

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 05/29/14 12:11 by lfi18

Acct #: 84329

Ad #: 1105552

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 06/02/2014 Stop: 06/02/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 6.30 Words: 309
Total STD6 12.60
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 108.36
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descrpt: N/APPLICATION
Given by: *
Created: lfi18 05/29/14 12:01
Last Changed: lfi18 05/29/14 12:11

COMMENTS:

COPIED from AD 1103375

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	06/02			
IN	A		97 S	06/02			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee K Hathaway
Name (print or type)

Kaycee K Hathaway
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 05/29/14 12:11 by lfi18

Acct #: 84329

Ad #: 1105552

Status: N

**ACCESSORY DWELLING UNIT
NOTICE OF APPLICATION**

Project Name: Anderson Risner Accessory Dwelling Unit
File Number: AU 14 00001
Applicant: Randy Fischer authorized agent for Kathleen Anderson,
land owner.

Location: 1 parcel, to the east of the Ellensburg city limits at 410
Game Farm Road, in a portion of Section 33, T18N, R19E, WM in
Kittitas County, bearing Assessor's map number 18 19 31020 0033.

Proposal: Randy Fischer authorized agent for Kathleen Anderson,
landowner, has submitted an Accessory Dwelling Unit application
on approximately 8.95 acres. The subject property is zoned Urban
Residential.

Materials Available for Review: The submitted application and relat-
ed filed documents may be examined by the public at the Kittitas
County Community Development Services (CDS) office at 411 N.
Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS web-
site at <http://www.co.kittitas.wa.us/cds/current/administrative>
use.asp. Phone: (509) 962 7506

Written Comments on this proposal can be submitted to CDS any
time prior to 5:00 p.m. on Tuesday, June 17, 2014. Any person has
the right to comment on the application and request a copy of the
decision once made.

Under Title 17.08.022 and 17.60B, Accessory Dwelling Unit applica-
tions are processed in an abbreviated administrative format, which
does not involve a public hearing. All comments will be considered
in the decision making process, and any person has the right to
comment on this application and receive notification of the Commu-
nity Development Services administrative decision, once made. Ap-
peals to an administrative land use decision may be filed within 10
working days with the Board of County Commissioners as outlined
in Chapter 15A.07 of the Kittitas County Code. The current appeal
fee is \$500.

Designated Permit Coordinator (staff contact): Kaycee Hathaway,
Staff Planner: (509) 962-7079; email at kaycee.hathaway@co.kitti-
[tas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)

Notice of Application:	Monday, June 2, 2014
Application Received:	Wednesday, May 7, 2014
Application Complete:	Tuesday, May 27, 2014
Publication Date:	Monday, June 2, 2014

Kaycee Hathaway

From: DAILY RECORD/KITTITAS PUB <lfishburn@kvnews.com>
Sent: Thursday, May 29, 2014 12:14 PM
To: Kaycee Hathaway
Cc: lfishburn@kvnews.com
Subject: Order Confirmation - Ad # 1105552
Attachments: AD1105552_jnl.pdf

Hello Kaycee,

Here is your legal proof. Please let me know if this looks ok to run :)

Laura Fishburn

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Thursday, May 29, 2014 11:43 AM
To: legals@kvnews.com
Subject: AU-14-00001 Anderson_Risener: Notice of Application
Attachments: AU-14-00001 Anderson_Risner Notice of Application Legal.docx

Please publish the attached on: Monday, June 2, 2014.

Thank you,
Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

**ACCESSORY DWELLING UNIT
NOTICE OF APPLICATION**

Project Name: Anderson Risner Accessory Dwelling Unit

File Number: AU-14-00001

Applicant: Randy Fischer authorized agent for Kathleen Anderson, land owner.

Location: 1 parcel, to the east of the Ellensburg city limits at 410 Game Farm Road, in a portion of Section 33, T18N, R19E, WM in Kittitas County, bearing Assessor's map number 18-19-31020-0033.

Proposal: Randy Fischer authorized agent for Kathleen Anderson, landowner, has submitted an Accessory Dwelling Unit application on approximately 8.95 acres. The subject property is zoned Urban Residential.

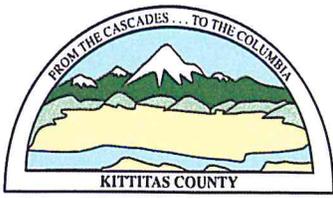
Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Tuesday, June 17, 2014. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 17.08.022 and 17.60B, Accessory Dwelling Unit applications are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the Board of County Commissioners as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Kaycee Hathaway, Staff Planner: (509) 962-7079; email at kaycee.hathaway@co.kittitas.wa.us

Notice of Application:	Monday, June 2, 2014
Application Received:	Wednesday, May 7, 2014
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KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Monday, June 2, 2014
Application Received: Wednesday, May 7, 2014
Application Complete: Tuesday, May 27, 2014

Project Name: Anderson Risner Accessory Dwelling Unit

File Number: AU-14-00001

Applicant: Randy Fischer authorized agent for Kathleen Anderson, land owner.

Location: 1 parcel, to the east of the Ellensburg city limits at 410 Game Farm Road, in a portion of Section 33, T18N, R19E, WM in Kittitas County, bearing Assessor's map number 18-19-31020-0033.

Proposal: Randy Fischer authorized agent for Kathleen Anderson, landowner, has submitted an Accessory Dwelling Unit application on approximately 8.95 acres. The subject property is zoned Urban Residential.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Tuesday, June 17, 2014. Any person has the right to comment on the application and request a copy of the decision once made.

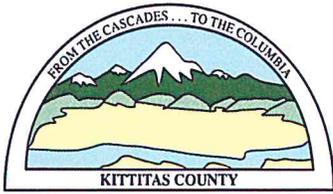
Under Title 17.08.022 and 17.60B, Accessory Dwelling Unit applications are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the Board of County Commissioners as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$500.

Designated Permit Coordinator (staff contact): Kaycee Hathaway, Staff Planner: (509) 962-7079; email at kaycee.hathaway@co.kittitas.wa.us

Planner Signature

Kaycee Hathaway

Date: 6-2-2014



KITTTITAS 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

May 27, 2014

Steven Risner
3470 Pedley Ave
Norco CA 92860

RE: Anderson_Risner Accessory Dwelling Unit - (AU-14-00001)

Dear Mr. Risner,

Your application for an Accessory Dwelling Unit on approximately 9.17 acres of land that is zoned Urban Residential, located in a portion of section 31, township 18 N, range 19 E, WM in Kittitas County; Assessor's map 18-19-31020-0033, was received on May 7, 2014. Your application has been determined complete as of May 27, 2014.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all adjoining property owners, governmental agencies, and interested persons.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
3. Conditional Preliminary Approval may be issued. The conditional Preliminary Approval will be final unless appealed within 10 working days following the date of issuance.

If you have any questions, I can be reached at (509) 962-7079, or by e-mail at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Staff Planner

CC: Randy Fischer *Via Email*

AU-14-00001 Anderson_Risner Master File@\\arda\Teams\CDS\Projects\ADUs\AU 2014\ AU-14-00001 Anderson_Risner

PROJECT NARRATIVE

9. Narrative project description is as follows:

- Size of project will be the building of one single residential dwelling, size of residential dwelling footprint will be 61' X 51'
- Location of residential dwelling will be located on Lot 2 of Risner Ranch Short Plat SP-14-00001, as shown on page 3 & 4 of this project narrative.
- Water supply is well that was is referenced on Application For Individual Well Site Review Tracking# SP-14-0017 Date Accepted 04-04-14 and submitted for Adequate Water Supply Determination For Building Permits: Individual/ Shared Well form I/S, Tracking #WA-14-00099, Date Accepted 04-28-14, location of well is as shown on page 3 & 4 of this project narrative.
- Sewage disposal is to be a Pressure type Septic System, reference Septic Permit#

10. Description of how this proposal meets the criteria of 17.60B.050 for Administrative Uses is as follows:

- **Administrative Review 17.60B.050 line 1a** – this single residential dwelling will be built to all current County codes and inspected and there for it will not be detrimental to the public health, safety, and general welfare.
- **Administrative Review 17.60B.050 line 1b** – this single residential dwelling will not adversely affect the established character of the surrounding vicinity and planned uses due to the fact that all surrounding properties are single residential dwellings that are consistent with this purposed ADU
- **Administrative Review 17.60B.050 line 1c** – nor will this single residential dwelling 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. All uses of this proposed ADU is consistent with adjacent properties (single residential dwelling) and their uses, there for no actions of this ADU shall be injurious to adjacent properties.
- **Administrative Review 17.60B.050 line 2** – the granting of this ADU use permit is consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation, urban growth area is designated for more housing development and I believe this ADU follows suite with this plan for this area.
- **Administrative Review 17.60B.050 line 3** –all conditions necessary to mitigate the impacts of the ADU are conditions that are measurable and can be monitored and enforced. ADU's building and usage will be to all County codes monitored and enforced by normal County procedures.
- **Administrative Review 17.60B.050 line 4** –

11. Description of the development existing on the subject property and associated permits is as follows:

- One single residential dwelling
- Three garages
- One shed
- Associated permits are unknown.
- Reference Risner Ranch Short Plat SP-14-00001, as shown on page 3 & 4 of this project narrative.

12. Name of road(s) or ingress/egress easements that provide legal access to this site is as follows:

- 410 Game Farm Rd, Ellensburg, WA

CONTINUES

13. An Accessory Dwelling Unit is allowed only when the following criteria are met.

Descriptions below are for list of criteria per line 13, A thru K of ADU form.

A. ADU's shall be allowed as a permitted use within designated Urban Growth Areas

- This ADU will be located within Urban Growth Area.

B. ADU's shall be subject to obtaining an Administrative Use permit in areas outside Urban Growth Areas

- N/A

C. There is only one ADU on the lot.

- Only one ADU will be built on lot.

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

- The owner (Kathleen Anderson) will reside within existing residence that will be referred to as the ADU.

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

- Home being built with this ADU will be referred to as the Primary residence (2088 S/F) and existing residence (1380 S/F) will be referred to as the ADU for this property.

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

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

- Yes setback requirements are met, reference page 3 & 4 of this project narrative for location.

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

- Water supply is well that was is referenced on Application For Individual Well Site Review Tracking# SP-14-0017 Date Accepted 04-04-14 and submitted for Adequate Water Supply Determination For Building Permits: Individual/ Shared Well form I/S, Tracking #WA-14-00099, Date Accepted 04-28-14, location of well is as shown on page 3 & 4 of this project narrative.
- Sewage disposal is to be a Pressure type Septic System, reference Septic Permit#

I. No mobile homes or recreational vehicles shall be allowed as an ADU.

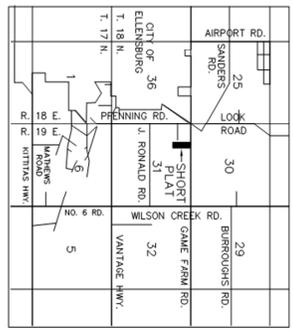
- No mobile or recreational vehicles will be used for this ADU, a stick build home will be used.

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

- The ADU will provide additional off-street parking next to new single residential dwelling.

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

- There is no special care dwelling or accessory living quarters existing on this property.



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

RITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE RISNER RANCH SHORT PLAT TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 20____

RITTITAS COUNTY PLANNING OFFICER

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY BE SUITABLE FOR CONSTRUCTION OF SEWAGE DISPOSAL, FOR SOME, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. ALL BUILDING SITES WITHIN THIS SHORT PLAT MUST BE MADE IN ACCORDANCE WITH THE KITTITAS COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 20____

RITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

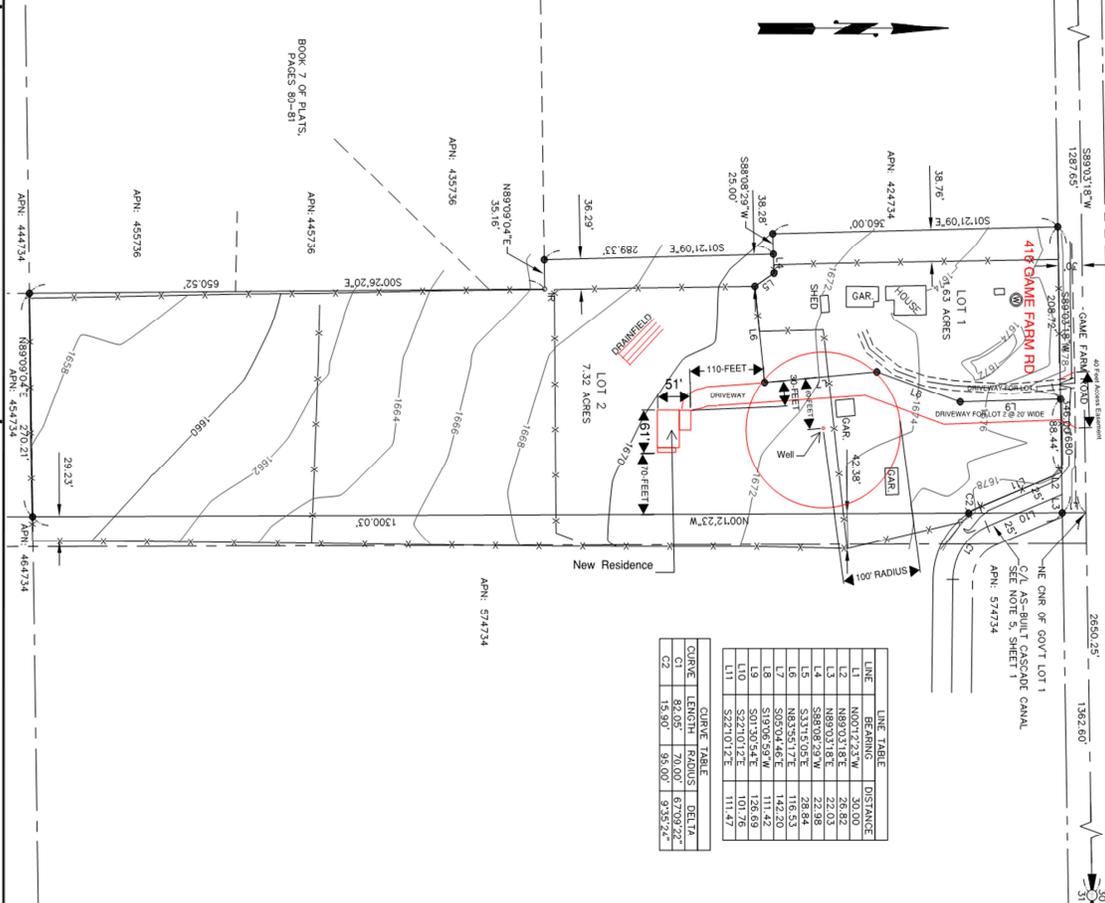
I, _____ COUNTY TREASURER, HAVE EXAMINED THE RECORDS AND DETERMINED THAT THE SHORT PLAT IS CORRECTLY RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

DATED THIS _____ DAY OF _____ A.D., 20____

RITTITAS COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M. IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____ SURVEYOR'S NAME _____ COUNTY Auditor _____

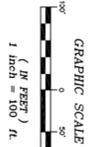


LINE	BEARING	DISTANCE
L1	N00°12'23"W	30.00
L2	N89°03'18"E	26.82
L3	N89°03'18"E	25.92
L4	S33°15'05"E	28.84
L5	N83°55'17"E	116.53
L6	N83°55'17"E	116.53
L7	S05°04'46"E	142.20
L8	S19°06'52"W	126.62
L9	S22°10'12"E	101.76
L10	S22°10'12"E	111.47
L11	S22°10'12"E	111.47

- NOTES:**
- THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
 - THIS SURVEY WAS PERFORMED USING A TRIMBLE 96 TOTAL STATION AND A TRIMBLE 88 GNSS. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS TRAVERSE IN EXCESS OF 40,000 INCHES CLOSURE AFTER ADJUSTMENT.
 - THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 - FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 7 OF PLATS, PAGES 8041, 492, 462031.
 - BOOK 8 OF PLATS, PAGES 8041, 492, 462031.
 - THE CASCADE CANAL BOUNDARY LINES SHOWN HEREON ARE BASED ON THE AS-BUILT LOCATION OF THE EXISTING CANAL. THE CASCADE CANAL IS NOT A PART OF THIS SURVEY. THE SURVEY IS NOT A GUARANTEE OF THE STWARD TITLE OF KITTITAS COUNTY FOR THE SUBJECT PROPERTY. THE PARCEL AREAS SHOWN HEREON ARE INCLUSIVE OF THE CASCADE CANAL.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND IRON ROD, NO CAP
- SET 5/8" IRON ROD & CAP, LS 45503
- EXISTING WATER WELL



Encompass

ENGINEERING & SURVEYING

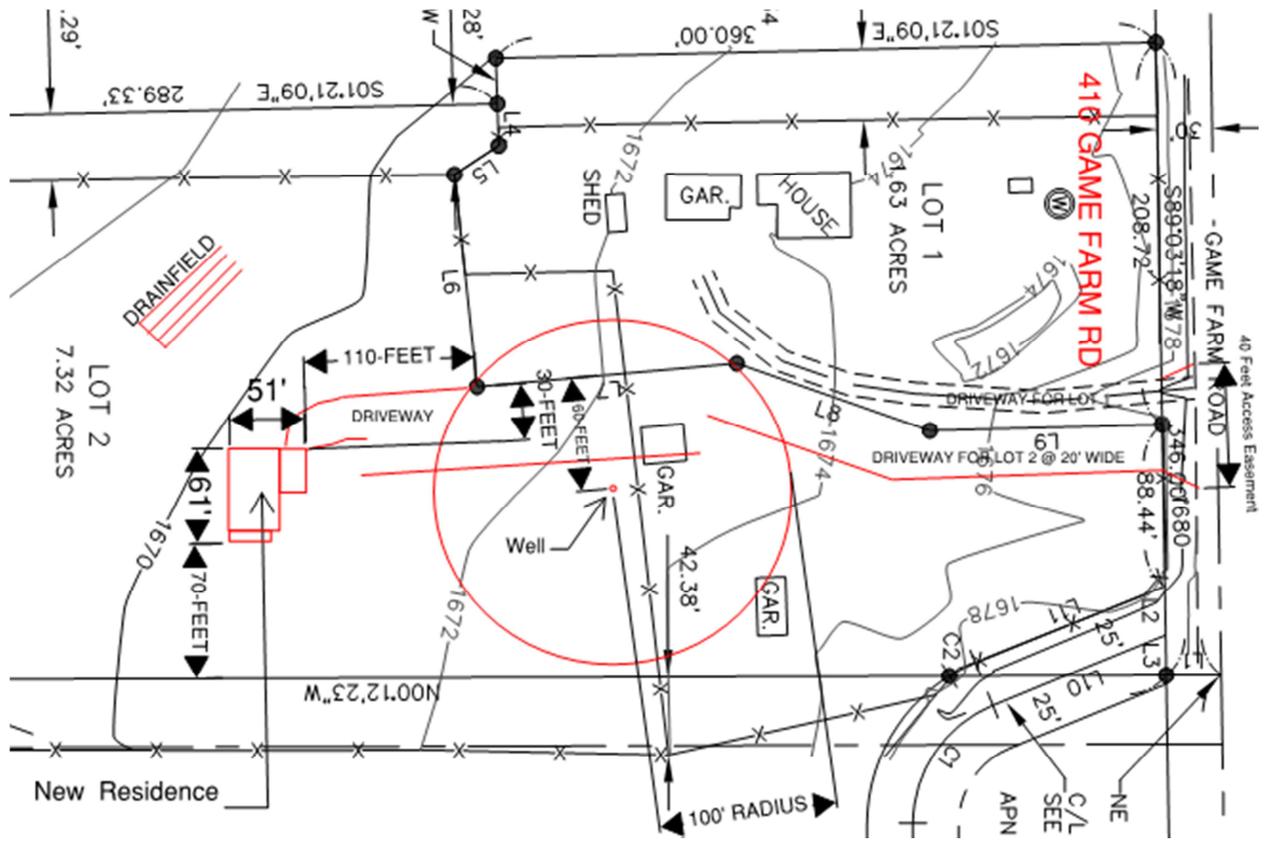
165 NE Juniper Street, Suite 201 • Kenosha, WI 53102 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHORT PLAT

PREPARED FOR	ANGELA RISNER	JOB NO.	14009
A PORTION OF GOVT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY		SHEET	1 OF 2
DWN BY	DLP	DATE	2/20/14
CHRD BY	GW	SCALE	1" = 100'

INDEX LOCATION
 SEC. 31 T. 18 N. R. 19 E. W.M.

31



Kaycee Hathaway

From: Kaycee Hathaway
Sent: Monday, May 12, 2014 12:30 PM
To: risnerranch@aol.com
Cc: 'rpcb@elltel.net'
Subject: Deem Incomplete: AU-14-00001 Anderson_Risner
Attachments: AU-14-00001 Anderson_Risner Deem Incomplete Letter.pdf

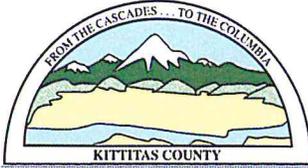
Dear Applicant,

Attached is a copy of your deemed incomplete letter for AU-14-00001 Anderson_Risner. A hard copy was sent to you via the US Postal Service. If you have any further questions or concerns please feel free to contact me.

Thank you,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

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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"

May 12, 2014

*Steven Risner
3470 Pedley Ave
Norco CA 92860*

RE: *Anderson_Risner Accessory Dwelling Unit - (AU-14-00001)*

Dear *Mr. Risner,*

An application for an Accessory Dwelling Unit (ADU) was received by Community Development Services on May 7, 2014. The requested ADU is proposed to be located on approximately 8.95 acres of land that is zoned Urban Residential, located in a portion of Section 31, T18N, R19E, WM, in Kittitas County, Assessor's map number 18-19-31020-0033. Your application has been determined incomplete as of May 12, 2014.

In order for the County to continue processing this application, additional information is required. The following information is due to the County by **November 8, 2014**.

- ***Project narrative responding to questions 9-13 of the Accessory dwelling Unit Permit Application.***

When the County receives this information, staff will continue reviewing your application.

Kittitas County Code 15A.03.040 stipulates that upon the County's request for additional information, the application "...shall expire after **180** calendar days unless the requested supplemental information is submitted in complete form." If the requested additional information is not received within the time frame indicated above, the application will be considered "not complete" and will have to be re-filed with the department.

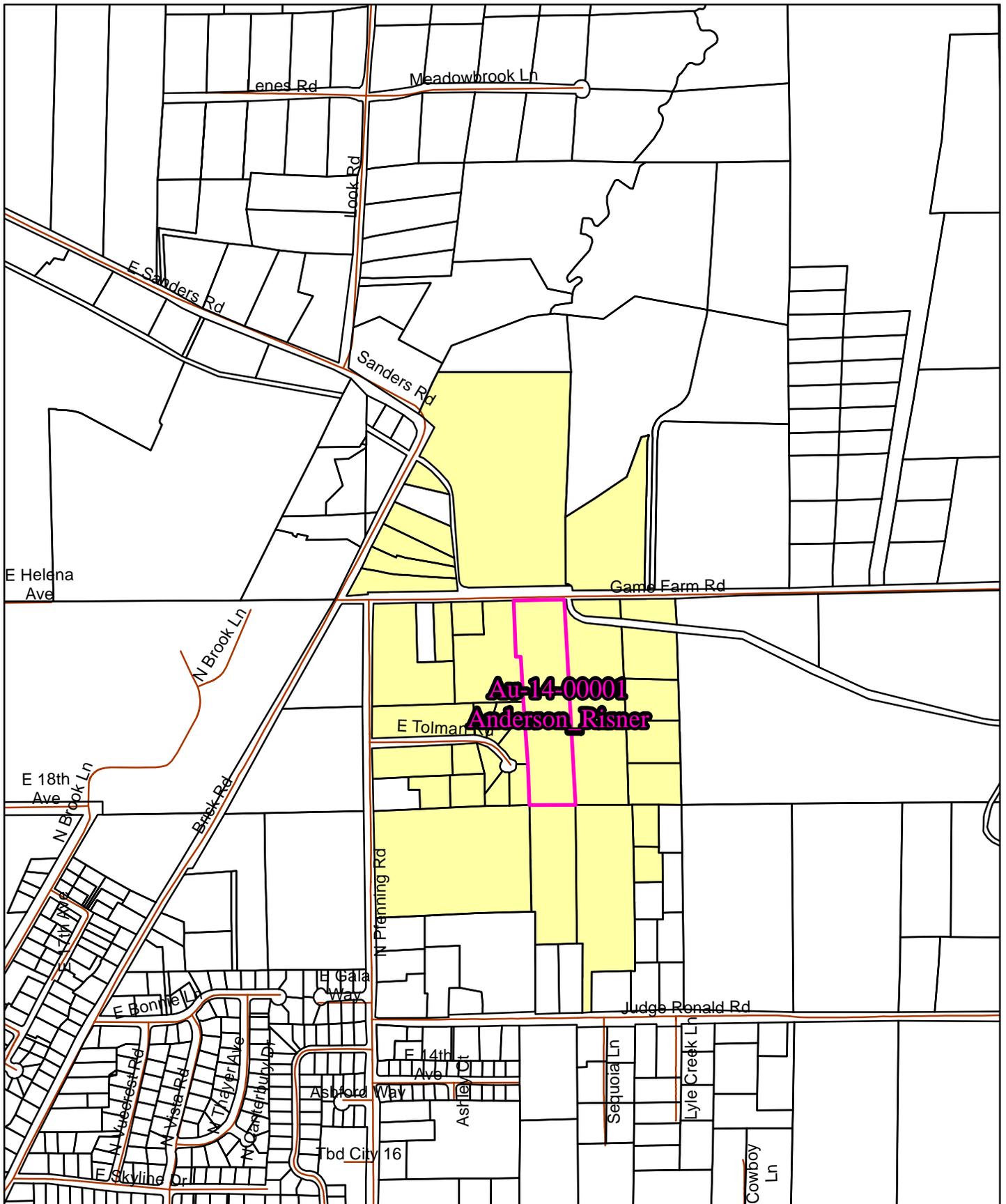
If you have any questions regarding this matter, please feel free to contact me at **(509)962-7079** or by email at kaycee.hathaway@co.kittitas.wa.us

Sincerely,

Kaycee K Hathaway
Community Development / Planner I
411 N Ruby ST, Suite 2
Ellensburg, WA 98926
Phone: (509) 962- 7079
Fax: (509) 962-7682
Email: kaycee.hathaway@co.kittitas.wa.us

CC: Randy Fischer

Via Email



AU-14-00001
Anderson_Risner

500ft
Buffer

5/9/2014

kaycee.hathaway

SEARLE, RICHARD ETUX
5351 NANEUM RD
ELLENSBURG WA 98926-6958

HAYBROOK LAND HOLDINGS LLC
PO BOX 819
ELLENSBURG WA 98926-

ANDERSON, DAVE & HEIDI
2216 N BRICK RD
ELLENSBURG WA 98926-9359

PALMQUIST, BRUCE C ETUX
2208 N BRICK ROAD
ELLENSBURG WA 98926

SMITH, RICH ETUX
240 GAME FARM ROAD
ELLENSBURG WA 98926

IRELAND, JUSTIN D
180 GAME FARM RD
ELLENSBURG WA 98926-

JOHN R WEBB LIVING TRUST
1116 N MONROE ST
TACOMA WA 98406-4514

GRAY, WESLEY D & JO ANNE
1700 N PFENNING RD
ELLENSBURG WA 98926

GLESSNER, WILLIAM W
490 GAME FARM RD
ELLENSBURG WA 98926

THOMAS, ROBERT G & NICHOL J
PO BOX 1730
ELLENSBURG WA 98926-

ANDERSON, KATHLEEN P
410 GAME FARM RD
ELLENSBURG WA 98926-

ROZNIK, DIANE M &
ADAMS, MICHELLE J
678 GAME FARM RD
ELLENSBURG WA 98926

WERNEX, JOSEPH ETUX
1901 TOLMAN RD
ELLENSBURG WA 98926

HOLLENBECK, GARY ETUX
1700 TOLMAN RD
ELLENSBURG WA 98926

GRANT, GARY D ETUX
1905 E TOLMAN RD
ELLENSBURG WA 98926

KEATON, ANDREW ETUX
1909 E TOLMAN RD
ELLENSBURG WA 98926

SHAFF, MELODY LYNN
1913 TOLMAN RD
ELLENSBURG WA 98926-7268

HUMMEL, LYLE C ETUX
1919 TOLMAN RD
ELLENSBURG WA 98926-

PRUITT, JIMMY D & SHIRLEY J
1916 TOLMAN RD
ELLENSBURG WA 98926-7268

KNUDSON, TANA R
1904 E TOLMAN RD
ELLENSBURG WA 98926

VANDERBURG, MARC A. ETUX
1900 E TOLMAN RD
ELLENSBURG WA 98926

ALLEN, DARREN L & KENDRA B
1812 N PFENNING RD
ELLENSBURG WA 98926-5103

CRUMRINE, KEITH F ETUX
1814 N PFENNING RD
ELLENSBURG WA 98926

OSWALD, PETER C
670 GAME FARM RD
ELLENSBURG WA 98926-

WIPPEL, JAMES A &
PHELPS, MARY J
2105 JUDGE RONALD RD
ELLENSBURG WA 98926-

VIETZKE, CHRIS R ETUX
676 GAME FARM RD
ELLENSBURG WA 98926-

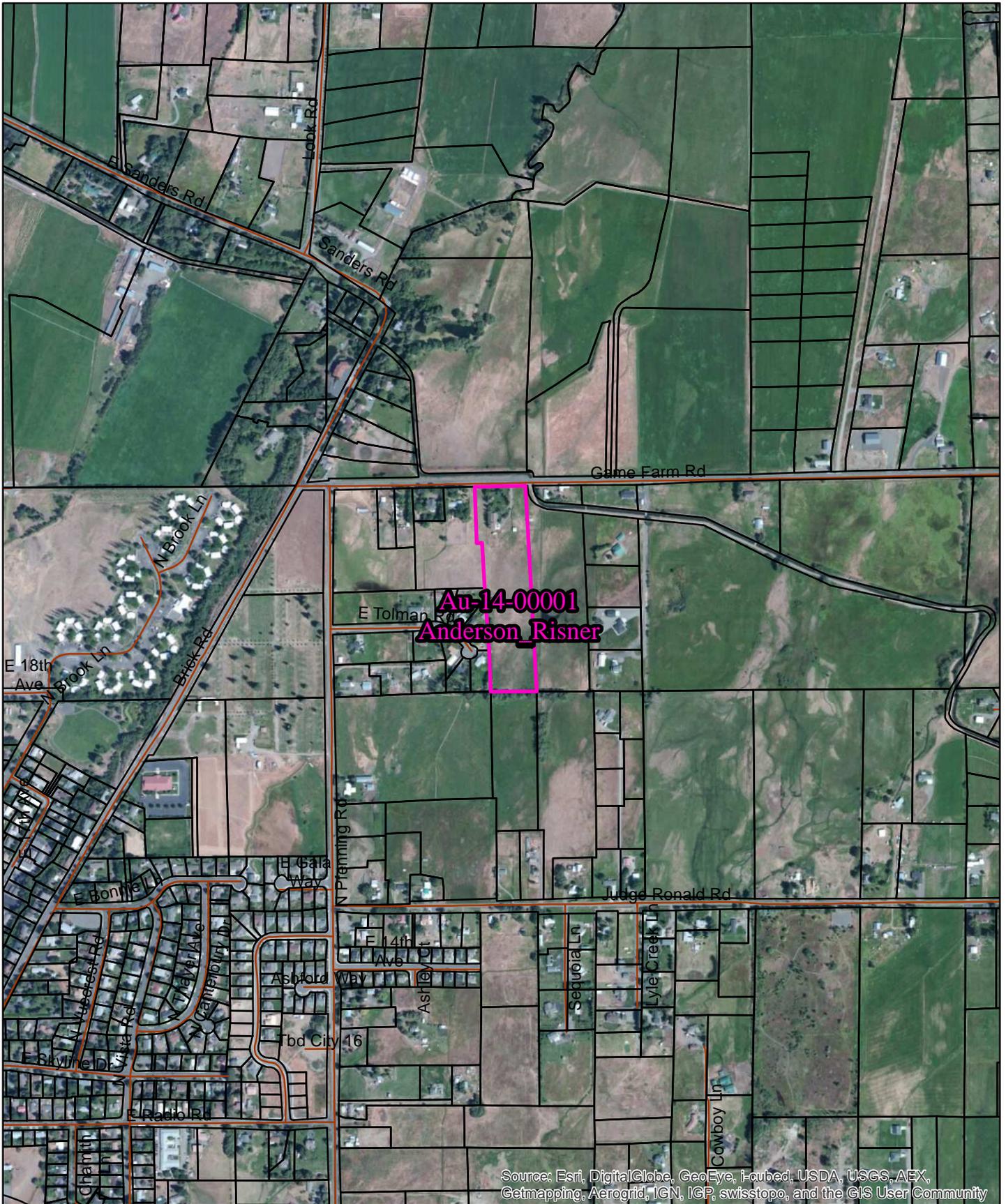
LA BAR, JOHN J ETUX
5500 TJOSSEM RD
ELLENSBURG WA 98926

HOCTOR, ROBERT HAROLD & PAULA
BERNIECE
674 GAME FARM RD
ELLENSBURG WA 98926-5100

NEUSTEL, SCOTT A & JUDENE C
2200 N BRICK RD
ELLENSBURG WA 98926-9359

GRAY, MICHAEL D & NICHOLE D
2000 PFENNING RD
ELLENSBURG WA 98926-

SMITH, PATRICK H.
PO BOX 611
ELLENSBURG WA 98926



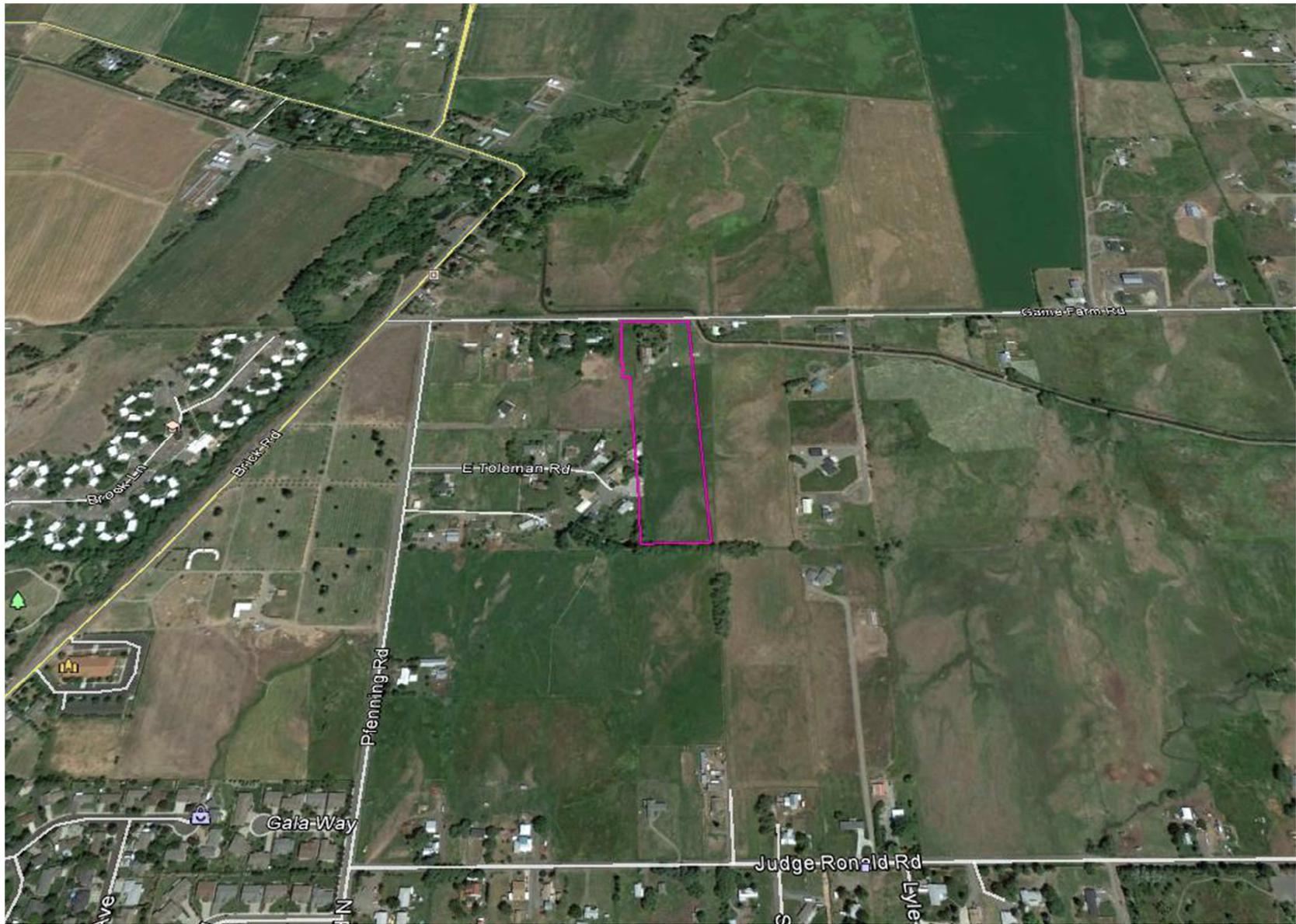
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

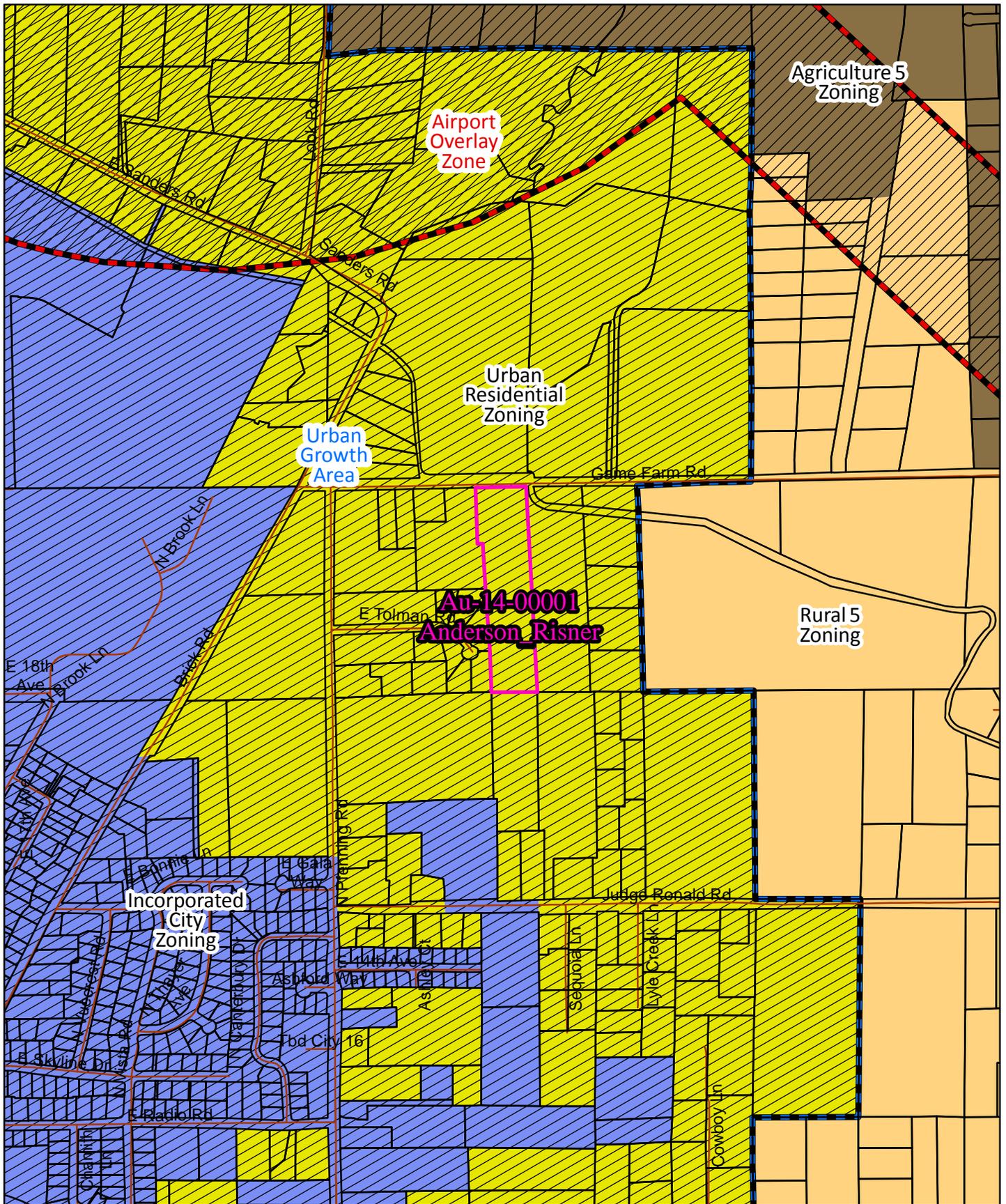
AU-14-00001
Anderson_Risner

Air
Photo

5/9/2014

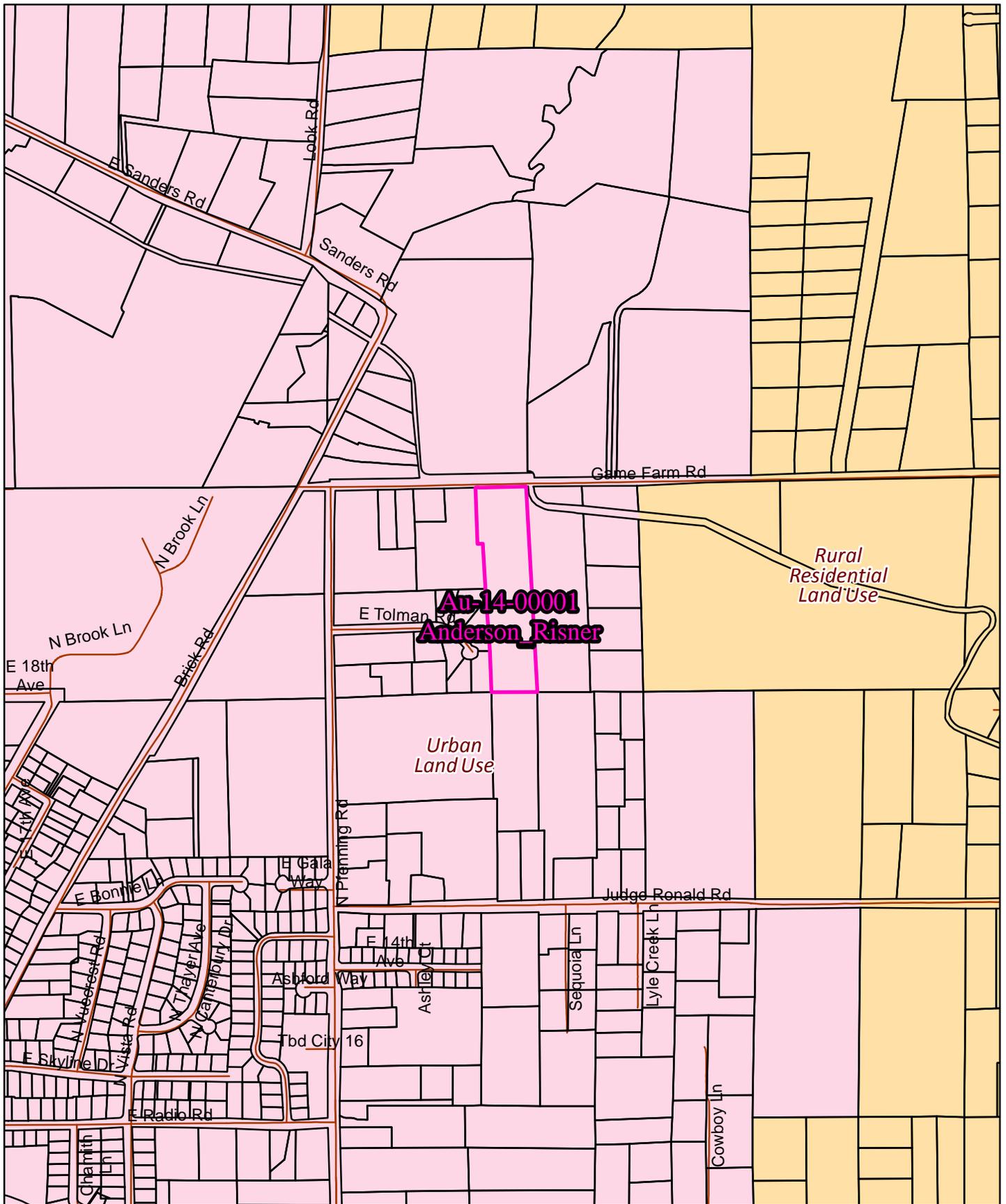
kaycee.hathaway





AU-14-00001
Anderson_Risner

Zoning
Map

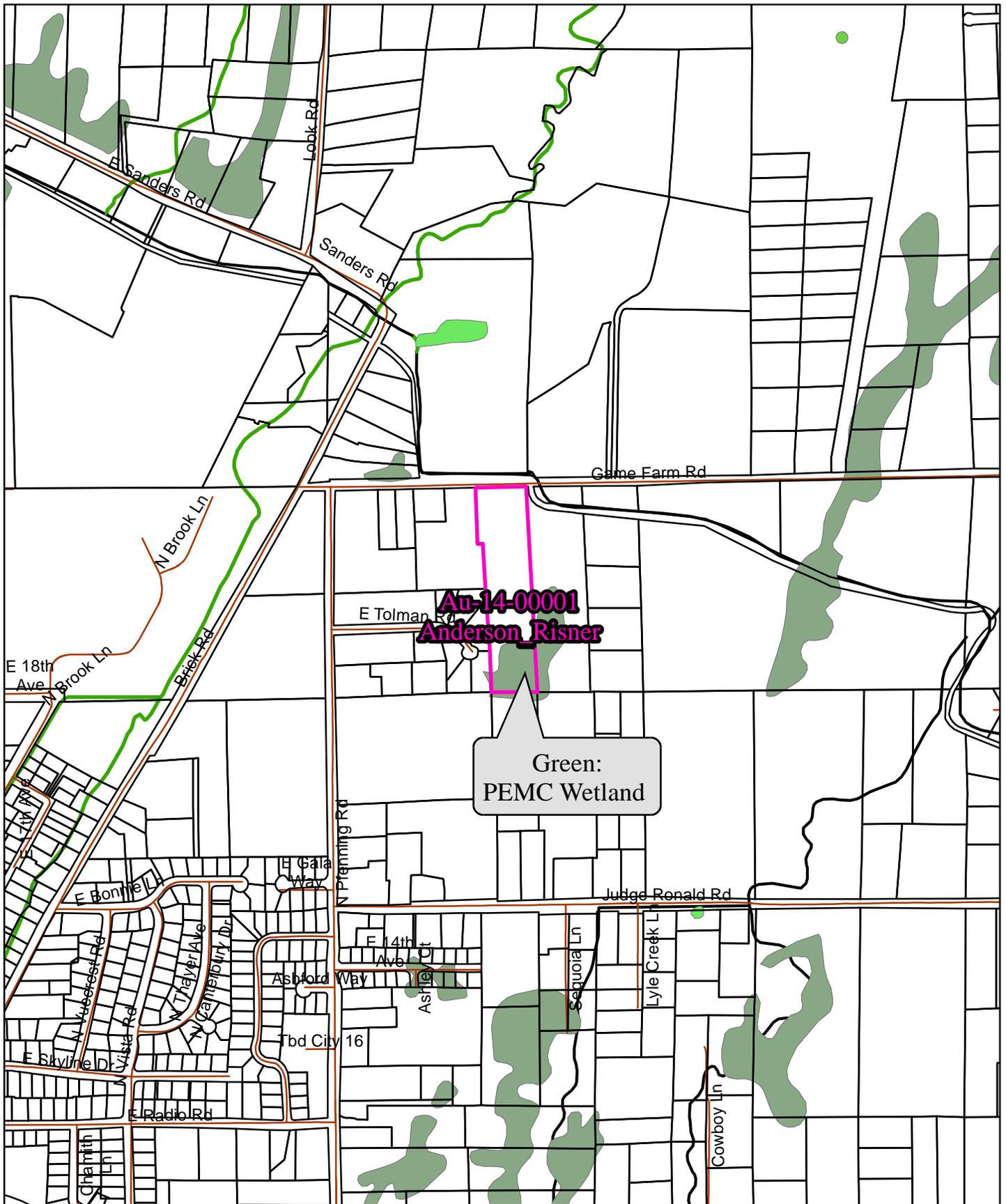


AU-14-00001
Anderson_Risner

Land Use
Map

5/9/2014

kaycee.hathaway



AU-14-00001
Anderson_Risner

Green:
 PEMC Wetland

AU-14-00001
 Anderson_Risner

Critical Areas
 Map

Critical Areas Checklist

Friday, May 09, 2014

Application File Number



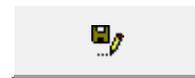
Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

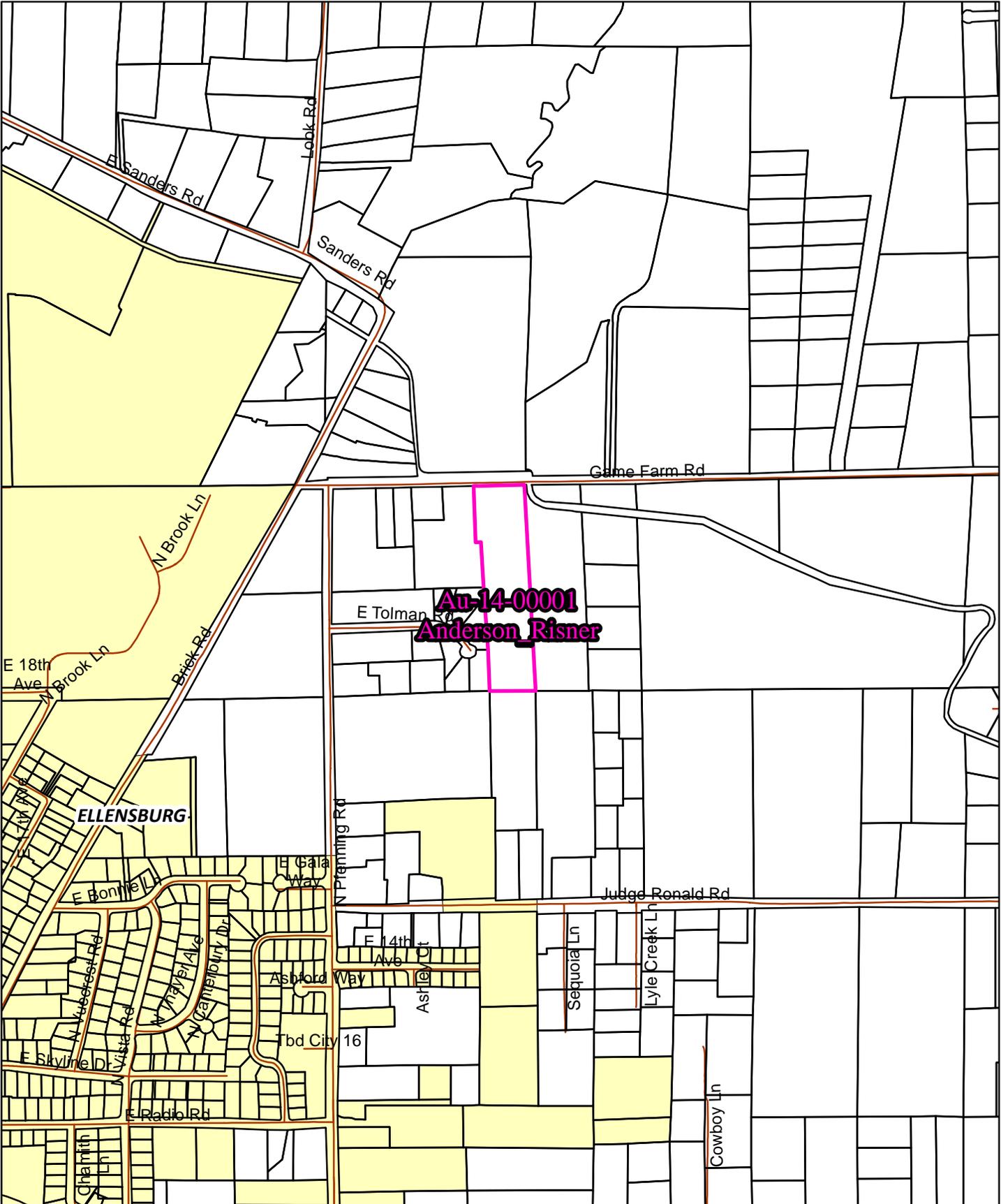
What is the Seismic Designation?

C

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

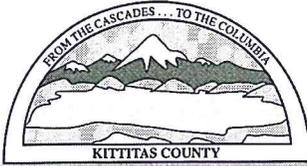


AU-14-00001
Anderson_Risner

Area
Map

5/9/2014

kaycee.hathaway



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

"Building Partnerships – Building Communities"

ACCESSORY DWELLING UNIT PERMIT APPLICATION

(Proposing an Accessory Dwelling Unit, per Kittitas County Code 17.08.022, when ADU is located outside an Urban Growth Area)

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, 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

- 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.
- Completed application for a Conditional Use Permit, including fees.
- Project Narrative responding to Questions 9-13 on the following pages.

APPLICATION FEES:*

* FEES BASED ON ADMINISTRATIVE USE PERMIT

\$

1000.00	Kittitas County Community Development Services (KCCDS) (SEPA exempt)
0.00	Kittitas County Department of Public Works
0.00	Kittitas County Fire Marshal

\$1000.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

5-7-14

RECEIPT #

AU-140001

RECEIVED

MAY 07 2014

KITTTITAS COUNTY

CDS
DATE STAMP IN BOX

GENERAL APPLICATION INFORMATION

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

Name: STEVEN RISNER
Mailing Address: 3470 Pedley Ave
City/State/ZIP: NORCO, CA. 92860
Day Time Phone: 951-751-7766
Email Address: riscneranch2@aol.com

* 410 Game Farm Rd

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Randy Fischer
Mailing Address: 4890 Robinson Canyon
City/State/ZIP: Elleusburg WA 98926
Day Time Phone: 509-856-8342
Email Address: rfcfb@elltel.net

3. Name, mailing address and day phone of other contact person
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: _____
City/State/ZIP: _____

5. Legal description of property (attach additional sheets as necessary):

18-19-31020-0033

6. Tax parcel number: 674734

7. Property size: 9.17 (acres)

8. Land Use Information:

Zoning: URBAN RESIDENTIAL Comp Plan Land Use Designation: _____

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum 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.
- 10. **Describe how this proposal meets the criteria of 17.60B.050 for Administrative Uses.**
- 11. **Describe the development existing on the subject property and associated permits.** List permit numbers if know. (i.e. building permits, access permits, subdivisions)
- 12. **Name the road(s) or ingress/egress easements that provide legal access to the site.**
- 13. **An Accessory Dwelling Unit is allowed only when the following criteria are met.** Please describe in detail how each criteria found in KCC 17.08.022 is met for this particular project:
 - A. ADU's shall be allowed as a permitted use within designated Urban Growth Areas
 - B. ADU's shall be subject to obtaining an Administrative Use permit in areas outside Urban Growth Areas
 - C. There is only one ADU on the lot.
 - D. The owner of the property resides in or will reside in either the primary residence or the ADU.
 - E. The ADU does not exceed the square footage of the habitable area of primary residence.
 - F. The ADU is designed to maintain the appearance of the primary residence.
 - G. The ADU meets all the setback requirements for the zone in which the use is located.
 - H. The ADU has or will 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 has or will provide additional off-street parking.
 - K. The ADU is not located on a lot in which a Special Care Dwelling or an Accessory Living Quarter already exists.

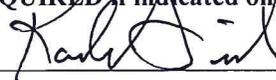
AUTHORIZATION

- 14. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

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

Date:

X 

5-7-14

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

Date:

X 

5-7-14

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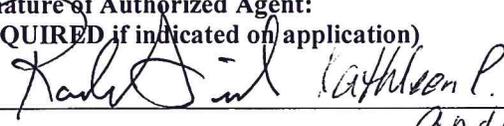
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Signature of Authorized Agent:

(REQUIRED if indicated on application)

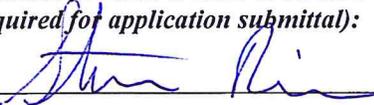
X 
Anderson

Date:

5-7-14

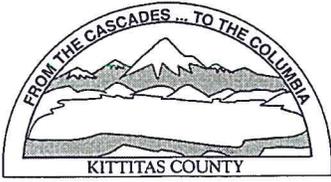
Signature of Land Owner of Record

(Required for application submittal):

X 

Date:

5-7-14



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

RECEIPT NO.: 00021067

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028389

Date: 5/7/2014

Applicant: ANDERSON, KATHLEEN P

Type: check # 4549

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AU-14-00001	ADMINISTRATIVE USE FEE	1,000.00
	Total:	1,000.00