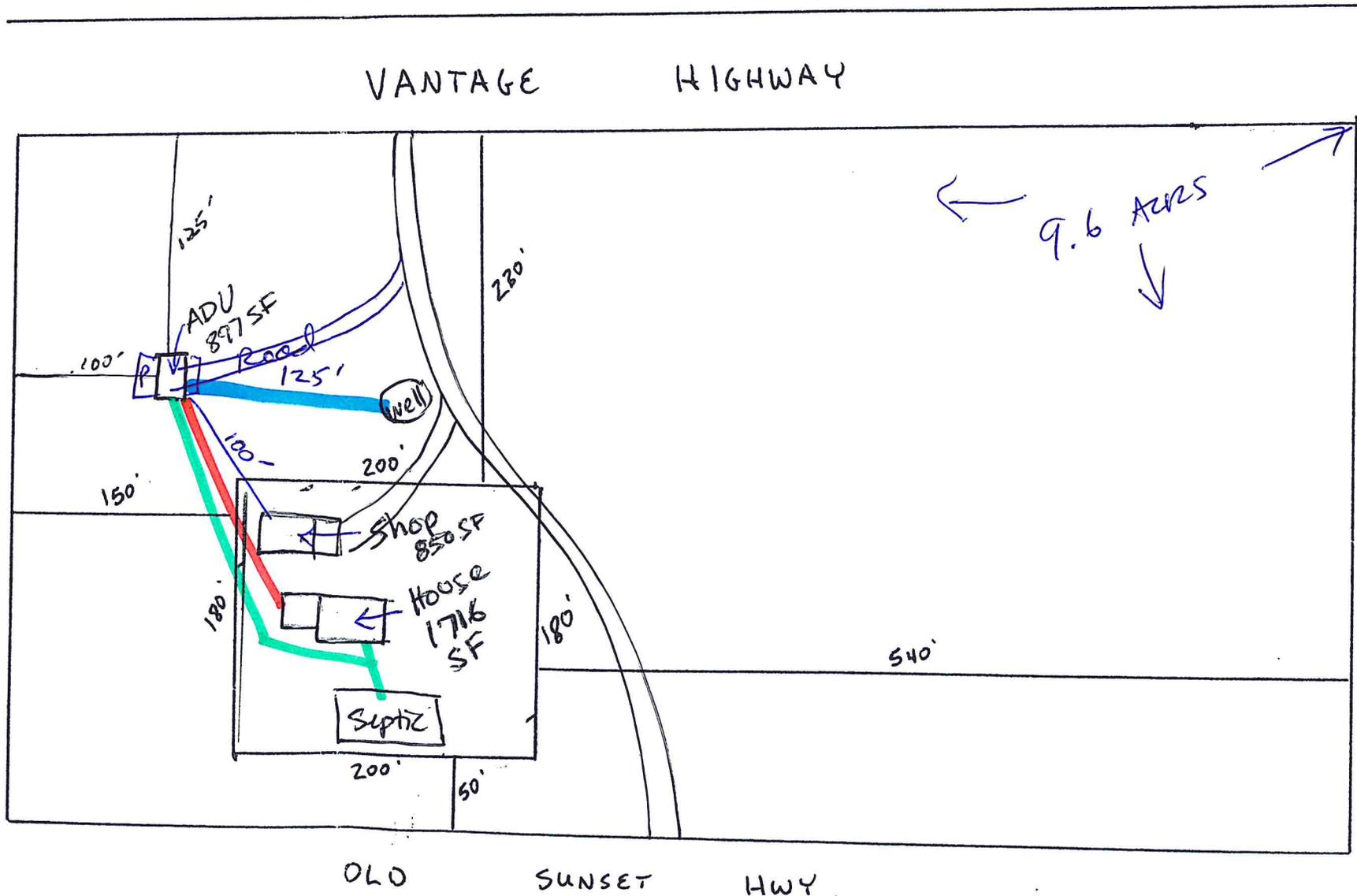
PARCEL #

1" = 100'

SCALE

17880 Vantage Highway  
Ellensburg WA 98926

- Septic line
- Power line
- Water line



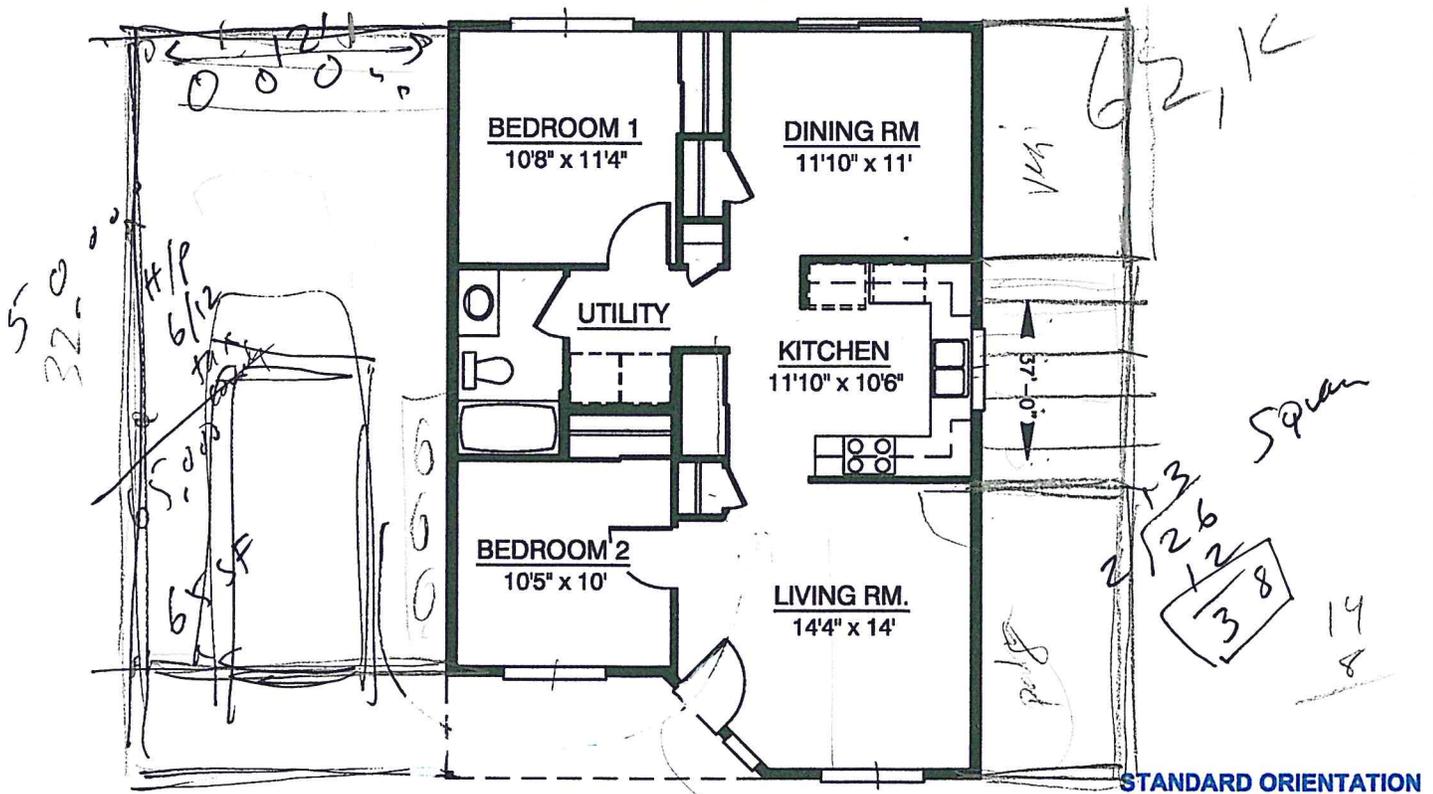


# 897 sq ft ADU

- ACCESSORY DWELLING UNIT
- 2 BEDROOMS / ONE BATH
- CAN FIT ON LOT WITH AN EXISTING HOME
- RETIREMENT LIVING CLOSE TO FAMILY
- GREAT FOR AN INVESTMENT PROPERTY



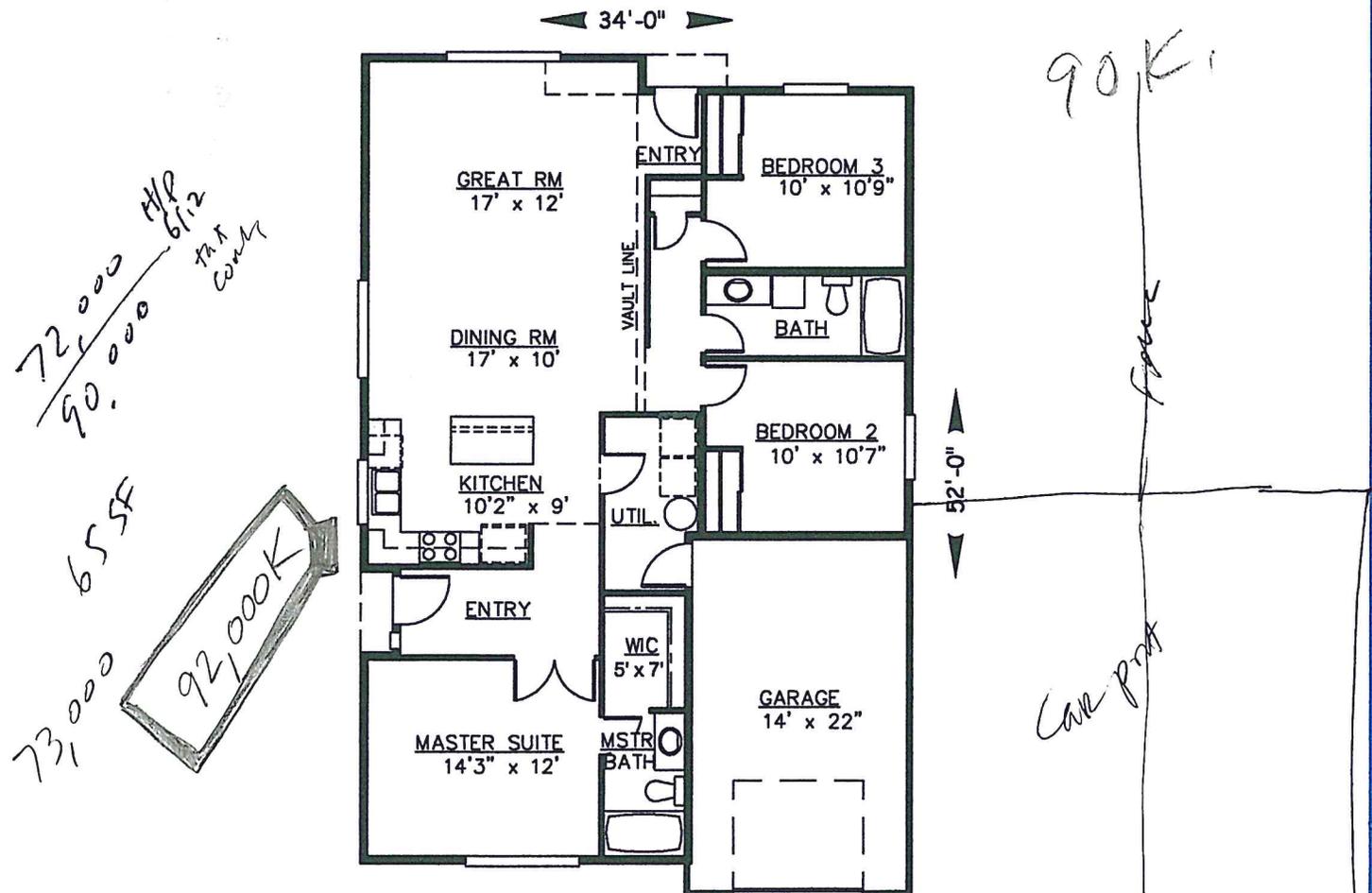
← 26'-0" →



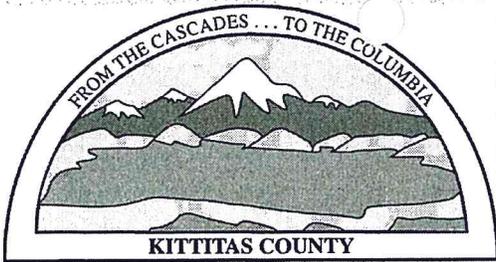


# 1377 sq ft Home

- 3 BEDROOMS
- 2 BATHS
- VERSATILE STREET APPEAL
- OPEN VAULTED CEILINGS
- FITS SMALL NARROW LOTS



REVERSE ORIENTATION



KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT  
Environmental Health Division  
411 N. Ruby Street Suite 3  
Ellensburg, WA 98926 (509) 962-7698

Permit # 2007-10565

## ON SITE SEWAGE INSTALLATION PERMIT

Parcel # 17-20-02054-0001

Type of Permit:  New  Repair  Renewal  Privy Type of System:  Gravity  Pressure  Alternative

Description REDESIGN

First Name DAVID & DEBBIE Last Name YOUNG

Subdivision WEEKES SP Division Block Lot 1

Site Address VANTAGE HWY Parcel Size 9.62

No of Bedrooms 4 Other

Square Feet of Drainfield 894.28 Septic Tank Capacity 1500 Pump Chamber Capacit 1500 Application Rate

State Licensed Designer/PE RON DALLE

Installation Contractor

Issued By JOE GILBERT

Date Issued 11/1/2007

*This permit expires one year from the date of issuance. The above specifications are minimum. Changes in specifications shall be approved prior to installation. Seventy-two hours (3 business days) advance notice is required for inspections.*

Inspected By

Date Approved

Comments

To Protect and Promote the Health and the Environment of the People of Kittitas County

**PUBLIC HEALTH**  
ALWAYS WORKING FOR A SAFER AND  
HEALTHIER KITTITAS COUNTY

17-20-02054-0001

6 Increase Joe

**Preliminary Submittal Requirements:**

Review Date:

Tax Parcel: 17-20-02054-0061

Date Received: 7/17/08

File Number: BAN-08-000110

Date Project Completed

Planner KARI

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Parcel History (required for CA & Ag 20) Date Requested: \_\_\_\_\_ Date Completed: \_\_\_\_\_

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

- Located within Fire District # 2
- Located within Irrigation District: NONE  Letter sent to Irrigation District Date: \_\_\_\_\_
- School District: KANTAS SD
- UGA
- UGN NO
- Rezone NO
- Adjacent Subdivisions part of Weeks SP-06-74 (lot 1, 2) Adjacent to Sunset Farms

Critical Areas Check

Date 7/24/08 Planner Signature: Kari

Zoning: AG-20

Lot Size: 9.62

Required Setbacks: F S R

- Y N
- Does SEPA Apply to proposed use?(More than 8 lots or if required by a rezone)
  - Variance Required?
  - Conditional Use Permit Required?
  - Within Shoreline? Shoreline Environment?
  - Frequently Flooded Area? Panel#: 530095 0 Zone: \_\_\_\_\_
  - Fish & Wildlife Conservation Area? Type of Habitat: \_\_\_\_\_ Water Type: \_\_\_\_\_
  - Wetland? Buffer requirement: \_\_\_\_\_

Geologic Hazard Areas:

- Seismic
- Landslide
- Erosion
- Mine
- Steep Slope
- Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)
  - Hazardous Materials containment required if checked
- Airport Zone? Zone: \_\_\_\_\_
- Forest Service Roads? Road: \_\_\_\_\_
- BPA Easement Located on Property? Letter Sent to BPA  Date: \_\_\_\_\_
- Additional Approvals Required? Type \_\_\_\_\_

CRITICAL AREA NOTES:

- Existing structures

Preliminary Plat Drawing Requirements:

*General Information (KCC 16.12.020)*

- Submitted on 18"x24" sheet
- Names of proposed subdivision, all sheets
- Location of subdivision by section, township, range, county, and state, all sheets
- Legal Description of Land contained within subdivision
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater) , sheet one
- North Arrow, sheet one
- Date, sheet one
- Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat.
- Proposed platted boundary lines, lot and road dimensions, and gross acreage, sheet one.
- A statement regarding the contemplated sewage disposal, potable water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- All access easements.
- All irrigation ditch easements or historical ditch locations. (Ord. 2005-31, 2005)
- Approval Blocks: To include County Engineer's (or Director of Public Works), CDS Director, Health Department, Auditor (including any recording information regarding restrictions, covenants, maintenance agreements, etc.), Treasurer's, *Assessor's only applies to Long Plats.*

*Existing Conditions (KCC 16.12.030)*

- Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.
- Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
- Location of all existing ditches apparent or of record, marshes, areas subject to flooding, and the direction of flow of all water courses, as required by KCC 17A.05.015.
- Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
- Any additional information deemed necessary by Kittitas County.
- The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

**Other**

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to ALL permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:  
*This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.*
- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.
- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.
- For Short Plats and Plats containing BPA easements, start requiring this plat note:**  
Plat note: "Bonneville Power Administration (BPA) imposes certain conditions on the use of properties encumbered by high voltage transmission line right-of-ways. There can be no structures built on BPA right-of-ways. Proposed uses of the right-of-way must be reviewed, approved and permitted by BPA prior to installation. BPA Real Estate Field Services can be contacted at 1-800-836-6619."

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

**NOTES:**

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- The Final plat shall be drawn on polyester film in a neat and legible manner.
- Drawn on 18" x 24" sized paper.
- The Perimeter of the subdivision shall be depicted with heavier lines than appear elsewhere on the plat.
- A Marginal line shall be drawn completely around each sheet, leaving an entirely blank margin on one inches on the sides.
- The scale shall be 1" = 200', or greater, unless otherwise approved by the director.
- All lettering shall be printed with permanent ink.
- Each sheet of the final plat shall contain the subdivisions name at the top of the sheet in large letters followed underneath with the section, township, range, county and state. The space for recording the receiving number is in the upper right hand corner, sheet numbers at the bottom of the sheets.
- It shall show all courses and distances necessary to re-stake any portion of said plat.
- Required monuments shall be shown together with a legend of monuments on the face of each plat sheet. (Ord. 2005-31, 2005)

Name	parcel	Address
1. Don Spens - parcel P.O. Box 858 Kittitas WA 98932	11785 - 11786	21500 Sunset Road
2. Kurt Newman 18200 Vantage Hwy Elleensburg WA 98926	952673	Vantage Hwy
3. Ron + Edna Slater 1531 Masterson Rd Cle Elum WA	OWN 47337 48337 20814 20815 54337	Vantage Hwy lots # 3, 4, 5, 6, 7
8. Eugene Lamourex 319 Gangi Rd Wapato WA 98951	168136	17780 Vantage Hwy
9. Mike Foreman 2451 Nummer 81 Road Elleensburg WA 98926	432936	Sunset Road
10. Schalan Veldhuis 1518 River Canyon Terrace Elleensburg WA 98926	332936	Sunset Road



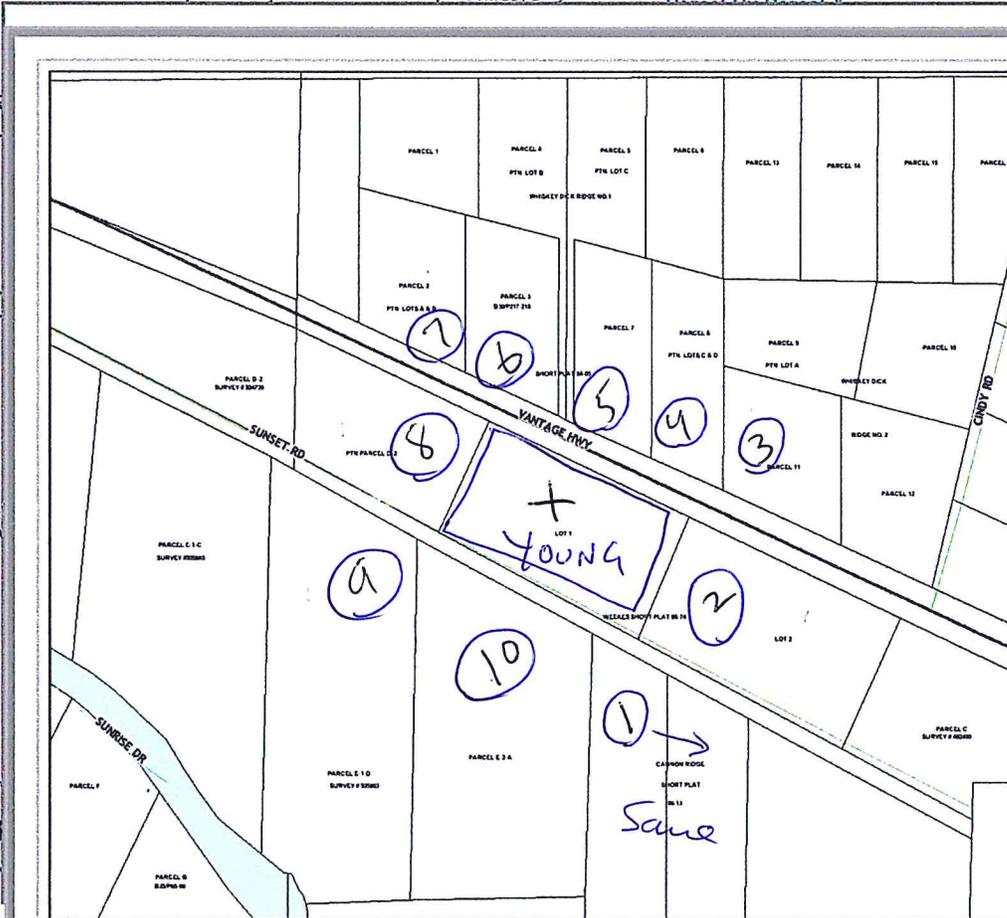
# COMPAS Kittitas County

Default Aerial Photos (2001) Aerial Photos (2005) Critical Areas Major Districts **Mapping** Search

Parcel By Map #

PTN. LOT B

Close



COMPAS Mapping System

### Legend

- anno.MapID
- anno.Hydrology
- anno.PlatInfo
- All Roads
  - Cle Elum
  - Ellensburg
  - Kettle
  - Country
  - Private
  - Roslyn
  - S Cle Elum
  - State Parks
  - TDD
  - Forest Service
  - WSDOT
- Rights of Way
  - Road
  - Canal
  - Other
  - Parcels
  - Buffer Parcels

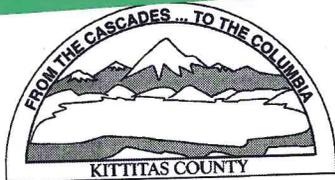


The current cursor mode is set to 'Zoom In'. Clicking on the map clicked. Dragging on the map will create a 'Zoom Window' which map.

Site Information

10 landowners w/in 500'





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

**RECEIPT NO.:** 00002183

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7523

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7698

**Account name:** 001827

**Date:** 7/14/2008

**Applicant:** YOUNG, DEBBIE ETVIR

**Type:** check # 05109863

**Permit Number**

AU-08-00016

**Fee Description**

ADMINISTRATIVE USE FEE

**Amount**

1,000.00

Total:

1,000.00