

Proposed Boyce Lambbe ADU

City of Cle Elum

**ADU Preliminary Submittal Requirements: Boyce Lambe AU-09-00005**

Date Received: **5/12/2009**

Review Date: **5/19/2009**

Tax Parcel: **495135 20-16-31040-0006**

File Number:

**AU-09-00005**

Planner

**Jeff Watson**

Y N

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 500' of the site's tax parcel
- Building Plans
- CCRs

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 # **Fire District 7 (Cle Elum)**
- Located within Irrigation District: **KRD**
- School District: **Cle Elum-Roslyn School District**
- UGA **No**

Critical Areas Check

Date **5/19/2009** Planner Signature:

Zoning: **Rural 3**

Lot Size: **2.15 Acres**

Required Setbacks: **F25-S15-R15 or SHORELINE**

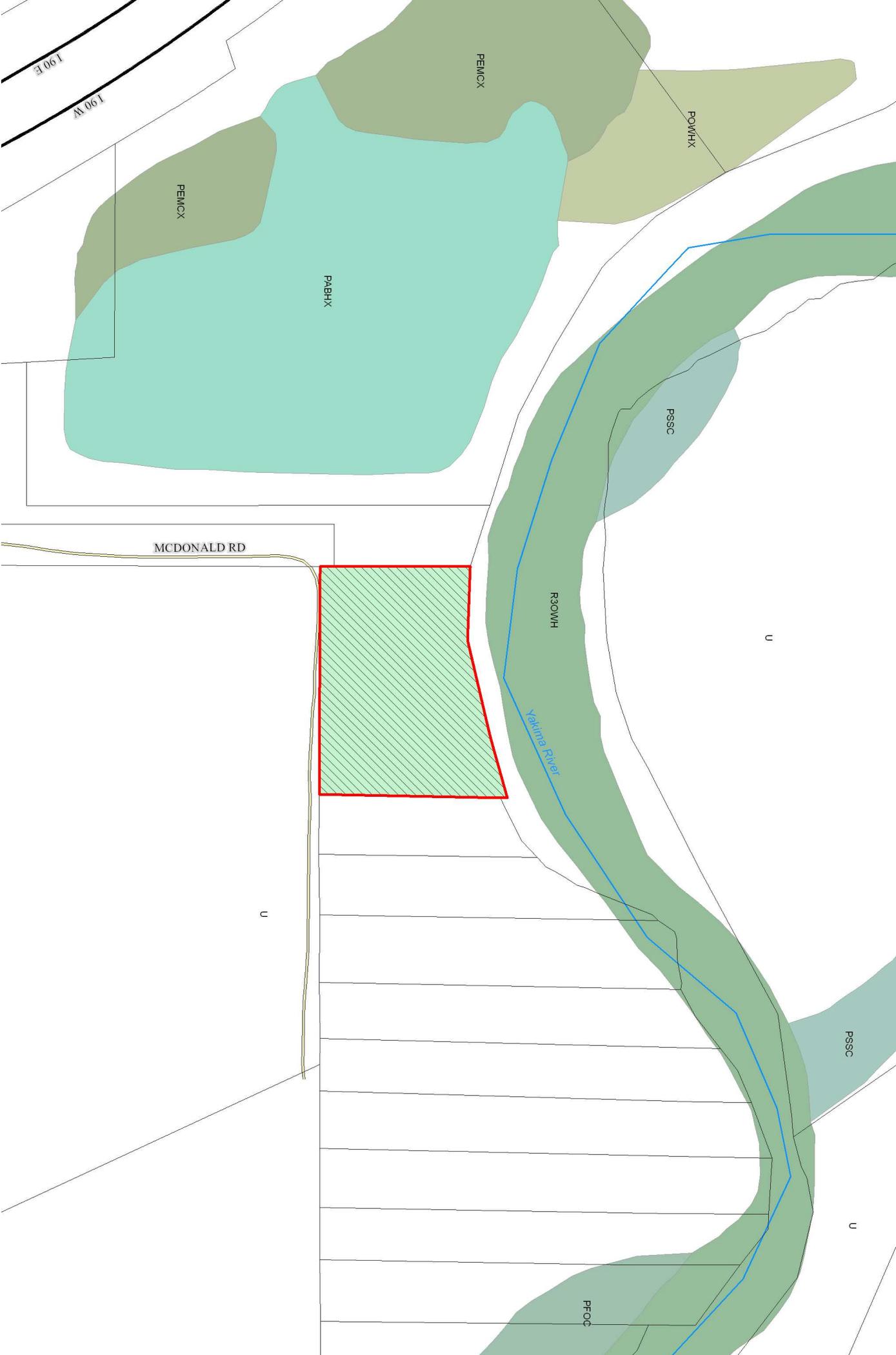
Y N

- Variance Required?
- Within Shoreline? Shoreline Environment? **Yakima River**
- Frequently Flooded Area? Panel#: **5300950261B** Zone: **A**
- Fish & Wildlife Conservation Area? Type of Habitat: Water Type:
- Wetland? **R3OWH** Buffer requirement:
- Seismic **D-1**
- Mine
- Steep Slope
- 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

**Need to Identify**





LOWER POINT HOHO

RIVER-RANCH LN

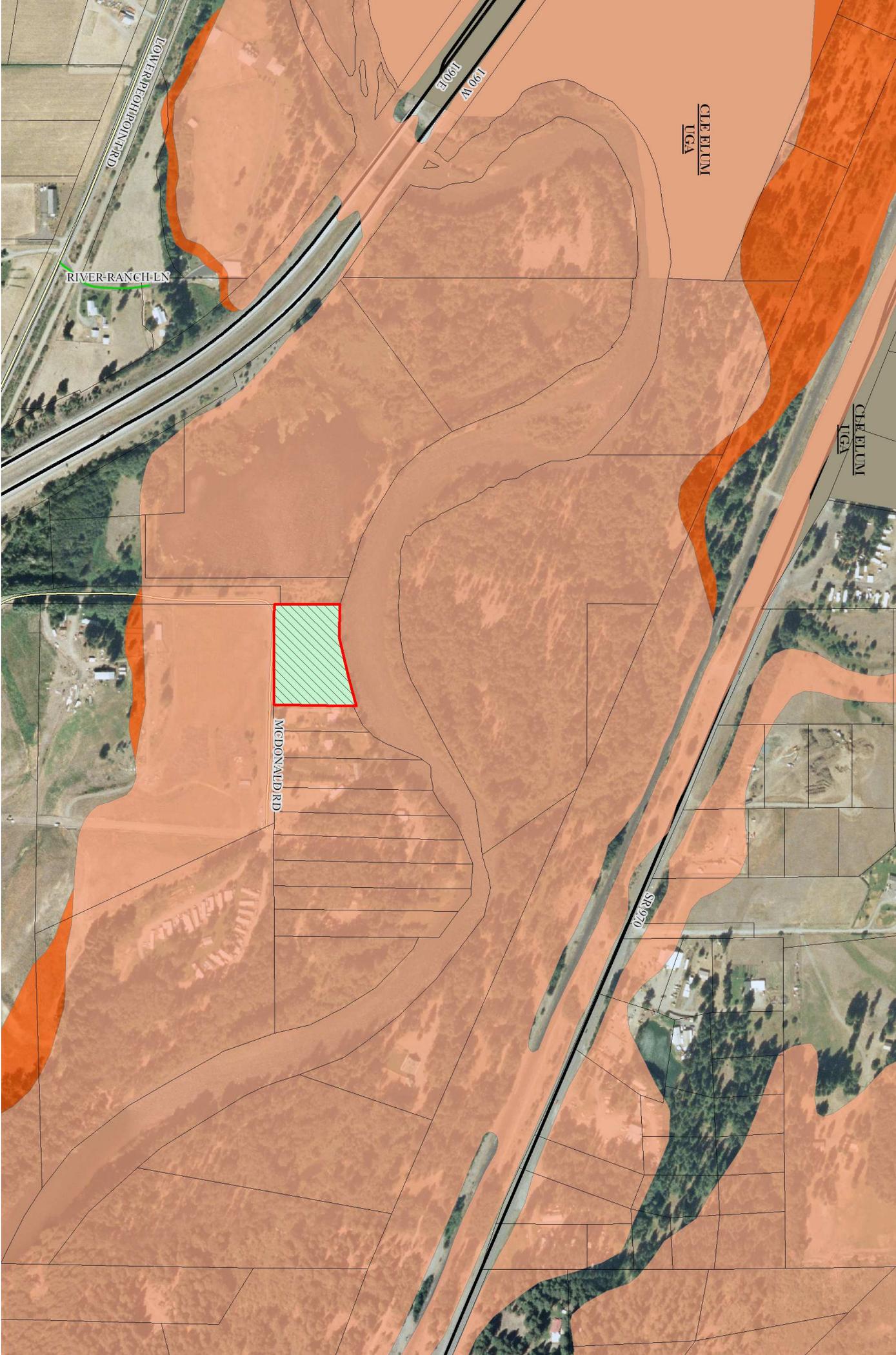
1001B  
1001A

CLE ELUM  
UGA

CHE ELUM  
UGA

MEDONARD RD

S.A. 070



LOWER POINT POINT RD

RIVER RANCH LN

MCDONALD RD

SR 970

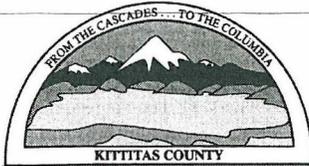
CLE ELUM  
UGA

CLE ELUM  
UGA

1001B  
1001A



MCDONALD RD



# 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"

## ADMINISTRATIVE USE PERMIT APPLICATION

AN-09-00005

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

KITTITAS 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)

Mandy Weed

DATE:

5/12/09

RECEIPT #

00004759



NOTES:

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

owners:  
W. Boyce Lambe  
Bradley B. Lambe + Wife Jeanne

Name: WILLIAM BOYCE LAMBE TRUST  
Mailing Address: 741 McDonald Rd.  
City/State/ZIP: Cle Elum WA 98922  
Day Time Phone: 509-674-4126  
Email Address: boyce.lambe@yahoo.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: NA  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

3. Street address of property:

Address: 741 McDonald Rd.  
City/State/ZIP: Cle Elum WA 98922

4. Legal description of property:

NW 1/4, SE 1/4, Sec 31, T20N, R16E as described in the QED

5. Tax parcel number: ~~21138~~ / 20-10-31040-0000 49535

6. Property size: 0.50 Acres (acres)

7. Zoning of property: A-3

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):

Removal of 5th Wheel RV. - Replacing with a manufactured home. <sup>2 BR</sup>  
on current concrete slab. -  
See attached Copies: Septic Tank Permit, Flood Control Zone Permit  
Water supply - existing well on "house" property Parcel # 495135  
is currently piped to #21138

9. Provision of the zoning code applicable: A-3- (father <sup>Recd</sup> in law clause)

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

Septic Permit - see copy

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

McDonald Rd.

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 X                      no ~~X~~

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

Check one:    yes X                      no ~~X~~

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

Check one:    yes \_\_\_\_\_                      no X

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

NA ~~Yes~~ No - separate dwelling

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

~~Yes~~ Yes - Within proper footage from Septic & other dwellings

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

Yes - manufactured home - will connect to water and septic in use.

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

existing driveway and parking area.

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.

Correct. Placement of a manufactured home is compliant with neighboring properties.

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

Correct! same as above.

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.

Correct - it will improve the properties

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.*

*Yes - compatible with area residences.*

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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: *NA*  
**(REQUIRED if indicated on application)**

Date:

X \_\_\_\_\_

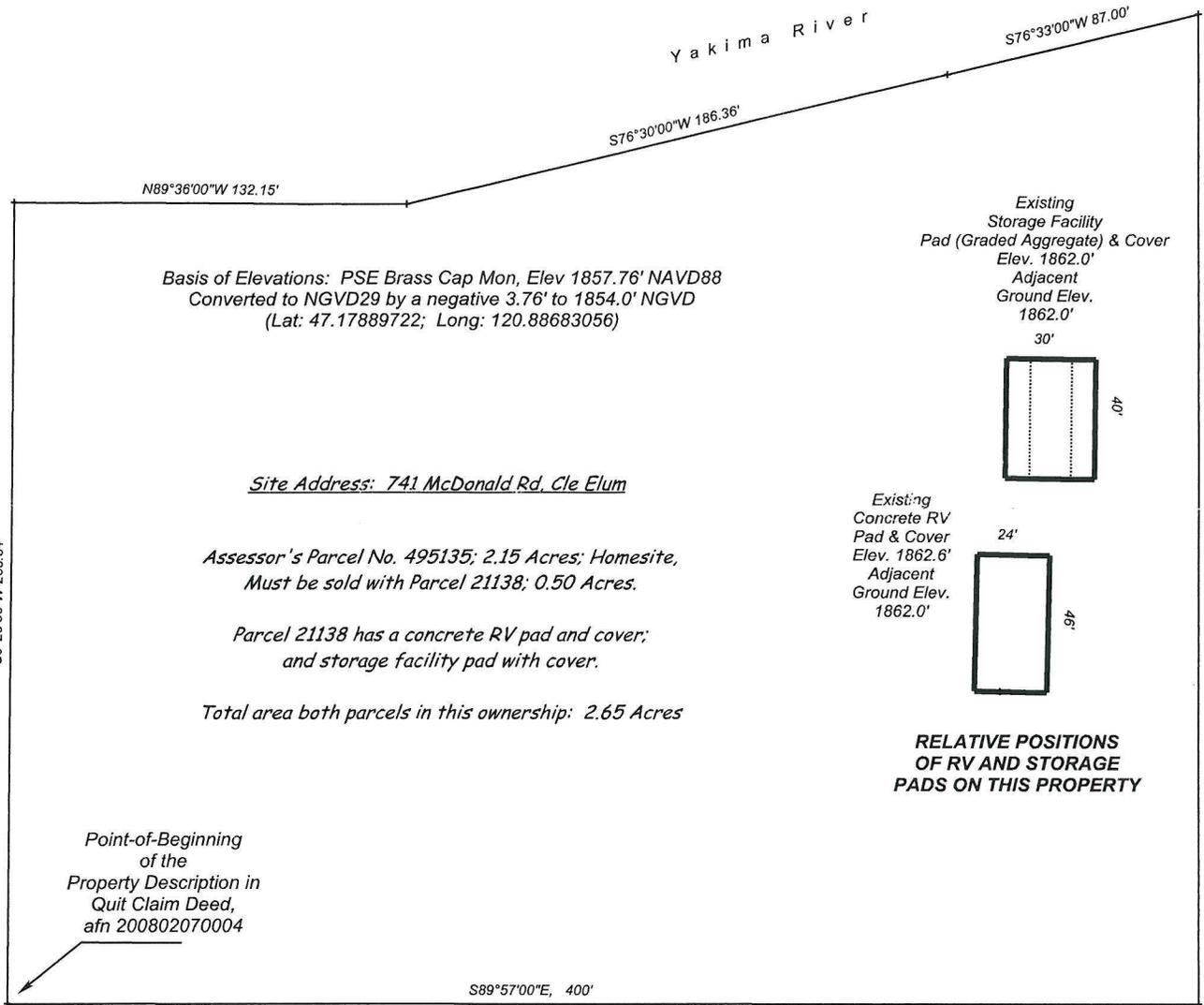
Print Name \_\_\_\_\_

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

Date:

*William Boyce Lamb* *5-11-2009*

Print Name *William Boyce Lamb*



Basis of Elevations: PSE Brass Cap Mon, Elev 1857.76' NAVD88  
 Converted to NGVD29 by a negative 3.76' to 1854.0' NGVD  
 (Lat: 47.17889722; Long: 120.88683056)

Site Address: 741 McDonald Rd, Cle Elum

Assessor's Parcel No. 495135; 2.15 Acres; Homesite,  
 Must be sold with Parcel 21138; 0.50 Acres.

Parcel 21138 has a concrete RV pad and cover;  
 and storage facility pad with cover.

Total area both parcels in this ownership: 2.65 Acres

Point-of-Beginning  
 of the  
 Property Description in  
 Quit Claim Deed,  
 afn 200802070004

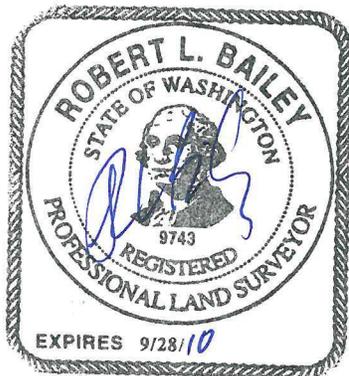
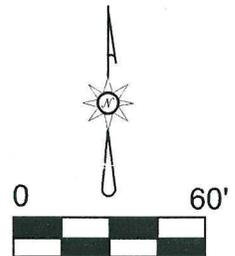
S89°57'00"E, 400'

**RELATIVE POSITIONS  
 OF RV AND STORAGE  
 PADS ON THIS PROPERTY**

**N O T E S**

McDonald Road

1. This property is situated in a portion of the NW4, SE4, Sec. 31, T20N, R16E as described in the QCD. It's also situated in a Zone A-3, FEMA FIRM Panel 530095 0261B dated 5-5-1981 at a BFE of 1860.2'
2. Both pads are in the floodplain of course, but outside of the FLOODWAY.
3. Both the RV pad and storage facility pad; and adjacent ground are higher than the BFE.



LOCATION SURVEY FOR THE RELATIVE  
 POSITION AND ELEVATIONS OF THE  
 EXISTING CONCRETE RV PAD & COVER  
 AND THE EXISTING STORAGE FACILITY & COVER

FOR

**BOYCE LAMBE**

Field Survey and Drawing by:

808's LLC, Prof. Land Surveying  
 Robert L. Bailey, PE/PLS 9743  
 4201 Hwy 970, Cle Elum, WA 98922  
 509 674 5551 pls808@hotmail.com  
 November 20, 2008

741 McDobald Road  
 Cle Elum, WA 98922  
 509 674 4126

**EXHIBIT 'A'**



### PERMIT APPLICATION

A "Permit to Install a Sewage System" allows the person named thereon to install an on-site disposal system according to the design approved by the Health Officer. Development other than that described on the permit application, incorporated into the approved design and specified on the Permit will, without advance approval off the Health Officer, invalidate the Permit. Asewage system installation permit expires one year from date of issuance. If more than a year passes between date of issue and date of installation of Permit must be renewed before installation. A renewal permit may be applied for. A completed site evaluation form must be attached to this application.

### PLEASE COMPLETE THE FOLLOWING SECTIONS

**REQUESTED BY:**

Name: Rich McDonald  
Mailing Address: 6710 Lower Peck Point  
Telephone: (509) 624-2637  
Signature: Rich McDonald  
Owner, if different than above:  
Name: Boyer Lambie

**STRUCTURE:** (Check all that apply)

proposed or  existing  
 on-site construction or  mobile/manufactured  
 single or  multiple family dwelling  
 other: \_\_\_\_\_

Number of bedrooms: per dwelling unit \_\_\_\_\_  
Number of (intended) permanent occupants: \_\_\_\_\_  
Approximate number of occupants in 24 hours: \_\_\_\_\_  
(This is for sizing of drainfield)

**PERMIT APPLIED FOR:**

New  
 Repair/Alteration

**SEPTIC TANK:**

**PUMP CHAMBER:**

(Must be from the State approved list.)

New  New  
 Existing  Existing  
Gallons: 1000 Gallons: \_\_\_\_\_

**DESIGNER'S NAME:**

Rich McDonald  
**DESIGNER'S SIGNATURE:**  
Rich McDonald  
DATE: 4/24/99

**SITE:**

Assessor's Parcel Number: 20-16-3140-00010  
Parcel Size: 1 Acre  
Directions to site: 741 McDonald Rd.  
Lower Peck Point  
Subdivision: \_\_\_\_\_  
Block: \_\_\_\_\_ Lot: \_\_\_\_\_  
Legal description, if not in a subdivision: \_\_\_\_\_

Section: 31 Township: 20 Range: 16

**WATER SUPPLY:**

public  
Name of system: \_\_\_\_\_  
 private well  
 other: \_\_\_\_\_

**TYPE OF SYSTEM:**

Conventional  
 Pressure  
 Other: \_\_\_\_\_

**LIQUID WASTE GENERATED:**

240 Gallons per day  
**DRAINFIELD AREA:**  
600 Square Footage

**INSTALLER'S NAME:**

Application Reviewed:   /  /    
Permit Issued:   /  /  

Date \_\_\_\_\_ Fee \_\_\_\_\_ Receipt \_\_\_\_\_



KITTITAS COUNTY HEALTH DEPARTMENT

Environmental Health Programs

507 N. Nanum Street Ellensburg, WA 98926 (509) 962-7698

On-site Sewage Installation Permit

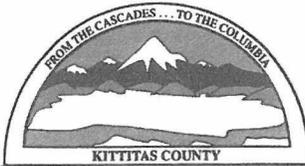
Type of Permit: New X Repair \_\_\_\_\_ Alteration \_\_\_\_\_ Privy \_\_\_\_\_  
Name BOYLE LAMBE Date Issued 4/26/99  
Subdivision/Address MCDONALD RD  
Parcel # 20-16-3140-0001  
Installer MCDONALD Designer MCDONALD  
No. Bedrooms 2 Type of Building \_\_\_\_\_  
Septic Tank (gals) 1000 Pump Chamber (gals) N/A  
Application Rate .4 Square Foot of Drainfield Area 360 GRAVELLESS  
Comments INSTALL AS DESIGNED

Issued by MARIL NELSON Inspected by W

*This Permit expires one year from date of issuance. The above specifications are minimum. Changes in specifications shall be approved before construction. Seventy-two (72) hours advance notice required for inspections.*

Disapproved \_\_\_\_\_ Date 1/1 Approved ✓ Date 4/26/99

Reason for disapproval \_\_\_\_\_



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Fax (509) 962-7682

"Building Partnerships – Building Communities"

Permit Number: KF-08-00017

## FLOOD CONTROL ZONE PERMIT

Permission is granted under provisions of Chapter 86.18 RCW and KCC 14.08, this 7<sup>th</sup> day of January 2009, to:

William Boyce Lambe  
741 McDonald Road  
Cle Elum WA 98922

Robert L. Bailey  
4201 Highway 970  
Cle Elum WA 98922

Kittitas County Community Development Services issues to the applicant permission to place a 24' X 46' Pole Structure, and a 30' x 40' Pole Structure on their property located off McDonald Road, situated in a portion of Section 31, T20N, R16E, WM, in Kittitas County. Specific lot location: Map number 20-16-31040-0006.

After review of the associated FIRM panel issued by FEMA, it has been determined that the referenced lot is located in the Yakima River floodplain and located within Flood Control Zone No. 9. The Flood Insurance Rate Map (FIRM) community panel number 530095 0261B identifies that this property is located in Flood Zone A. Flood Zone A indicates an area where base flood elevation data has not been provided.

### ISSUANCE OF THIS PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. The structures or works shall not adversely influence the regimen of water by restricting, altering, hindering, or increasing flow of the floodway or flood channel. The foundation shall be designed by one of the acceptable manners prescribed by the Federal Insurance Program, Department of Housing and Urban Development and the National Flood Insurance Program.
2. The structure or works shall be firmly anchored or affixed to the realty in order to prevent dislocation by floodwater and damage to life, health and property.

Jeff Watson  
Staff Planner

CC: Code Enforcement

PERMIT NO. KF-08-00017

**Address List: "within 500 ft"**

**Scott, Sam and Jane**

**1020 McDonald Rd. CleElum**

**Tate, Jacquelyn**

**841 McDonald Rd. CleElum**

**Jennings, Wayne**

**901 McDonald Rd. CleElum**