

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson
FROM: Christina Wollman, Planner II *W*
DATE: May 22, 2009
SUBJECT: Spezialy Accessory Dwelling Unit AU-09-00003

The Department of Public Works has reviewed the permit for the Spezialy Accessory Dwelling Unity and has the following comments:

- A. Access: Access to the proposed new residence shall be from the existing driveway at 170 Bare Road. 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.

Kittitas Co. Comm. Development
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

May 28, 2009

RECEIVED

MAY 23 2009

Kittitas County
CDS

To Whom It May Concern:

Re: Specialty Accessory Dwelling Unit
Application AU-09-0003
Building Permit 2006-7679
Access Permit 2005-769

I understand and believe in property rights. A person has the right to quiet and private use and enjoyment of their land and home, no matter how big or small. And we have rules and regulations to guide and manage building and growth in our community. Following these rules is important to our community's way of life.

My home and approximately 57 acres are adjacent to the applicant on Bare Road, a dead end dirt road in an agricultural area of hay land. I chose this land for its privacy and quiet.

When the applicant built his first structure about 3 years ago, he stated it was to be a "shop". It evolved into a residence, and questionably a "duplex", and the county "looked into it" when it was

brought to their attention. It seems the applicant had bent the rules, walked a fine line, and the issue was skirted and loosely declared questionable.

I received the county's notice on this new permit application and because the applicant had confided to someone that he intended to build a "school for autistic children" with "apartments for the parents to stay while they were there", I became concerned - especially when I saw the size of the foundation for the structure.

I became concerned if this was being built for a school of some sort because of future noise, traffic, safety, and my future "quiet enjoyment" of my property on this dead-end dirt road, as well as that of my other neighbors who may become impacted by this departure from our present quiet and private lifestyles here, as well as the future negative effect on property values for all of us.

Because of these concerns, I called the county and talked with Jeff Watson and asked a couple questions

① What is allowed under an accessory dwelling unit?

He replied "an additional residence smaller or no larger than the present residence".

MY CONCERNS: It is bigger - huge, just from the cement foundation. If the county is "loose" in its interpretation (and this size is beyond "loose") will the county be "loose" in following the intent of the permit?

② Would a school of any kind be allowed under this permit?

He replied "NO".

MY CONCERNS: Future questionable uses. I would request the county require a clear and precise affirmation from the applicant exactly what his intentions are for these structures - Now and for THE FUTURE.

From past experience it would seem prudent for the applicant's building project to be closely monitored by the county confirming the applicant

is "in good faith" building an accessory dwelling unit for himself under the intent of the permit. That would be a good thing.

To bend or disregard the rules of the permit, have the county "loosely" interpret the intent of the permit, ultimately have the applicant complete a hidden personal agenda for some kind of school and apartments or similar, and receive a slap on the hand or small fine, that would not be a good thing.

I do hope that Mr. Spezialy is only building himself a wonderful new home in a peaceful beautiful valley where he can enjoy its natural treasures and the values and lifestyles of its community.

Sincerely,

Gay Brennan
430 Bare Road
Ellensburg, WA 98924

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JUN 01 2009

Kittitas County
CDS

Kittitas Co. CDS
411 N. Ruby St., Suite 2
Ellensburg, WA. 98926

To whom it may concern:

RE: Spezialy Accessory Dwelling Unit
Application AU-09-0003

My home is directly below the Spezialy property, and we share the same driveway. Having spoke with Mr. Spezialy, he told me of his plans to build a school for autistic children. If this is allowed, he will over use the easment of ingress/egress, and they driveway will become a freeway. Mr. Spezialy has bent the co. rules on more than one occasion, having build a "shop/barn" then turned it into an "almost" tri-plex. He now wants to bent the rules again, and build a residence that can and will be used for a school. The basement design has 8 small storage rooms each with a window or slider to the outside. Why? Also, it has one full bath, a rec room, and a play room.

It is my understanding that the second dwelling should be smaller than the first. Well that is just not the case. Is the county going to let him bent the rules again?

If this is truly going to be his primary residence, and his only purpose is to live there and raise his family, then I look forward to the big beautiful house on the hill. But,if he is trying to do something other than that, I request the county refuse this application.

Truly,



Chris T. Bevan
172 Bare Rd.
Ellensburg, WA. 98926
509-968-3684

DECLARATION OF CHRIS BEVAN (name)

CONCERNING SPEZIALY ACCESSORY DWELLING UNIT

APPLICATION # AU-09-00003

COMES NOW Chris BEVAN (name) and pursuant to RCW 9A.72.085

states and declares the following under penalty of perjury at the place and day indicated below:

1. I am over 18 years old, and have personal knowledge of the facts set forth below, and I am competent to testify.

2. I am a ~~(e.g.~~ neighbor of the applicant Joe Spezialy and live at 172 Bare Road, Kittitas Washington).

3. I have lived in this area 2 years.

4. Joe Spezialy told me about Approx 1 yr ago (~~e.g. three weeks ago~~) (e.g. when I approached him to talk about things at his fence line which we share that he was planning to use the new building he has poured foundations for to be a school for children with Autism).

5. I understand this is different than the representation made to the county that this would only be a residential building.

6. I would be willing to testify in person in regards to the above statement if requested.

7. (whatever else).

I declare under penalty of perjury under the laws of the state of Washington, that the foregoing is true and correct.

DATED this 30 day of May _____, 2009 at Kittitas, Washington

Chris T. Bevan

Name, address and phone #

~~(e.g. John Ufkes, 361 Boston Road,
Ellensburg, WA 8926 (509) 925-3191(w))~~

172 BARE Rd
Ellensburg, WA 98926
509-968-3684

CONE GILREATH LAW OFFICES

Reply to:

ELLENSBURG office

200 EAST 3RD AVENUE
P.O. BOX 499
ELLENSBURG, WASHINGTON 98926
TEL (509) 925-3191
FAX (509) 925-7640

DARREL R. ELLIS
DOUGLAS W. NICHOLSON

JENNIFER M. ELLIS
JOHN H.F. UFKES

CLE ELUM office

105 EAST 1ST STREET
P.O. BOX 337
CLE ELUM, WASHINGTON 98922
TEL (509) 674-5501
FAX (509) 674-2435

June 3, 2009

Community Development Services
Attn: Jeff Watson
411 North Ruby Street, Suite 2
Ellensburg WA 98926

Re: Spezialy Accessory Dwelling Unit, AU-09-00003

Dear Mr. Watson:

Thank you for accepting comments in regards to the Accessory Dwelling Unit application filed by Joe Spezialy. I represent the neighbor immediately adjacent to this property, Chris Bevan. I have reviewed the Administrative Use Permit Application and its references to the property being utilized as a **primary residence** which are clearly inconsistent with (1) my review of the building plans that have been submitted, as well as (2) communications by the Applicant to parties not involved with the Administrative Use Application process.

With respect to the plan submitted with the Application, you will note that the entire bottom floor of the structure is not occupied, but that there are eight separate rooms which are listed as unfinished storage units. All these rooms have either a window or, alternatively, a sliding glass door. Also there is written in pen, from a source that is probably *not* the architect that has prepared these plans, the words "not habitable". The Administrative Use Permit Application states that 1,426 square feet will be a "non-heated storage" facility. Although I suppose all this could be explainable, it is more likely that the building will, in fact, be utilized as an autistic home for men, see below. The application should be declined unless the applicant and the architect explain (a) how these unfinished storage units are somehow "not habitable," and (b) who made these notations on the architectural renderings.

But more important is the fact that this 9,750 square foot building is intended to be utilized as something different than a **primary residence**. Joe and Sandy Spezialy have indicated to third parties that their actual plan for this property is a **group home**.

The true intent of the Applicant is clearly stated in black and white in the attachment to this letter, which is "ValeriesList Newsletter" dated April 11, 2009. On page 2 of this 11 page newsletter, there is a paragraph referencing the Sunridge Ranch where it reads in part "We are in the process of building a home for autistic men in Ellensburg, Washington... Joe and Sandy Spezialy." A review of the public records indicate that the only property owned by the Spezialys in Kittitas County is the property upon which they have made this application for the **Accessory Dwelling Unit**.

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KITITAS COUNTY
DEPT. OF PUBLICWORKS

Letter to Mr. Jeff Wat

June 3, 2009

Page 2

A **group home** is defined in the Kittitas County Code (KCC) in section 17.80.265 as being the following:

“Group home” means a home for at least seven and not more than 15 persons, plus house parents, providing residential facilities in a homelike environment directed to allow a degree of community participation and human dignity not provided in an institutional atmosphere.”

A **group home** is neither a permitted use nor a conditional use, for the agricultural-20 zone that the property is currently zoned.

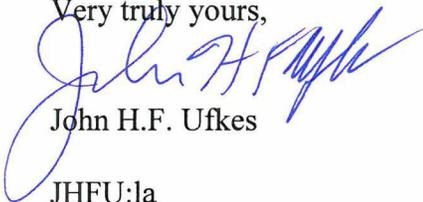
It is a conditional use in the rural residential zone, KCC Section 17.20.110(number 11), the forest and range zone KCC Section 17.56.030 (number 39), as well as in the commercial forest zone, KCC Section 17.57.030 (number 10).

What should happen at this point is that the Spezialys need to either withdraw this application or it should be denied on the basis of the presentation of misinformation and inadequately explained building plans. They would then have the option to file a comprehensive plan amendment rezone application, followed by a conditional use permit in the event the rezone was approved.

No one is telling the Spezialys that there is no procedure for an open discussion of the merits of their actual long term plan. But again, given the fact that the Spezialys have made it public that they are, in fact, building a home for autistic men, a **group home** under Kittitas County Code, I believe that the Application for a **primary residence, or accessory dwelling**, should be dismissed on the basis that the representations contained in their Application are misleading and are clearly not the facts behind their request, and because the building plans submitted need at least to be more specifically explained.

Thank you again for your time in this matter.

Very truly yours,



John H.F. Ufkes

JHFU:la

cc: Client



ValeriesList Newsletter

Autism/Asperger's Info-Letter

April 11, 2009

In This Issue

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Fundraiser for St. Madeleine
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Music Education Can Help Children
Improve Reading Skills

WALKA for TACA

Heart of Sailing Sail-a-thon, April 25
and 26

Empowering Through Information and the Fostering of Connections

I never endorse anyone or anything. Opinions expressed in what I send out, may not be shared by me. Everything is for informational purposes only.

People who "advertise" through this newsletter have never been checked out by me. This includes professionals and even people who are interested in babysitting, etc.

Please take the time to thoroughly check out anyone and everyone that will be working with or caring for your child. We are all sadly aware, through news stories and word of mouth, of people who pray upon special needs children because of their extra vulnerability.

Thank you,
Valerie Dodd-Saraf
www.ValeriesList.com

• My Son, Autism and Hope



Learning to communicate

**Aut-erobics Movement & Music
Sensory Integration to "Wake up
the Brain"**

**Autism Speaks Teams Up with
NBC's HEROES for Star-Studded
Fundraiser**

**"Harmonizing With Humanity" to
Benefit ASA-LA**

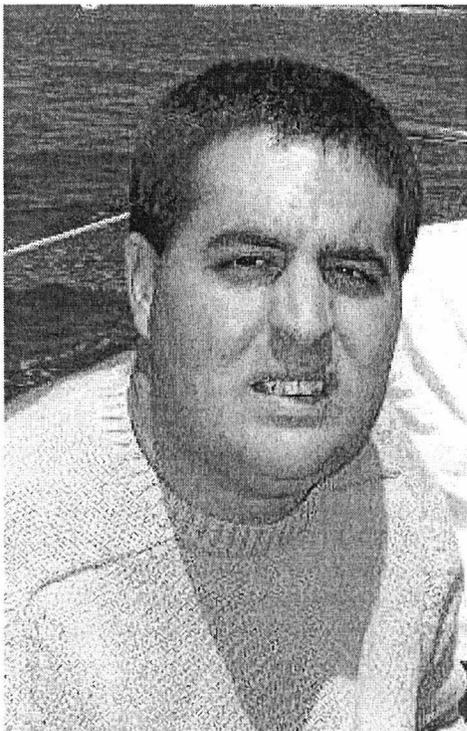
**SPANISH SUPPORT
GROUP/GRUPO DE APOYO EN
ESPANOL**

**Autism One 2009 - Change Has
Come**

SPECIAL NEEDS TRUST SEMINAR

**FREE Workshop: "Foundations for
a Successful IEP for Students with
Autism Spectrum Disorders"**

The Reason For It All



This is my son, Tony Saraf. Tony was diagnosed at age 2 with Autism, and

-Chantal Sicile-Kira

A couple of days ago I received an e-mail from my autistic son's speech therapist. "OH MY GOODNESS! Just found out that Jeremy PASSED the language arts CAHSEE!!!!!!!! Start pouring the wine!!! Congrats."

Up until five years ago, we did not know how much or how little Jeremy understood about what was going on around him. Jeremy is severely impacted by autism and has very little speech. When he was little, I was told he was profoundly mentally retarded, and that I should institutionalize him. Yet, he has just passed the California High School Exit Exam (CAHSEE) that is one of the requirements for graduating from high school. Students can have up to six tries to pass both the math and language arts. Jeremy passed each section on his first attempt. Read on...

• **Prepare to care for a huge number of autistic adults**

By Linda Davis The Washington Post

Question: What coming social expenditure will cost more than a third of this year's budget for the Department of Health and Human Services and be larger than the entire current budget of the Energy Department?

Answer: The bill for the tide of autistic children entering adulthood over the next 15 years, an estimated \$27 billion annually in current, non-inflation-adjusted dollars by the end of that period. The number of autistic children expected to need extensive adult services by 2023 - more than 380,000 people - is roughly equal to the population of Minneapolis. If a town were created to house this group of people and their caregivers - for you can't separate the two - it would exceed the population of all but six U.S. cities. If they formed a state, it would have four electoral votes. Read on...

• **Sunridge Ranch**

We are in the process of building a home for autistic men in Ellensburg, Washington. The mission of Sunridge Ranch is to provide a secure family community for autistic men twenty-one and older. The goal is to create and maintain a lifestyle filled with meaningful work, enjoyable recreation and life long learning structured around each residents individual needs. If you know of any families who might be interested in having their son participate and live at our ranch would you please pass this information on and have them view our website at www.thesunridgeranch.com as we are in the process of taking inquiries at this time.

Thank you for your time.
Sincerely,
Joe and Sandy Spezialy
170 Bare Road
Ellensburg, Wa 98926
mail@thesunridgeranch.com

later with bipolar and ADHD. For the last 25 years, he has been my guiding light and the love of my life...and the biggest, toughest challenge I have ever had.

Helping Tony to be the best Tony he can be, is my goal. Where that goal will lead the two of us, is yet to be seen. Tony continues to improve and I know there is more to come. Currently, Tony lives at home with me and attends an adult day program at St. Madeleine Sophie's Center, in El Cajon.

Doing this newsletter and learning all that I can for you and for Tony, started out as a small project 10 years ago with 40 people and has turned into an elephant with over 1,500 readers. And just like Tony, there is no end in sight!

Thanks for joining me on this fascinating ride!
Valerie Dodd-Saraf

Links

- [WrightsLaw](#)
- [DIR/Floortime](#)
- [DIR/Floortime Blog for San Diego](#)
- [Organization for Autism Research](#)
- [Autism Society of America](#)
- [Michelle Garcia-Winner, Social Thinking](#)
- [Emily Iland](#)
- [Auditory Integration Training](#)
- [Autism Treatment Center](#)
- [SketchUp Google](#)
- [Autism One](#)
- [Autism Research Institute](#)
- [Laureate Learning Systems](#)
- [National Foundation for Autism Research](#)
- [National Autism Association](#)
- [Autism Link](#)
- [Lisa Lieberman: Disability in the Family](#)

• Respite Recommendation

Hi Valerie,
I would like to post to ask other parents for any recommendation for any respite person in our area (Rancho Penasquito).
Thank you,
Ly Truong

• The Encinitas Learning Center will host two open houses

The Encinitas Learning Center will host two open houses to introduce parents to its new nonpublic school for mild/moderate students grades 2 - 8. Even if parents are not looking to place their child in a nonpublic setting and even if their child is not mild/moderate, it may be helpful to learn about some of the technological tools available on a computer that can help their child.

Open House:
Thursday, April 23 (1 - 7:30 pm)
Sunday, April 26 (1 - 7:30 pm)

Location:
543 Encinitas Blvd. #100
Encinitas, CA
Telephone: 760-634-6886
Email: enclearn@pacbell.net
www.encinitaslearningcenter.com

• Rady Childrens' Hospital: "Knowledge & Network"

Hi Valerie,
Rady Children's Hospital Speech and Hearing Department (8010 Frost St, Suite 200) will be hosting another "Knowledge & Network" information night for parents and professionals of children with autism. The second seminar will be held on **April 21st from 5:30-6:30** and will focus on communication and how this relates to the DIR/Floortime model. It will be presented by five speech-language pathologists currently participating in Dr. Joshua Feder's DIR workgroups.

SPACE IS LIMITED! Please RSVP to: [Caroline Ferguson-c Ferguson@rchsd.org](mailto:Caroline.Ferguson@rchsd.org)

• Soccer Program in San Diego

La Jolla Youth Soccer League is proud to be a part of US Youth Soccer's TOPSoccer (The Outreach Program for Soccer) and offer its own program in the San Diego county. TOPSoccer is designed to bring the opportunity of learning and playing soccer to any young boy or girl who is mentally or physically challenged. Our goal is to foster the physical, mental, and emotional growth and development of these

- [Rapid Prompting Method](#)
- [Chantal Sicile-Kira](#)
- [Pyramid Educational Consultants, Inc.](#)

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- [Kara Dodds & Associates](#)
 - [Rady Children's Autism Program](#)
 - [I CAN PLAY](#)
 - [Crimson Center](#)
 - [Music Therapy Center of CA](#)
 - [San Diego County Chapter, ASA](#)
 - [Coast Music Therapy](#)
 - [Santa Barbara Chapter, ASA](#)
 - [AIM Autism Services](#)
 - [Noah Homes](#)
 - [Xcite Steps](#)
 - [The Autism Group, Inc.](#)
 - [Autism Spectrum Consultants](#)
 - [Star Program](#)
 - [CASE Family](#)
 - [Community Coaching Center](#)
 - [In Harmony Learning](#)
 - [Greater Long Beach/San Gabriel Valley Chapter, ASA](#)
 - [Friendship Circle San Diego](#)
 - [CARES](#)

-
- [Pioneer Day School](#)
 - [Sunny Days](#)
 - [Kid's Yoga/Kidspiration Physical Therapy](#)
 - [Elizabeth McCoy, Esq., Special Needs Trusts, etc.](#)
 - [St. Madeleine Sophie's Adult Training Center](#)
 - [Foothill Autism Assoc.](#)
 - [OT Etc, Excel Speech Therapy, and PT in Motion](#)
 - [T.E.R.I., Inc.](#)
 - [Golden Steps, OT](#)
 - [Pause4Kids](#)
 - [EFRC](#)
 - [Autism Research at the UCSD](#)
 - [San Diego Regional Center](#)
 - [Southern CA: Ability Awareness](#)

young athletes through the sport of soccer. Through our trained volunteers, we also strive to build self-confidence and self-pride in every athlete. Exercising and playing soccer is an excellent way to help kids with special abilities get exercise, improve coordination, and meet other kids who face the same challenges that they do. Through our trained volunteers, we also strive to build self-confidence and self-pride in every athlete.

2009 SCHEDULE OF EVENTS

SUMMER FUN DAYS

Every other Sunday, June 7-August 2, 1pm to 2pm at Location TBD

TOPSOCCER DAY

Sunday, August 16, 2pm to 4pm at Allen Field

FALL SEASON

Player and Volunteer Registration Deadline for Fall Season- August 23

Wednesdays and Saturdays, Sept 2-November 21

Wednesdays- Times and Location TBD

Saturdays- Times and Location TBD

For more information about La Jolla's TOPSoccer, please visit our website at www.lajollasoccer.org or contact the Program Director Joey Yusunas at jyusunas@yahoo.com.

• **A Listing of the Twenty-One Fabricated Studies -- Also opinion by Dr. Feder**

A Listing of the Twenty-One Fabricated Studies by Dr. Scott Reuben Mike Adams, the Health Ranger, NaturalNews Editor

(NaturalNews) The health community is up in arms over the discovery that a highly-respected and influential clinical researcher, Dr. Scott Reuben, fabricated the data used in over twenty pharmaceutical studies published in peer-reviewed medical journals. Read the full NaturalNews report on this topic here: <http://www.naturalnews.com>

These studies promoted the safety and "benefits" of drugs like Bextra (Pfizer), Vioxx (Merck), Lyrica, Celebrex and Effexor. The lead researcher on these studies, Dr. Scott Reuben, was being paid by Pfizer and Merck, so there's a verified financial connection between this clinical researcher and at least two of the drug companies that benefitted from his fabricated findings.

"What this scandal reveals is that even peer-reviewed medical journals cannot be trusted to publish truthful, accurate information about pharmaceuticals. Note carefully the names of the medical journals that published Dr. Reuben's fabricated data (see below). These so-called "science journals" claim to be peer-reviewed, which means these studies were approved by multiple scientists who agreed with the findings.

- [Coachella Valley Chapter, ASA](#)
- [San Diego Treatment Network](#)
- [Central Calif. Chapter, ASA](#)
- [Los Angeles Chapter, ASA](#)
- [San Francisco Chapter, ASA](#)
- [Ventura County Chapter, ASA](#)

What this scandal reveals is that even peer-reviewed medical journals cannot be trusted to publish truthful, accurate information about pharmaceuticals. In fact, they are just as much a part of the Big Pharma / FDA conspiracy as the pill-pushing researchers who fabricate these studies, in my opinion.

The only honest medical science journal I've found is PLoS Medicine (<http://medicine.plosjournals.org>). Everything else I've seen is just tabloid medicalized fiction sandwiched in between pages of false advertising. [Click here to learn more.](#)

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- [Autism Experts Empowering Families & Children Together](#)
 - [Supporting Alternative Solutions, Inc.](#)
 - [The ARC of San Diego](#)
 - [TACA](#)
 - [Quiet Quilt](#)
 - [Challenge Air](#)
 - [Autism Tree Project Foundation](#)
 - [Autism Risk Management](#)
 - [Inspired by Jacob](#)
 - [Starfish Hero](#)
 - [NAMI San Diego](#)
 - [Normal Films](#)
 - [Autism Movement Therapy](#)
 - [Autism Conferences](#)
 - [Charles I. Cheneweth Foundation](#)
 - [Autism Tissue Program](#)
 - [Pacific Pediatric Supply](#)
 - [Catalyst Therapy, Inc.](#)
 - [Exceptional Vacations, LLC](#)
 - [Puzzled Parents](#)

I sent this to Dr. Josh Feder and asked him if he knew anything about it and what he thought. Here is his reply:

It is not clear to me yet - the journals are generally good ones, but only as good as the data in the studies - over the years I've met people who make all kinds of claims about famous people doing famous research. The process of science is, in the end, replication of findings - no one should rely on a single researcher or group of researchers nor on a single study. I can't say what happened here, although for Vioxx, the 'checks and balances' so to speak, came into play when people noticed problems and did studies. That does not relieve a researcher of the ethical, scientific and cosmic responsibility to others to do responsible research, but it does help limit the damage in a culture of competition with a species prone to competition.
JF

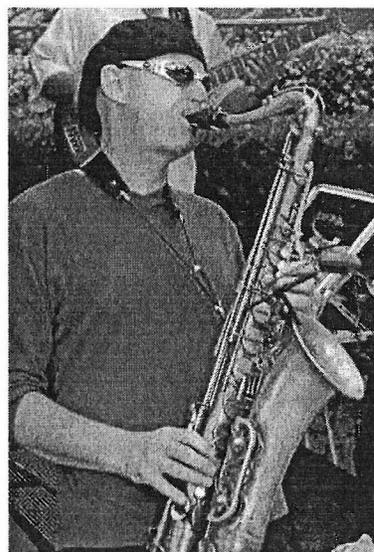
- **Support Group Meeting at North Coast Calvary Chapel**

North Coast Calvary Chapel in Carlsbad is offering a support group for parents raising children with autism spectrum disorders **Thursday, April 19 from 6-7:30 pm**. Meetings are held the 3rd Thursday of every month. The church is at 1330 Poinsettia Lane (at Aviara Parkway). While we do have information on resources, the focus of the group is emotional and spiritual support. At this point we do not have child care, but are working on a concurrent childrens group and siblings group. We will post when those are available. For more information please call Pam Douty, MFT at (760) 929-0029 ext 314.

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- [The Speech Station](#)
 - [Autism Services Foundation](#)
 - [Best Buddies San Diego](#)
 - [Child and Adolescent Bipolar Foun.](#)
 - [M.I.N.D. Institute](#)
 - [S. D. Center for Speech Therapy](#)
 - [Interactive Metronome](#)
 - [K.I.D.S. Therapy Associates](#)
 - [Autism Friend](#)
 - [CA Disability Community Action Network](#)
 - [CA Assoc. of Private Special Education Schools](#)

- **Morning Glory Jazz Brunch Fundraiser for St. Madeleine Sophie's Adult Training Center**

- [Associated Speech Pathologists](#)
- [The Miller Method](#)
- [North Star Foundation](#)
- [Inland Empire Chapter, Autism Society of America](#)
- [The Super Allergy Cookbook](#)
- [California Bipolar Foundation](#)
- [Social Communication Specialists](#)
- [San Diego Center for Hyperbaric Oxygen Therapy](#)
- [Match Point International](#)



- [Generation Rescue](#)
- [Easterseals: So. California](#)
- [Peppermint Ridge](#)
- [Hiyah Computer Games for Kids](#)
- [American Assoc. on Intellectual and Developmental Disabilities](#)
- [Write-On Handwriting](#)
- [Spectrum Magazine](#)
- [The National Dissemination Center for Children with Disabilities](#)
- [School Options: Occupational Therapy](#)
- [Natural Learning Concepts](#)
- [Advocate: Merryn Affleck](#)
- [Calif. Supported Living Network](#)
- [Interactive Autism Network](#)
- [USD Autism Institute](#)
- [San Diego Assistive Technology Center](#)
- [United Cerebral Palsy of San Diego](#)
- [Autism Resource Guide From Rady Children's Hospital San Diego](#)
- [Home of Guiding Hands](#)
- [Teacher's Resource Guide](#)

Saturday, April 18th, 10am to 2pm
St. Madeleine Sophie's Center
2119 East Madison Ave.
El Cajon, CA 92019

Join the fun at St. Madeleine Sophie's Center 11th Annual Champagne Brunch in the midst of our Organic Garden and Junior Olympic Pool!!! There will be garden tours, art walk, live jazz music, 10-15 restaurants, floral demonstrations, Adopt-A-FROG raffle includes \$10,000 cash and prizes give away and live auction!!! All proceeds benefit St. Maddie's Organic Garden Work Center for developmentally disabled adults.

Tickets are \$60 and can be purchased [online](#) or at the door. For more info, please contact Nora Boswell at 619-442-5129 ex3117 or nboswell@stmisc.org.

- **Music Education Can Help Children Improve Reading Skills**

ScienceDaily (Mar. 16, 2009) - Children exposed to a multi-year programme of music tuition involving training in increasingly complex rhythmic, tonal, and practical skills display superior cognitive performance in reading skills compared with their non-musically trained peers, according to a study published in the journal *Psychology of Music*. [Read on...](#)

- **WALKA for TACA**

Walka for TACA is a family-oriented fundraising event in combination with TACA's 5th Annual Family and Friends



- [SPORTS for Exceptional Athletes](#)
- [San Diego Cnty Aging & Disability Resource Connection](#)

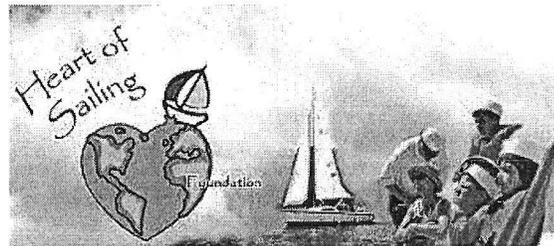
- [Access to Independence](#)
- [STAR Testing](#)
- [Different Roads To Learning](#)
- [HMO Help for California](#)
- [The Special Education Muckraker](#)
- [B Mod Fitness](#)
- [PlayWerx](#)
- [Solving the Handwriting Puzzle](#)
- [ZAC Browser](#)
- [Pocket Book Manual for Advocates](#)
- [On My Own Mentoring](#)
- [Model Me Kids!](#)
- [Jacob's Lessons](#)
- [Foggy Rock](#)
- [Abida - communication management](#)
- [California Preschool Learning Foundations](#)
- [The Autism File](#)
- [The Help Group](#)

-
- [Autism Speaks First 100 Days Kit](#)
 - [Banyan Tree Learning Center](#)
 - [Enabling Devices Product Catalog](#)
 - [Kids Included Together](#)
 - [Kristy King Speech-Language Pathology](#)
 - [Fighting Autism](#)
 - [Autism Assistance Resources and Infor](#)
 - [Towards Maximum Independence](#)
 - [Positive Action Community Theatre](#)
 - [Coach My Parents](#)
 - [Early Education Center for Autism](#)
 - [Tuned in to Learning](#)
 - [Preschool Express](#)
 - [Employment & Community Options](#)
 - [Autism Inspiration](#)
 - [Autism With Attitude](#)
 - [Special Friends Online](#)
 - [Compass Family Center](#)
 - [American Academy of Child](#)

Campaign. At TACA we encourage members and the community to come to the event and for a family-filled fun morning. At Walka for TACA, there are activities for the children, TACA resource providers, event sponsors, light snacks and music.

Dedication and thanks go out to: Special thanks to the Cernius family for helping arrange this family fun event. This event is in honor of Andrew and the thousands of children like him affected by autism. Click [here](#) for more info.

- **Heart of Sailing Sail-a-thon, April 25 and 26**



We are coming back to California and starting the new season this year with Sail-a-thons in:

Oakland from the 15th to the 19th of April. We will be at the Oakland boat show to introduce our program to all attendees and families of Special Needs. All registrants will receive free passes for the boat show.

Ventura on the 19th of April
 San Diego on the 25th of April
 Dana Point on the 26th of April

Check our schedule and register by clicking on <http://heartofsailing.org/sailwithus.asp> and choosing the city near you.

Please let other families, friends or relatives, know about us and invite them to come and sail with us. These events are open to the general public to raise more awareness about the Special Needs community and help us continue providing our services at a very low cost to you.

We will provide lunch and activities, in Dana Point and San Diego, as well as table spaces to vendors and organizations who would like to share with you information about their services. Please forward our information to any organization that would like to promote their services at our Sail-a-thons.

For more info, please call 619-749-2167, or email sdgo@heartofsailing.org
www.heartofsailing.org

- **aut-erobics Movement & Music Sensory**

and Adolescent Psychiatry

- [Children's Omega-3 DHA Liquid](#)

-
- [KIDWINKS USA](#)
 - [Siblink](#)
 - [Special Needs Tutoring USA](#)
 - [People First of California](#)
 - [Autism Research Blog: Translating Autism](#)
 - [Autism Action Plan](#)
 - [BEST Autism Services, Inc.](#)
 - [Casa Colina Centers for Rehabilitation](#)
 - [Autism Spectrum Therapies](#)
 - [Learning Development Services](#)
 - [Aut 2 Communicate](#)
 - [Website for College-bound Students with Disabilities](#)
 - [Horse Wisdom](#)
 - [Springall Academy](#)
 - [Advocacy Associates](#)
 - [Heart of Sailing](#)

Integration to "Wake up the Brain"**What is the theory behind Autism Movement Therapy?**

In individuals with autism the left and right brain hemispheres are more often than not, not communicating with each other. [Read on...](#)

- **Autism Speaks Teams Up with NBC's HEROES for Star-Studded Fundraiser**

Autism Speaks has teamed up with the cast from NBC's hit show HEROES, the celebrity band "Band From TV" and "Wendy and Lisa" to increase autism awareness and help raise funds for autism research at the first ever HEROES for Autism fundraiser. This one-night only star-studded concert event will take place on Sunday, April 19 at the Avalon Hollywood in Los Angeles, Calif. [Read more](#) and buy tickets [here](#).



- **"Harmonizing With Humanity" to Benefit ASA-LA**



Harmonizing With Humanity is a non-profit organization created by independent artists who came together to create this very unique CD, "The Life That's Chosen Me." "This CD is dedicated to caregivers of a child with a disability who often are the last ones to be thanked and the most under appreciated, overworked and under paid," states Randy Grossman, Vice President of Harmonizing With Humanity. Randy has two children with autism, so the link to the autism community is dear to his heart.

Harmonizing With Humanity has another mission, to help other non-profit organizations like ASA-LA fundraise for their causes by donating part of the proceeds from the CD to the organization through a link on their website.

Go to: www.ASA-LA.org and purchase either the whole CD or individual songs (MP3). The proceeds of the CD/ MP3 will help ASA-LA continue to be the voice of the autism community. ASA-LA is helping to launch the release of this unique CD.

- **SPANISH SUPPORT GROUP/GRUPO DE**

APOYO EN ESPANOL

Abril 13, 6:00 a 8:00pm
Scripps Mercy Well Being Center
237 Church Ave., Chula Vista, CA 91910

Para familias de niños y adolescentes con autismo. Un foro abierto para información, liderazgo, recursos en la comunidad, abogacía, y compañerismos. Los esperamos/lo sentimos, no contamos con ciudadano de niños. Para información llamar al 1-800-281-8252

- **Autism One 2009 - Change Has Come**



Wednesday, May 20-Sunday, May 24 at the Westin O'Hare Hotel (Chicago area)

Actress Jenny McCarthy to deliver keynote address at 11:30 a.m. Saturday, May 23

A diagnosis of or suspicion that your child has autism is devastating. After months or years of denial it cannot be denied any longer. You are faced with the greatest question of your life - how to best help your child.

The difficult step toward finding answers is a courageous one that can be as frightening as the initial suspicion or confirming diagnosis. It means recognizing and rejecting that labyrinth of Jabberwocky, gobbledygook, circular reasoning, and non-answers parents most often hear.

It means educating yourself. It means trusting yourself. It means believing your child can get better.

[Autism One Conference Registration](#)
[Schedule of Speakers](#)

- **SPECIAL NEEDS TRUST SEMINAR**

Saturday, April 25, 2009
9:30 a.m. to 11:30 a.m.
Arc North Shores Center

THE CURRENT DILEMMA:

Parents with a child who has a disability often find themselves in a dilemma when planning for the future of this child.

Individuals with special needs may have resources from an inheritance or settlement that may exclude them from receiving government support.

:: valerieslist@aol.com
 :: <http://www.ValeriesList.com>

The Special Needs Trusts were established to assist families and individuals with special needs establish a discretionary trust that allows them to supplement the child's or individual's monthly income from SSI with restricted funds with no adverse effects. This seminar will inform families and individuals of their options for estate planning.

WHAT YOU'LL LEARN:

- ~Planning for the future
- ~Court vs. non-court procedures
- ~Advantages of the Special Needs Trust and individual trust
- ~Options regarding trustee, including the Special Needs Trust Foundation
- ~Difference between a First-Party or Self- Settled Trust and a First-Party Trust

THE SPECIAL NEEDS TRUST FOUNDATION (SNTF) is a joint effort of Access to Independence, The Arc of San Diego, Community Catalysts, Community Options, Developmental Services Continuum, Friends of Vista Hill, Home of Guiding Hands, NAMI San Diego, Sharp Healthcare Foundation, St. Madeleine Sophies Center, United Cerebral Palsy Assoc. Of San Diego, and Unyeway.

SPEAKER PROFILE:

Nancy Spector - Attorney, Certified Specialist in Estate Planning, Trust, and Probate Law.

REGISTRATION:

\$8 per person*

\$10 per family

*Seminar free of charge for people with disabilities.

INFORMATION:

SNTF (619) 201-2672

- **FREE Workshop: "Foundations for a Successful IEP for Students with Autism Spectrum Disorders"**

Autism Society of America-Inland Empire Chapter

Join us for a FREE Workshop: "Foundations for a Successful IEP for Students with Autism Spectrum Disorders" on **Saturday, May 2, 2009 from 9:00 a.m. until 3:45 p.m. at 29567 North General Kearny Road, Temecula, California 92591 - at the Church of Jesus Christ of Latter-Day Saints.** Hear from noted experts as they address key topics, answer your unique questions, and resolve your most pressing issues:

Dr. Chris Davidson- "Understanding the Psycho-Educational Assessment and Linking it to Goals and Services"

Dr. Dawn Holman - "What Type of Behavioral Intervention

Does My Child Need and How Do I Know if Progress is Being Made?"

Abby Rozenberg, MS, CCC-SLP - "Making the Connection Between Your Child's Speech and Language Impairment and the IEP"

Susanne Smith-Roley, MS, OTR/L, FAOTA - "Addressing Sensory Integration Needs through Occupational Therapy"

Jennifer J. Kropke, Esquire - "Beyond IEP Basics: Checkmate"

Final Session: Ask questions important to you in a roundtable discussion with the experts!

Space is limited - reserve your space call (909) 204- 4142 ext. 339, or [click here](#).

Kittitas County Community Development
Regarding Spezialy Accessory Dwelling
Application AU-09-0003

RECEIVED

JUN 03 2009

**Kittitas County
CDS**

June 1, 2009

To Whom It May Concern:

Our family resides on Bare Rd., a dirt road less than a half-mile long, in rural Kittitas County. We live here for the peace, quiet, and the lifestyle that allows us to grow hay and raise livestock in this beautiful valley. Our farm is not adjacent to Mr. Spezialy's property, but because of this little road and our close proximity, development of any nature can impact our property value and lifestyle.

A year ago, we were informed by a neighbor who stated Mr. Spezialy told him directly that he planned on building a school for autistic children and a retreat for their families. We questioned that such an endeavor would violate county zoning laws, and most certainly require a hearing. Not to mention, the burden of safety, increased traffic, noise, and detrimental impact on property values, all the while eroding our quality of life, peace and privacy.

At that time, my husband and I contacted the office of Code Enforcement and had several conversations with Lisa. She assured us that a school and/or retreat or any multiple residential unit would be in violation of county codes and not be allowed. She indicated that we would be contacted if such a topic surfaced.

Mr. Spezialy's "shop" was also on the county's radar according to Lisa. She read to me off an inspection report that the inspector was concerned he was looking at a duplex as it was being built. Lisa told us that she believed the shop was actually a "tri-plex" as the ground floor was two separate units each with a kitchen and bathroom and outside access, while upstairs was also a separate unit with a bathroom and kitchen. Does anyone believe this sounds like a "shop"? At the time we spoke, Lisa said the county had not signed off on an occupancy permit, but after inspecting the "shop" from the

2.

outside she felt confident that the site was being occupied. She described personal items she saw that would indicate occupancy, even detailing pancake syrup on the kitchen counter. She told us she left her card on the door and would keep an eye on things.

We could not, despite repeated calls to the county building and health departments, ever establish that a drainfield or septic system was ever approved for a duplex or tri-plex. The facts as we know them, were conveyed to us by Lisa and we have no reason to believe otherwise. Only the county knows for sure the true disposition of the "shop" and should disclose such information so as citizens we can establish the county's interpretation of laws and codes as well as enforcement issues.

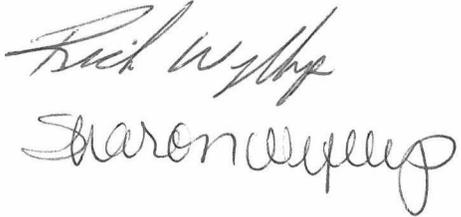
The "shop" is key as it defines the intent of applicant and county to be forthcoming about what is really being built in our neighborhood. The huge foundation and building plans do lend themselves to close inspection and explanation by those involved. The county needs to know with certainty what is really being built, examine all room sizes, entrances, windows, septic approval which can greatly impact this farmland. We would request that the applicant make known in writing what he is intending to build now and what, if anything, he plans to turn this structure into in the future. If this accessory building is allowed to go up, then we understand code demands the "shop" be made so it is no longer inhabitable and only a single family, primary residence be allowed to exist.

We want to have confidence in our county officials that they will enforce the codes and laws enacted by the citizens of this county. Hopefully, Mr. Spezialy is building a wonderful home for his family that will blend in with our farming community. Anything other than a single family residence could be very detrimental to this neighborhood.

3.

Thank you for the opportunity to express our concerns on the building application of Mr. Spezialy. We hope that you take our remarks into consideration and closely examine what has already taken place on the property in question, and that you wisely manage what the future of our neighborhood will be.

Respectfully submitted:

Handwritten signatures of Rick and Sharon Wyllys. The signature for Rick is written above the signature for Sharon.

Rick and Sharon Wyllys
721 Bare Rd.
Ellensburg, WA. 98926

CONE GILREATH LAW OFFICES

Reply to:

ELLENSBURG office

200 EAST 3RD AVENUE
P.O. BOX 499
ELLENSBURG, WASHINGTON 98926
TEL (509) 925-3191
FAX (509) 925-7640

DARREL R. ELLIS
DOUGLAS W. NICHOLSON

JENNIFER M. ELLIS
JOHN H.F. UFKES

CLE ELUM office

105 EAST 1ST STREET
P.O. BOX 337
CLE ELUM, WASHINGTON 98922
TEL (509) 674-5501
FAX (509) 674-2435

June 5, 2009

Community Development Services
Attn: Jeff Watson
411 North Ruby Street, Suite 2
Ellensburg WA 98926

RECEIVED
JUN 05 2009
Kittitas County
CDS

Re: Spezialy Accessory Dwelling Unit, AU-09-00003

Dear Mr. Watson:

Thank you again for accepting comments in regards to the Accessory Dwelling Unit application filed by Joe Spezialy. I represent the neighbor immediately adjacent to this property, Chris Bevan. I have some additional comments to submit in the event that the application for a primary residence, could somehow arguably be considered an application for an **adult family home**. Since the application is at best unclear on that issue, an additional comment on the inappropriateness of this possible use by the Spezialys is submitted.

- 1) There has been an inadequate submittal of facts. In order for an adult family home to be subject to approval, according to WAC 51-51-0324, a copy of which is attached, the "submittal shall identify the project as a Group R-3 Adult Family Home Occupancy." (See section 324.2). A floor plan shall be submitted identifying the means of egress and the components in the means of egress such as stairs, ramps, platform lifts and elevators. The plans shall indicate the rooms used for clients and the sleeping room classification of each room. None of these requirements has been met.
- 2) There is inadequate fire safety for an adult family home. Under RCW 70.128.140 an adult family home shall meet all applicable code requirements. Included in these requirements, are the requirements for a "Fire Apparatus Access Roads and Water Supply for Fire Protection" specified in WAC 51-51-0324 Section R324.7. Under Kittitas County Code section 14.04.010 (4) the International Fire Code is to be referenced in determining the requirements of the fire apparatus access road.

The actual access easement for the property, according to the survey which is attached to this letter, is **1046.93 feet long and only 40 feet wide**.

The IFC indicates that for all "Dead-End Fire Apparatus Access Roads" **over 750 feet in length, that a special approval is required**. (See attached Appendix D of 2006 International Fire Code utilized by Kittitas County.) In all likelihood this will ultimately require an ability for at least one full turn around, which according to the code would be anywhere from **70 to 96 feet in diameter**. Therefore (1) because there has been no "special approval" submitted with the application, the Spezialys should be unable to submit

Letter to Mr. Jeff Watson

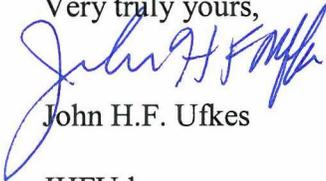
June 5, 2009

Page 2

an application for an adult family home with the current application. Furthermore, (2) since there is an inadequate existing easement for a Dead-End Fire Apparatus Access Road it should be denied in any event.

For the above reasons, in addition to those presented in the other comments, this application should be denied. Thank you again for your time in this matter.

Very truly yours,



John H.F. Ufkes

JHFU:la

cc:Client

Washington Administrative Code

 **Washington Administrative Code**
 **TITLE 51 COMMUNITY, TRADE, AND ECONOMIC DEVELOPMENT, DEPARTMENT OF (BUILDING CODE COUNCIL)**
 **CHAPTER 51-51**

WAC 51-51-0324 SECTION R324

SECTION R324

ADULT FAMILY HOMES

R324.1 General. This section shall apply to all newly constructed adult family homes and all existing single family homes being converted to adult family homes. This section shall not apply to those adult family homes licensed by the state of Washington department of social and health services prior to July 1, 2001.

R324.2 Submittal Standards. In addition to those requirements in Section 106.1, the submittal shall identify the project as a Group R-3 Adult Family Home Occupancy. A floor plan shall be submitted identifying the means of egress and the components in the means of egress such as stairs, ramps, platform lifts and elevators. The plans shall indicate the rooms used for clients and the sleeping room classification of each room.

R324.3 Sleeping Room Classification. Each sleeping room in an adult family home shall be classified as:

1. Type S – where the means of egress contains stairs, elevators or platform lifts.
2. Type NS1 – where one means of egress is at grade level or a ramp constructed in accordance with R311.6 is provided.
3. Type NS2 – where two means of egress are at grade level or ramps constructed in accordance with R311.6 are provided.

R324.4 Types of Locking Devices. All bedroom and bathroom doors shall be openable from the outside when locked.

Every closet shall be readily openable from the inside.

R324.5 Smoke Alarm Requirements. All adult family homes shall be equipped with smoke alarms installed as required in Section R313. Alarms shall be installed in such a manner so that the fire warning may be audible in all parts of the dwelling upon activation of a single device.

R324.6 Escape Windows and Doors. Every sleeping room shall be provided with emergency escape and rescue windows as required by Section R310.

R324.7 Fire Apparatus Access Roads and Water Supply for Fire Protection. Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements of the local jurisdiction.

Statutory Authority: Wash. Rev. Code **19.27.031** and **19.27.074**. 04-01-109,

sec. 51-51-0324, filed 12/17/03, effective 7/1/04.

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199803/00013

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS-3C TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. SECTION AND QUARTER SECTION CORNERS EASTERLY OF THE 4RD NORTH BRANCH CANAL ARE NOW ON A MILITARY RESERVATION WITH RESTRICTED ACCESS. THE SECTION SUBDIVISION AS SHOWN HEREON IS CALCULATED ON THE SURVEY INFORMATION CONTAINED IN THE FIELD NOTES OF THE SURVEY CONDUCTED BY THE BLM IN 1992. COPIES OF THE NOTES ARE AVAILABLE FROM THE PUBLIC LAND SURVEY OFFICE IN OLYMPIA.
4. THE PARCELS ARE EXEMPT FROM THE KITITTAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP 16.04-020(1).

LEGAL DESCRIPTIONS

ORIGINAL PARCEL

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITTAS, STATE OF WASHINGTON;

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTHEASTERLY OF THE KITITTAS RECLAMATION DISTRICT NORTH BRANCH CANAL NORTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE;
AND EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING SOUTHEASTERLY OF THE KITITTAS RECLAMATION DISTRICT NORTH BRANCH CANAL SOUTHEASTERLY RIGHT-OF-WAY BOUNDARY LINE;
AND EXCEPT RIGHT OF WAY OF KITITTAS RECLAMATION DISTRICT.

PARCEL A

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED MARCH 10, 1998 IN BOOK 23 OF SURVEYS AT PAGES 92-93 UNDER AUDITOR'S FILE NO. 19980310-0017, RECORDS OF KITITTAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITTAS, STATE OF WASHINGTON.

PARCEL B

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED MARCH 10, 1998 IN BOOK 23 OF SURVEYS AT PAGES 92-93 UNDER AUDITOR'S FILE NO. 19980310-0017, RECORDS OF KITITTAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITTAS, STATE OF WASHINGTON.

PARCEL C

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED MARCH 10, 1998 IN BOOK 23 OF SURVEYS AT PAGES 92-93 UNDER AUDITOR'S FILE NO. 19980310-0017, RECORDS OF KITITTAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITTAS, STATE OF WASHINGTON.

EASEMENT Q

EASEMENT Q AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MARCH 10, 1998 IN BOOK 23 OF SURVEYS AT PAGES 92-93 UNDER AUDITOR'S FILE NO. 19980310-0017, RECORDS OF KITITTAS COUNTY, STATE OF WASHINGTON; BEING ACCESS A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITTAS, STATE OF WASHINGTON; AFFECTING PARCEL A OF SAID SURVEY.

EASEMENT R

EASEMENT R AS DELINEATED ON THAT CERTAIN SURVEY RECORDED MARCH 10, 1998 IN BOOK 23 OF SURVEYS AT PAGES 92-93 UNDER AUDITOR'S FILE NO. 19980310-0017, RECORDS OF KITITTAS COUNTY, STATE OF WASHINGTON; BEING ACCESS A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITTAS, STATE OF WASHINGTON; AFFECTING PARCEL B OF SAID SURVEY.

AUDITOR'S CERTIFICATE

Filed for record this 10TH day of MARCH, 1998, at 2:25 P.M., in Book 23 of Surveys at page(s) 92 at the request of Cruse & Nelson.

BEVERLY M. ALLENBAUGH BY: B. Allen
KITITTAS COUNTY AUDITOR



CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 959
Ellensburg, WA 98928 (509) 925-4747

CARNEY PROPERTY

MARCH 10, 1998

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

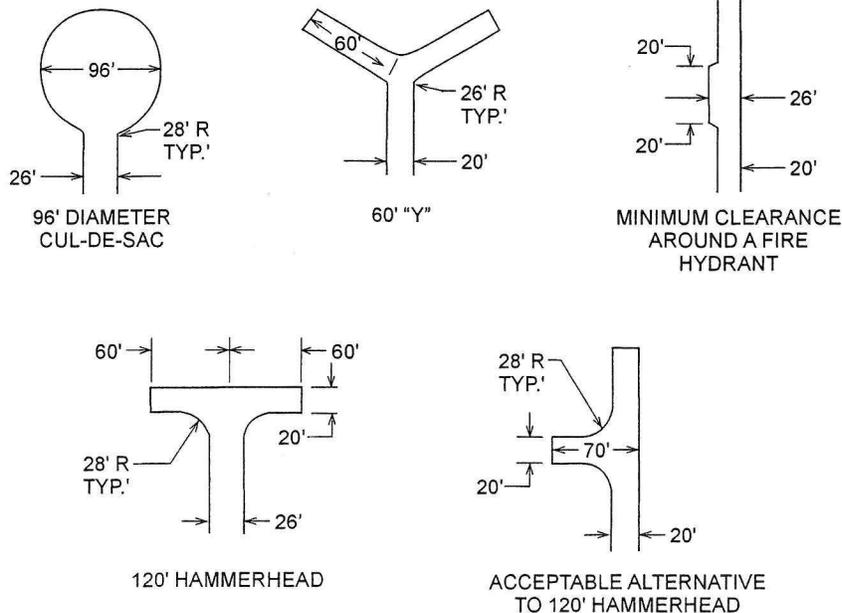
**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**

RECEIVED

JUN 05 2009

KITTITAS COUNTY
DEPT. OF PUBLICWORKS

June 4, 2009

Kittitas County Community Development Services
Attn: Jeff Watson, Staff Planner
411 Ruby, Suite 2
Ellensburg, WA 98926

RE: Accessory Dwelling Unit application AU-09-00003

Dear Mr. Watson,

We have welcomed approximately 13 new families to our neighborhood in the past few years. One common theme we have heard from people locating on the east edge of the valley is that they chose the property based on the farming, ranching and rural lifestyle and Ag-20 zoning. This has allowed people to plant gardens, raise livestock and enjoy a quiet rural life due to lack of density, road traffic and limited defined "uses" in the neighborhood. After reading the statements from the landowner on application AU-09-00003, it appears that Mr. Spezialy has also chosen to locate in our neighborhood for the same reasons.

However, I do have some questions about the building plans on the Spezialy property. Unfortunately the Administrative Use Permit does not provide an opportunity for a public hearing to discuss questions, so I will attempt to enumerate my concerns based on what documents are contained in the application file I reviewed on line and in person at CDS.

The Spezialy application AU-09-00003 requests to "re-qualify" an Accessory Dwelling Unit (ADU) pursuant to Kittitas County Code 17.08.022 through use of an Administrative Use Permit.

While KCC 17.08.022 does define an accessory dwelling unit, I find no process outlined in the Code to "re-qualify" a building. I interpret the term "re-qualify" as a request to change the use of a current building to a different use or obtain a different classification or status than was originally intended and disclosed during the previous process when the building was constructed.

In the Notice of Intent, the action requested by the landowner is described by County staff as an application is to "**construct**" an Accessory Dwelling Unit on approximately 20 acres of land that is zoned Agriculture 20". This is troubling as the structure proposed as an ADU is ALREADY constructed and has been in existence for a couple of years. The CDS permit report for 2006-7679 indicates the current structure was originally permitted as a barn with apartment. The information on the ADU application does not confirm that the existing building will remain a barn with apartment as permitted when first constructed. What use is now intended by the owner other than a barn with apartment?

From observing the activity on the property, it appears that the current construction is on the proposed new 6266 sf building referenced in the application for the ADU. In preparation to provide public comment on the ADU current application, I reviewed the site plan on file with KCDS. The site plan shows the existing structure (proposed ADU) attached to the proposed structure (described by the applicant as primary residence). Based on the filed site plan in the application folder, the request for an ADU should be denied because the definition of an ADU "shall mean separate living quarters detached from the primary residence."

Building permit forms instruct applicants to identify structures and uses on the site plan, however the Spezialy site plan does not indicate "uses" anticipated for each structure, rather only references "existing" structure and "proposed" structure. Therefore the site plan does not contain complete information based on the instructions.

Evidently Mr. Spezialy has changed his mind about an addition to the current structure and now wants to construct two buildings. In talking with CDS staff, they seemed aware that the site plans on file were inaccurate and in fact indicated that the construction on the second building could not proceed past the foundation work until the current building received the ADU designation. Again, this is troubling because citizen comments cannot be accurate unless information available to the public is accurate.

The public notice indicates the application for an Accessory Dwelling Unit is pursuant to Code 17.08.022 which defines and ADU as follows:

"Accessory Dwelling Unit" shall mean separate living quarters detached from the primary residence. No mobile home or recreational vehicle shall be an accessory dwelling unit. Accessory Dwelling units shall be subject to the requirements and conditions as set forth below:

Accessory Dwelling Unit (ADU) subject to the following requirements:

- A. ADUs shall be allowed as a permitted use within designated UGAs and UGNs
- B. ADUs shall be subject to obtaining a conditional use permit in areas outside of UGAs and UGNs.
- C. Only one ADU shall be allowed per lot
- D. Owner of the property must reside in either the primary residence or the ADU
- E. The ADU shall not exceed the square footage of the habitable area of primary residence.
- F. The ADU shall be designed to maintain the appearance of the primary residence
- G. All setback requirements for the zone in which the ADU is located shall apply
- H. The ADU shall 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 shall provide additional off-street parking.

- K. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists. (Ord. O-2006-01, 2006)

At present there is not a primary residence and with limited activity on the property it does not appear that the owner "resides" on the property in compliance with (D) above. How does staff confirm the code requirement that the owner resides on the property? The current structure has been in existence for a few years yet the owners contact information on the current application dated 4/23/09 indicates the landowner's address is Lynnwood and not the current shop/barn/dwelling located on the property at 170 Bare Rd.

Code 17.08.022(B) states "ADU's shall be subject to obtaining a conditional use permit in areas outside of UGAs or UGns". I was informed by county staff that this is an obsolete, yet undeleted, provision of the Code and rather 17.29.130 supersedes 17.08.022(B).

The conditional use permit process defines activities allowed in specific zones, in this case Ag-20. Permitted "uses" or activities in Ag-20 include riding academies, kennels, commercial greenhouses, etc. The "activity" that occurs within these permitted uses and associated structures are fairly self-explanatory.

In contrast, Code 17.60B states the purpose of the Administrative Use Permit:

The purpose of this chapter is to establish criteria and procedures for uses, which due to their unique qualities may require additional regulations or other special degrees of control. The administrative use process, which includes public notice and comment, is required to ensure that the activity, if established, will be in full compliance with the applicable regulations and that such uses are compatible with the comprehensive plan, adjacent uses, planned uses and the character of the vicinity. (Ord. 2007-22, 2007)

The "activity" that may occur within an ADU is less clear than the activities that may occur in structures permitted through a Conditional Use Permit. Other ADU's in the county are used as "mother-in law" apartments, separate living quarters for college students or agriculture workers. What "unique qualities" which "may require additional regulations" exist for the proposed Specialty ADU? That information is not disclosed on the application.

Question 12 of the application directs the applicant to answer in detail how the criteria is met for this particular project. Questions 12 (I), (J) and (K) all reference the effects of the proposed use, however the applicant never discloses or describes the intended use. Buildings with living quarters have various designations and definitions, such as two-family dwellings, boarding houses, guest ranches and farm labor shelters. However these specific uses are permitted through a Conditional Use Permit. We expect that once permitted as an ADU through an Administrative Use Permit that Mr. Spezialy will not

expanded into these or other activities after the fact while they should have been disclosed now.

The Kittitas County Codes provide no further detail as to what activities or purposes may be conducted. Interestingly, the term "Administrative Use" is not even found in the County definition of "use" as outlined in 17.08.550:

"Use" means the purpose for which land or building is arranged, designed or intended, or for which either is or may be occupied or maintained.

1. "Conditional use" means a use permitted subject to conditions.
2. "Nonconforming use" means a use to which a structure, building or land was lawfully put at the time this resolution became effective but which is not a permitted use in the area in which it is located.
3. "Prohibited use" means those uses not specifically enumerated as permitted uses. Prohibited uses are listed in this title for purposes of clarity and emphasis only. Prohibited uses mentioned include, but are not limited to the enumerated prohibited uses. (Res. 83-10, 1983)

The Administrative Permit Use process provides for public comment "to ensure that the activity, if established, will be in full compliance with the applicable regulations..." How can the public provide appropriate comments if we do not know what activity is proposed for the ADU and what other applicable regulations apply? No where in the application does Mr. Spezialy indicate "the purpose for which land or building is arranged, designed or intended..."

I cannot respond to the landowner's assessments about the affects on the safety, peace or character of the surrounding neighborhood because he has not disclosed the activities to be conducted on the property.

Because of their "unique qualities", if the landowners ultimately plan to operate a residential care facility or and adult family home on the property located at 170 Bare Rd., the county should consider density, access, noise and other conditions that may be associated with activities out of the ordinary from a single family residence located on the property.

If you refer to the website www.thesunridgeranch.com, the activities and plans outlined there by the landowner certainly do not correspond to the public information available from the current applications

In reading other definitions and codes I request that the permit for the ADU and proposed residence reflect the following interpretations:

-An accessory building containing living quarters does not constitute a single family residence and therefore the ADU is not designated as a single-family residence. The structure was not originally planned, permitted or built or as a single-family residence and should not receive that designation "after the fact".

- The term "accessory" in Accessory Dwelling Unit be interpreted the same as in 17.20.020:

"Accessory" or "accessory building" means a subordinate building or use, the use of which is incidental to that of the main building and located on the same tract or lot as the main building. (Res. 83-10, 1983).

Therefore the ADU is a subordinate use incidental to that of the main building. Because the ADU will be incidental to the main building, the ADU should not be defined as a single-family residence as the proposed building is the main building on the property and planned to be the single-family residence. There is no language in the 17.08.022 that defines an ADU as a single family residence or implies that ADU's qualify as a single-family residence.

We request that the Specialty application for an ADU be reviewed in context with the pending plans for a primary residence and that the County approves the ADU contingent upon the use of the property as one single-family residence and a second structure that is of subordinate use as an accessory building which has a separate living quarters detached from the main residence.

While an adult family home is a permitted use in all areas zoned for residential use, there should be disclosure by the landowner and an opportunity for public comment on that use of the property. Having a structure first permitted as a barn with an apartment, then classifying it as an Accessory Dwelling Unit on property with a single-family home, then potentially using it for some other purpose once the single-family residence is permitted all without public comment is contrary to the intent of the comprehensive plan and zoning.

Please visit the website www.thesunridgeranch.com. The website indicates the Specialty's vision for the property located on the Bare Rd. is far from a single-family home with an ADU. The website states the landowner "also anticipate incorporating a day camp which will offer opportunities for the adult autistic population from the surrounding area to participate with the residents at the ranch with many activities". What regulations govern a day camp?

The website discloses that the "auxiliary" building contains a workshop or classroom, a garage and two living quarters for family visits. It also indicates they have started the main home that will contain "bedroom suites with private baths for each resident". Again, that information does not correlate with Mr. Specialty's description of the primary residence with 1426 square feet of non-heated storage. With the descriptions found on the Sunridge Ranch website I hope you will provide for an additional opportunity to comment on the plans for the property other than the abbreviated process available through the Administrative Use Permit process.

This is the first time I have ever submitted public comments on any project. As a person who has historically fought for individual property rights I am somewhat knowledgeable about laws and regulations but not familiar with Kittitas County Codes. I've been disappointed about the conflicting information and

interpretations of Kittitas County Code given by other CDS staff during my inquiry into the proposed project in my neighborhood.

However I would like to specifically thank you for your patience in answering my questions and your professional conduct when I was in the CDS office to review the application.

Sincerely,

C. Ann Anderson

C. Ann Anderson

440 Larsen Rd.