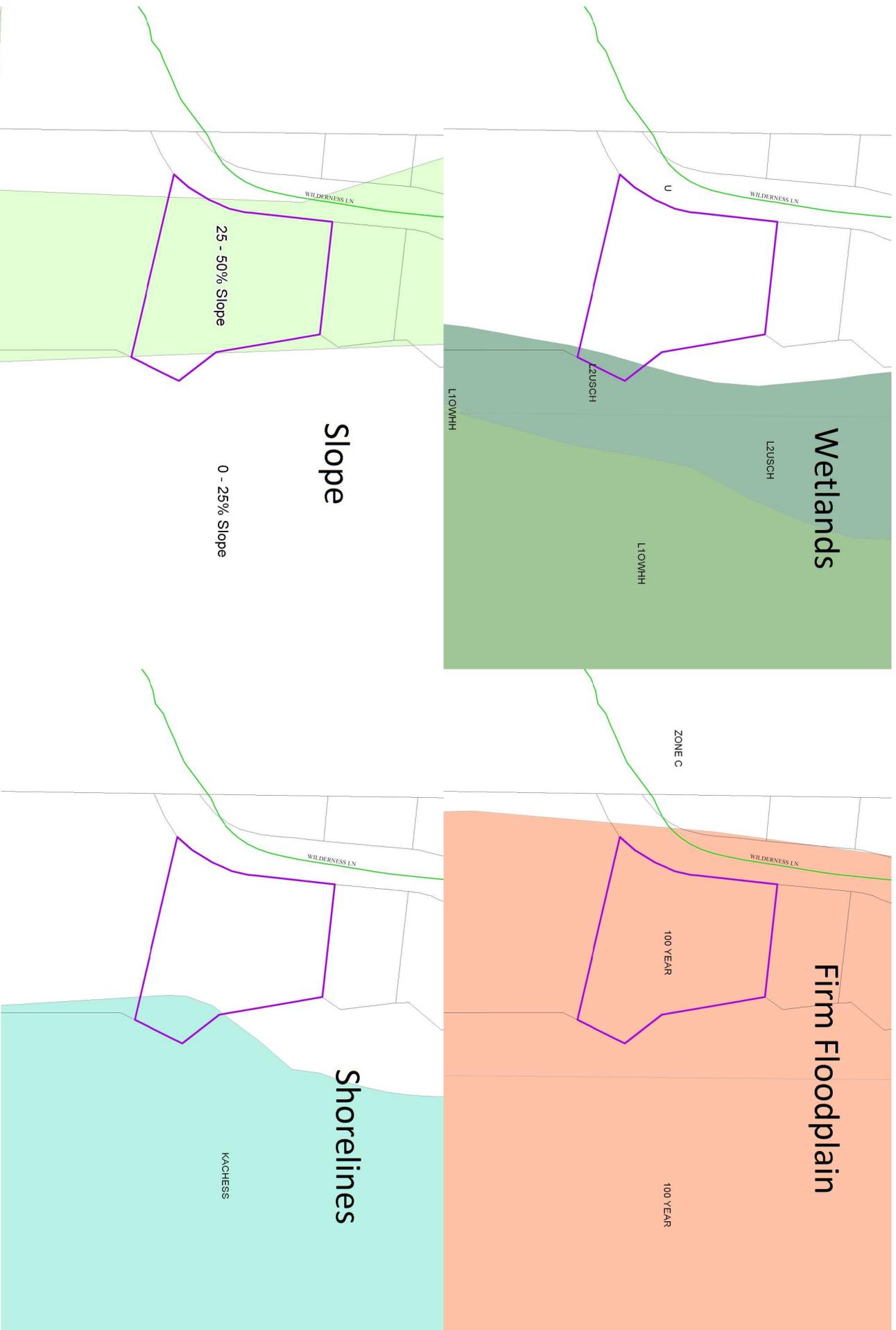
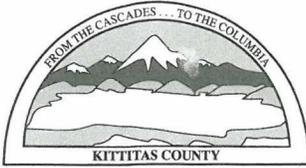


# Critical Areas AU-09-00001 Knowles





# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

*ACU-09-00001*

## ADMINISTRATIVE USE PERMIT APPLICATION

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

KITTTITAS 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. SEE ATTACHMENT C-1 & C-2
- 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. SEE ATTACHMENT D-1 & D-2

### 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)

*T. Swanberg*

DATE:

*3-9-09*

RECEIPT #

*4241*

**RECEIVED**

**MAR 09 2009**  
**DATE STAMP**  
**HERE**

NOTES:

\_\_\_\_\_

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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

Name: RON W. Knowles  
Mailing Address: 18633 17<sup>th</sup> AVE N.W  
City/State/ZIP: Shoreline, WA 98177-3316  
Day Time Phone: cell (206) 465-3579  
Email Address: RONKnowles@SAFINC.NET

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: SAME  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. Street address of property:

Address: 80 Wilderness Lane  
City/State/ZIP: Easton, WA 98925

4. Legal description of property:

see A attached

5. Tax parcel number: see A attached

6. Property size: 1.9 acre (acres)

7. Zoning of property: Single Family

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):

see E-1 / E-2 attached

9. Provision of the zoning code applicable: Kittitas County Code 17.60B

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

Single family residence and detached garage/office  
currently under construction (interior work only)  
main house permit # K05-06009 Garage/office permit # K05-0600

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

Wilderness Lane

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  NO OTHERS HAVE BEEN Applied for

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

Check one: yes  no  This home, in the short term, will be a weekend retreat - later a primary residence

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

Check one: yes  no  The ADU is fully within the square footage of a permitted structure.

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

There is absolutely NO alteration to the exterior of the ADU structure.

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

The ADU is completely enclosed within a currently permitted structure.

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

The ADU is presently connected to permitted water, sewer and power.

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

The ADU will use one of two parking spaces contained within the permitted detached garage. The main house also has two garage spaces.

- 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  (it is not)

- 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.

The proposed use is desirable in that it will allow conservation of limited resources: in the short term contractors gasoline and in the long term the homeowner's propane heating fuel. The surrounding neighborhood will be unaware that the ADU exists. There is no outward indication of the ~~requested~~ requested dwelling unit.

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

Again, there is zero effect. The proposed ADU is entirely within a permitted structure. Vehicle parking also is within the same structure.

- 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.

Fully explained in I + J, above

This property is located on a little-traveled, dead-end side road, other properties in the vicinity will not be injured as the proposed structure will be at least 100 feet from existing or future residences.

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.*

The granting of the ADU will allow a more flexible use of the permitted single family residence.

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 None

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

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

**Date:**

X R W Knowler

3-06-09

Print Name RON W. KNOWLER

**NARRATIVE PROJECT DESCRIPTION**  
**Application for Accessory Dwelling Unit**

March 6, 2009

This application requests permission for a studio dwelling unit to be constructed on the lower level of a detached garage structure currently being built pursuant to Kittitas County Building permit # **K05-06008**.....the main house permit is # **K05-06009**. Both permits are valid at this time.

The lower floor of this detach garage was intended to be an office for myself but it has become evident that this space can be put to better use - in the short term at least - as a studio apartment (more details regarding this are below).

The lower floor area is heated (electric in-wall heaters), has overhead recessed lighting installed and operable, and has plumbing and electrical roughed in to support toilets and showers (including hot water heater). This entire detached garage structure (see photos F1 & F2) is tied into the property's septic system and which is operable at this time. Additionally, the entire garage structure is tied to the community water system.

The lower level is accessed via a stairway from the interior of the upper garage parking area. This upper garage area allows access to the stairway via a 'front door' and short hall way (see pictures F3 & F4 [both are exterior views] and F5 & F8 [both are interior views]). The lower level opens out to a large deck area (see picture F7) that is approximately 4-5 feet above grade on the south side of the deck (see picture F2).

The area of the lower area is approximately 1100 square feet.

The entire detached garage structure is complete and all items from the last inspection - that needed attention - have been corrected with the exception of the sheeting required over the wall insulation in the upper parking area. The lower level at this time is 'paint ready'.

The homeowners' association by-laws allow for the creation of a separate dwelling unit. I have included a copy of the verbiage from those by-laws at attachment # B1. Also see B2 for HOA contact information.

This request is being made as the result of two situations:

1. The general contractor that constructed the house and garage lives in Everett, WA. He will be returning in the Spring – when the snows melt - to continue working mainly on the unfinished aspects of this property. The daily drive from Everett to Kachess is more than can be expected of anyone. If the accessory dwelling unit is approved he would be able to remain on the property during the work week and save considerable time and expense.

2. My wife and I have watched our new home this past Winter and have seen that it is very propane-hungry. The house has two furnaces and we went through 750 gallons of propane in 3 months and this is with no occupancy. We now have 240-volt space heaters keeping the temperature at around 50 degrees and this is working fine. We can see, however, that going into the future we likely will want to come up for just one night and the accessory dwelling unit would suit our purposes just fine without staying in the big house and turning the thermostats up on the furnaces. Additionally, once the snow has started to fall our house is inaccessible except via snow shoes or snowmobile. The requested accessory dwelling unit is in the detached garage structure that is at the top of the hill and is accessible year round.

A small refrigerator and microwave in the dwelling unit - similar to a hotel room - would suit the contractor and ourselves just fine for these short stays.

F1



F2



F3



F4



F5



F6



F7



F8



Archim F

LETTER OF TRANSMITTAL  
ACCESSORY DWELLING PERMIT APPLICATION

To: Dan Valoff  
Kittitas County Community Development Services  
411 N. Ruby Street  
Suite 2  
Ellensburg, WA 98926

FROM: Ron Knowles  
18633 17<sup>th</sup> Avenue NW  
Shoreline, WA 98177-3316

Dan,

Please find attached the following:

One completed Administrative Use Permit Application with the following attachments including a SAF, Inc. check # 15408 in the amount of \$ 1,000.00:

- A.** Copy of 2008 Kittitas County real estate tax statement showing the legal description of the property involved and the Tax Parcel Number.
- B-1.** Copy of the Kachess Association CC&R's that pertain to accessory dwelling units.
- B-2.** A listing of the Board of Director of the HOA with mailing addresses.
- C-1.** A listing of the property owners and their mailing addresses that are within 500' of the subject property.
- C-2.** A color plat map showing the proximity – to the subject property - of the lots listed at C-1.
- D-1.** A site map of the subject property. Please note: This attachment was not available to me and is not included. The site map can be seen in the supporting paperwork to Kittitas County Building permit # K05-06009 (house) or # K05-06008 (detached garage).
- D-2.** A detail sheet pertaining to the detached garage and the requested interior changes (shown in red).
- E1 & E2.** A narrative describing the requested project.
- F1-F8.** Photos referenced in the E1/E2 narrative description.

Regards,



Ron Knowles  
Shoreline, WA  
e-mail = [ronknowles@safinc.net](mailto:ronknowles@safinc.net)  
cell = 206.465.3579  
home = 206.542.9660

SFF REVERSE SIDE

# 2008 REAL ESTATE TAX STATEMENT

KITTITAS COUNTY TREASURER, 5 W. 5TH, STE 102, ELLENSBURG, WA 98926

ACCOUNT NUMBER  
556835

# 2008

## KEEP THIS PORTION

Please do not staple your check & statement together.

KNOWLES, RON W ETUX  
18633 17TH AVE NW  
SEATTLE WA 98177-3316

*1st half 2008 = EPA CK # 16430*

CURRENT TAX DISTRIBUTION	
State Property Tax	2,038.64
Local School	1,128.85
County	858.03
City or Road	1,048.58
Other	
Fire Dist.	1,243.15
Hospital	349.94
Cemetery	
Fire Patrol	17.70
Weed	15.40
Soil Conservation	5.00
<b>TOTAL CURRENT TAX</b>	<b>6,705.28</b>

CURRENT TAX INFORMATION	
Land Value	300,000.00
Improvements	555,560.00
<b>TOTAL VALUE</b>	<b>855,560.00</b>
<b>TAXABLE VALUE</b>	<b>855,560.00</b>
Levy Code	47
Levy Rate	7.7927684
Voter Approved	1,516.43
Non-Voter Approved	5,150.75
General Tax	6,667.18
<b>Exemption (if any)</b>	
Special Assessment	38.10
<b>TOTAL CURRENT TAX</b>	<b>6,705.28</b>

### PROPERTY DESCRIPTION

AC: 0.9  
MAP#: 21-13-17051-0029  
ACRES .90, KACHESS #2 LOT 29 & PTN. TRACT A-2 (PARCEL 29A, SURV. B25/P124); SEC. 17, TWP. 21, RGE. 13

Situs: 00080 WILDERNESS LN EASTON

First half tax paid after April 30th requires interest plus penalty on full year amount due.  
If first half tax not paid by Nov. 1st, the full tax must be paid.  
Second half tax becomes delinquent after OCTOBER 31st.

TAX \$50.00 OR LESS MUST BE PAID IN FULL

DELINQUENT TAX INFORMATION		
YEAR	INT./PEN.	TAX

## REAL ESTATE TAX

# 2008

ACCOUNT NUMBER  
556835

DELINQUENT PAYMENTS RECEIVED WITHOUT INTEREST AND PENALTY WILL BE RETURNED  
FOR CURRENT TAX INFORMATION PLEASE CALL (509) 962-7535 OR VISIT OUR WEBSITE AT WWW.CO.KITTITAS.WA.US/TREASURER  
SEE BACK FOR CREDIT CARD PAYMENT INFORMATION

MAP#: 21-13-17051-0029

PLEASE MAKE ADDRESS CHANGES ON BACK

KNOWLES, RON W ETUX  
18633 17TH AVE NW  
SEATTLE WA 98177-3316

## AMY J. MILLS

MAKE REMITTANCES PAYABLE TO:  
KITTITAS COUNTY TREASURER  
205 W. 5th, SUITE 102  
ELLENSBURG, WA 98926

## SECOND PAYMENT

DETACH THIS PORTION AND MAIL WITH YOUR PAYMENT  
Your cancelled check is your receipt.

TAX TYPE	TAX YEAR	INTEREST / PENALTY THRU:	APRIL	SECOND HALF TAX
Current	2008			3,352.64

# DUE OCTOBER 31, 2008

A

## Table of Contents

Exhibit B To Property Report - Plat of Kachess and Kachess Plat II Amended and Revised Declaration of Covenants, Conditions, and Restrictions and Notice of Subjection of Assessment of Liens

Article I - Definitions

Article II - Membership

Article III - Voting Rights

Article IV - General Protective Covenants and Restrictions

Article V - Assessments and Liens

→ Article VI - Property Rights

Article VII - Annexation of Additional Properties

Article VIII - Reserve Property and Easement

Article IX - Architectural Control Committee

Article X - Utilities

Article XI - General Provisions

Exhibit A To Kachess Community Declaration of Covenants

The Legal Description of The Plat of Kachess

The Legal Description of Kachess Plat II

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→ **ARTICLE IV**

### **GENERAL PROTECTIVE COVENANTS AND RESTRICTIONS**

Section 1. Enjoyment of Property. The owners shall use their respective properties for their enjoyment so as not to offend or detract from any other owner's enjoyment of his respective property.

All lots, designated single family on Exhibit "B" shall be used exclusively for private single family residences consisting of single residential dwellings and such outbuildings (garage, patio structure) as are consistent with a permanent or recreational residence. A guest suite or like facility without a kitchen, usually attached to the main residence structure with a minimum connecting structure of a wall or fence not less than six feet high, or a covered walk, shall be deemed to be included as part of a single family residence.

Section 2. Derogation of Laws. No owner shall carry on any activity of any nature whatsoever on his property that is in derogation or violation of the laws or statutes of the State of Washington, Kittitas County, or other applicable governmental body.

**PROPERTY OWNERS WITHIN 500' OF OUR PROPERTY LINES**

<b>Property Owner</b>	<b>Lake Address (No mail)</b>	<b>Home Address and Phone (Mailing address)</b>
Davidson, Doug & Kelly	70 Wilderness Ln. 656-3021 Lot 4-1	82 Cascade Key Bellevue, WA 98006 425-643-0223 <a href="mailto:Kelly_davidson@msn.com">Kelly_davidson@msn.com</a>
Frank, Ralph & Susan Gundersen	Lot 2-33	9619 Bearfoot Trail Brooksville, FL 34613 352-232-5768 <a href="mailto:dag128ger@yahoo.com">dag128ger@yahoo.com</a>
Mundy, Richard R. & Lee	200 Wilderness Ln. 656-2421 Lot 2-32	PO Box 875 Ellensburg, WA 98926 509-925-2532 <a href="mailto:733lee@fairpoint.net">733lee@fairpoint.net</a>
Koch, Melvin V.	180 Wilderness Ln. 656-3321 Lot 2-31	3645 Ashworth Ave N Seattle, WA 98103 206-548-0373 <a href="mailto:mel@cpac.washington.edu">mel@cpac.washington.edu</a>
Radich, James A. & L. Michelle	Lot 2-30	24107 SE 16th Pl. Sammamish, WA 98075
Kent, Jerry & Jodi	171 Wilderness Ln. 656-0291 Lot 2-42	6014 E. Mercer Way Mercer Island, WA 98040 206-230-6651 <a href="mailto:jjkent@comcast.net">jjkent@comcast.net</a>
Pamparo, Dr. Cresenciano & Magdalena	Lot 2-44	11838 NE 138th St. Kirkland, WA 98034 425-821-6962 <a href="mailto:crpamparo@yahoo.com">crpamparo@yahoo.com</a>
Breitbach, Melanie	221 Wilderness Ln. Lot 2-41	4236 287th Ave SE Fall City, WA 98024 425-222-0709 <a href="mailto:melbreit@centurytel.net">melbreit@centurytel.net</a>
Danielson, Greg & Janet	131 Wilderness Ln. Lot 2-43	4530 224th Place NE. Redmond, WA 98053 425-868-3086 <a href="mailto:agregd@verizon.net">agregd@verizon.net</a>



## Kachess Board of Directors

Position	Email	Name	Address	Lake Address	Exp.	Term
President	<a href="mailto:President@kachess.com">President@kachess.com</a>	Tom Comody	4737 194th Ave SE Issaquah, WA 98027 425-644-1974	130 Mountain View Lane 509-656-3103	2009	3
Vice President	<a href="mailto:VP@kachess.com">VP@kachess.com</a>	Mike Annis	28828 237 Place SE Black Diamond, WA 98010 360-886-9368	120 Mountain View Lane 509-656-2213	2010	3
Community Liaison	<a href="mailto:CommLiaison@kachess.com">CommLiaison@kachess.com</a>					
Clubhouse	<a href="mailto:Clubhouse@kachess.com">Clubhouse@kachess.com</a>					
Snowplow	<a href="mailto:Snowplow@kachess.com">Snowplow@kachess.com</a>	Brad Weber	2911 18th St. SE Puyallup, WA 98074 253-845-3655	170 Alpine Lane	2010	3
Parking	<a href="mailto:Parking@kachess.com">Parking@kachess.com</a>					
Roads and Culverts	<a href="mailto:Roads@kachess.com">Roads@kachess.com</a>					
ACC Chair	<a href="mailto:ACC@kachess.com">ACC@kachess.com</a>	Evan Harding	1729 232nd Ave. NE Sammamish, WA 98074 425-836-5036	221 Mountain Home Lane 509-656-3077	2010	3
Water System	<a href="mailto:Water@kachess.com">Water@kachess.com</a>	Scott Walker	7318 Plant Drive NW Gig Harbor, WA 98335 253-224-6844	41 Winter Park Lane	2011	3
		Howard Ringoen	21713 NE 76th St. Redmond, WA 98053 425-836-8745	509-656-3073	2009	3
		Andy Dulin	7212 164th SW Edmonds, WA 98026 425-743-0973		2011	3
Secretary/Treasurer	<a href="mailto:Sec.Tres@kachess.com">Sec.Tres@kachess.com</a>	Marisa Angrisano	P.O. Box 3214 Bellevue, WA 98009 425-482-0936			



ORDINARY HIGH WATER & ELEVATION 2344  
PER SURVEY BY ROBERT L. BAILEY B/10/04

50'-0" SHORELINE SETBACK LINE PER BALEY B/10/04  
MAIN FLOOR ELEV. @ 2450  
UPPER FLOOR ELEV. @ 2461.3  
GARAGE ELEV. @ 2522

**PLOT PLAN** 1" = 10'-0"  
NOTED SURVEY BY CHRIS L. ASSOCIATES  
ELLENBERG, P.M. DATED 12/6/03  
LEGAL DESCRIPTION: PART OF THE  
NORTH 1/4 OF QUARTER SECTION 11  
TOWNSHIP 21 NORTH RANGE 19 EAST R.M.



<p>Don McVernon Architect 508 S. AVENUE A VANCOUVER, BC V6Z 2G6 360.553.4234</p>	
<p><b>KNOWLES RESIDENCE</b> LIVE WORKSHP</p>	
<p>NO. 1 LICENSE NO. 2025 12481 17" PLANS BY DONALD KNOWLES DATE 12/14/03</p>	<p>DATE: 4/8/2005</p>

