

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Project Name: Anderson Accessory Dwelling Unit

File Number: AU-14-00004

Applicant: Robin & Meghan Anderson, land owner.

Location: 1 parcel, to the North of the Kittitas city limits at 6081 Secret Canyon Road, in a portion of section 35, township 19 N, range 20 E, WM in Kittitas County; Assessor's map 19-20-35000-0001.

Proposal: Robin & Meghan Anderson, landowner, has submitted an Accessory Dwelling Unit application on approximately 46 acres. The subject property is zoned Forest & Range.

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 Wednesday, February 25, 2015. 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

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 02/05/15 11:55 by lfi18

Acct #: 84329

Ad #: 1236359

Status: N

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

Start: 02/10/2015 Stop: 02/10/2015
Times Ord: 1 Times Run: ***
STD6 2.00 X 5.93 Words: 302
Total STD6 11.86
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 102.00
Affidavits: 1

Contact: STEPH MIFFLIN

Phone: (509)962-7506

Fax#:

Email: steph.mifflin@co.kittitas.wa

Agency:

Ad Descrpt: NOTICE OF APPLICATION

Given by: KAYCEE HATHAWAY

Created: lfi18 02/05/15 10:45

Last Changed: lfi18 02/05/15 11:49

COMMENTS:

COPIED from AD 1234426

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97	S 02/10			
IN	A		97	S 02/10			

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
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 02/05/15 11:55 by lfi18

Acct #: 84329

Ad #: 1236359

Status: N

**ACCESSORY DWELLING UNIT
NOTICE OF APPLICATION**

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Notice of Application: Tuesday, February 10, 2015
Application Received: Tuesday, December 30, 2014
Application Complete: Thursday, February 5, 2015
Publication Date: Tuesday, February 10, 2015

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Agency:

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DR	A		97 S	02/10			
IN	A		97 S	02/10			

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Critical Areas Checklist

Thursday, February 05, 2015

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

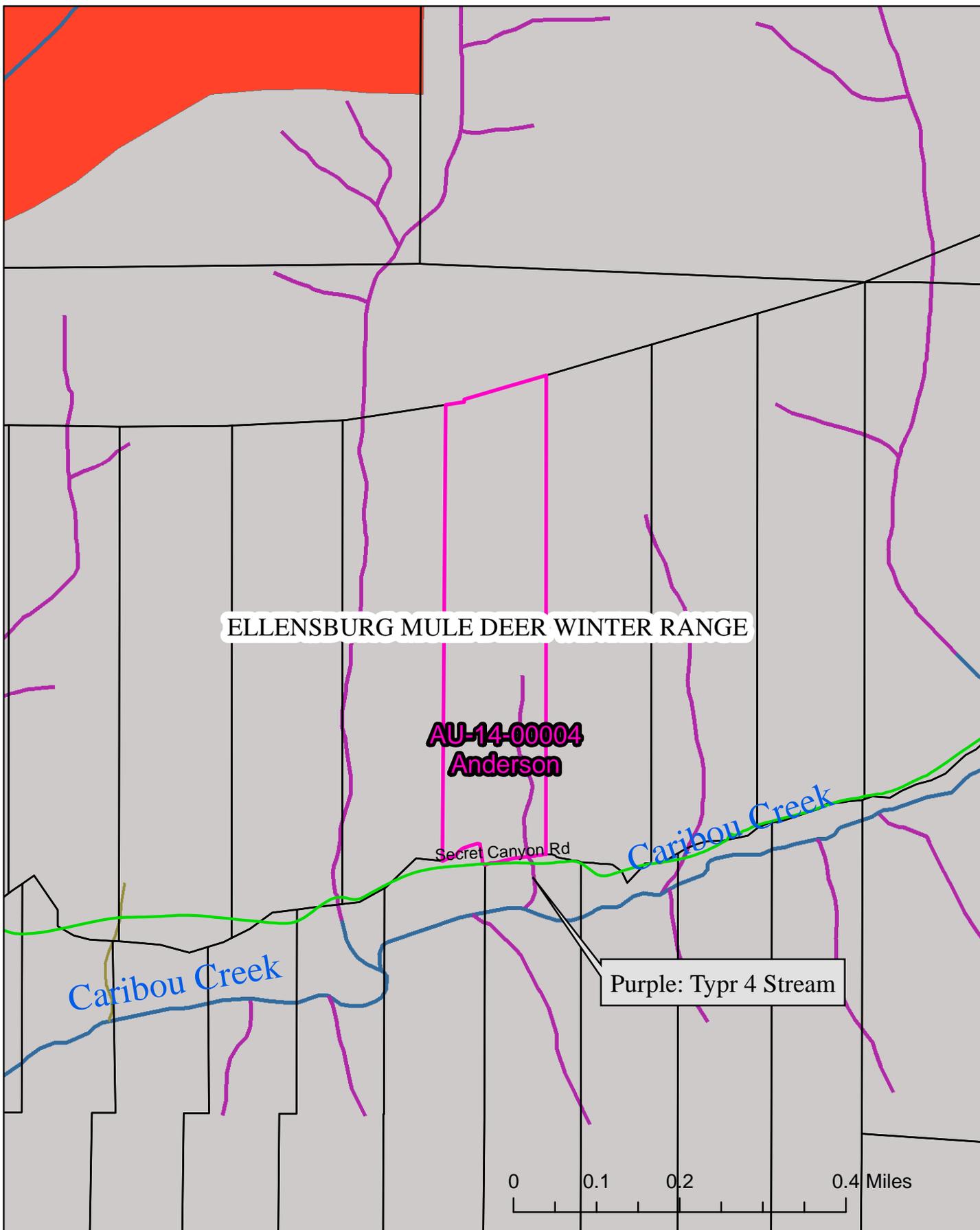
What is the Seismic Designation?

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?



ELLENSBURG MULE DEER WINTER RANGE

**AU-14-00004
Anderson**

Secret Canyon Rd

Caribou Creek

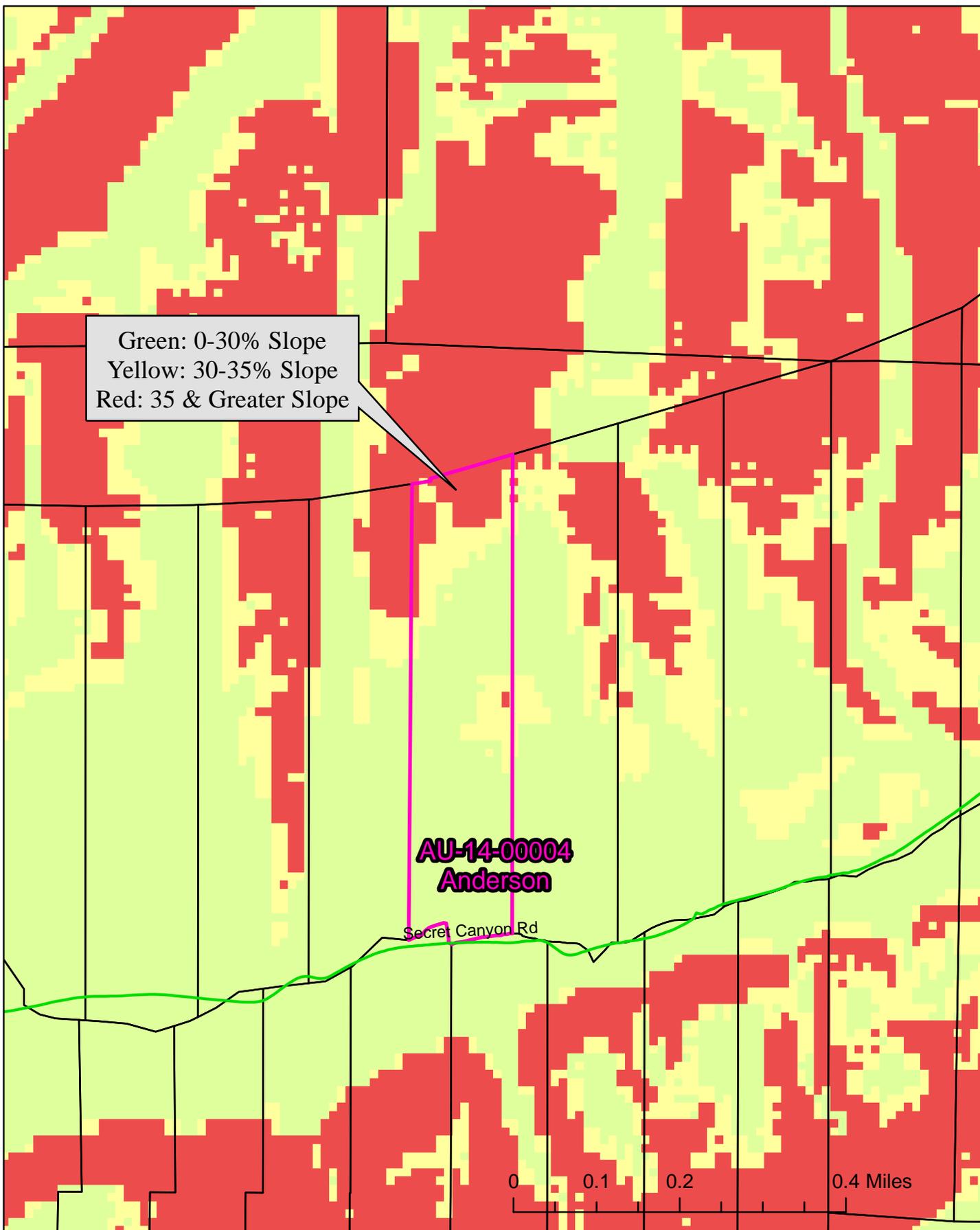
Caribou Creek

Purple: Typr 4 Stream

0 0.1 0.2 0.4 Miles

AU-14-00004
Anderson

Critical Areas
Map



Green: 0-30% Slope
Yellow: 30-35% Slope
Red: 35 & Greater Slope

**AU-14-00004
Anderson**

Secret Canyon Rd

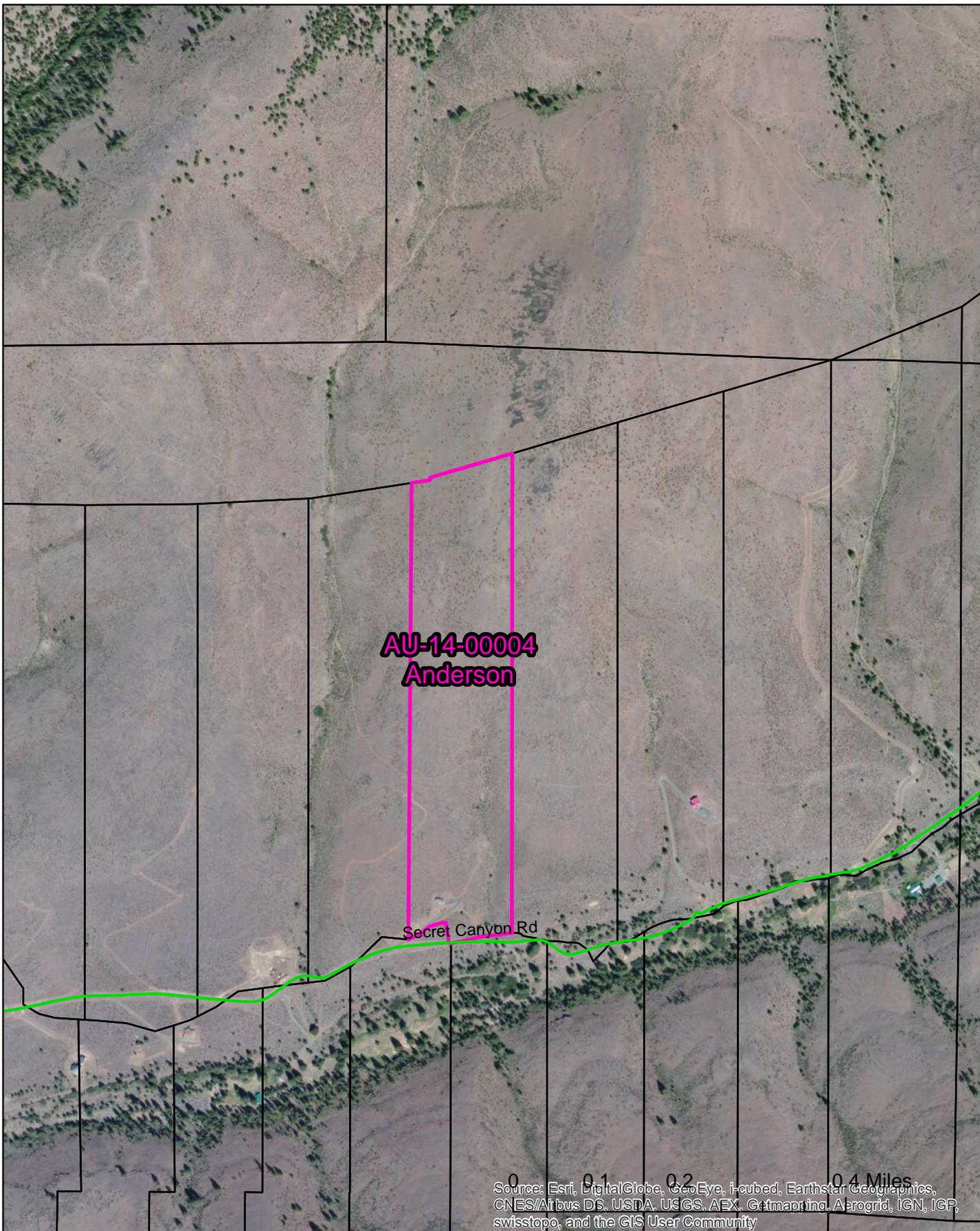
0 0.1 0.2 0.4 Miles

AU-14-00004
Anderson

Hazardous Slopes
Map

2/5/2015

kaycee.hathaway

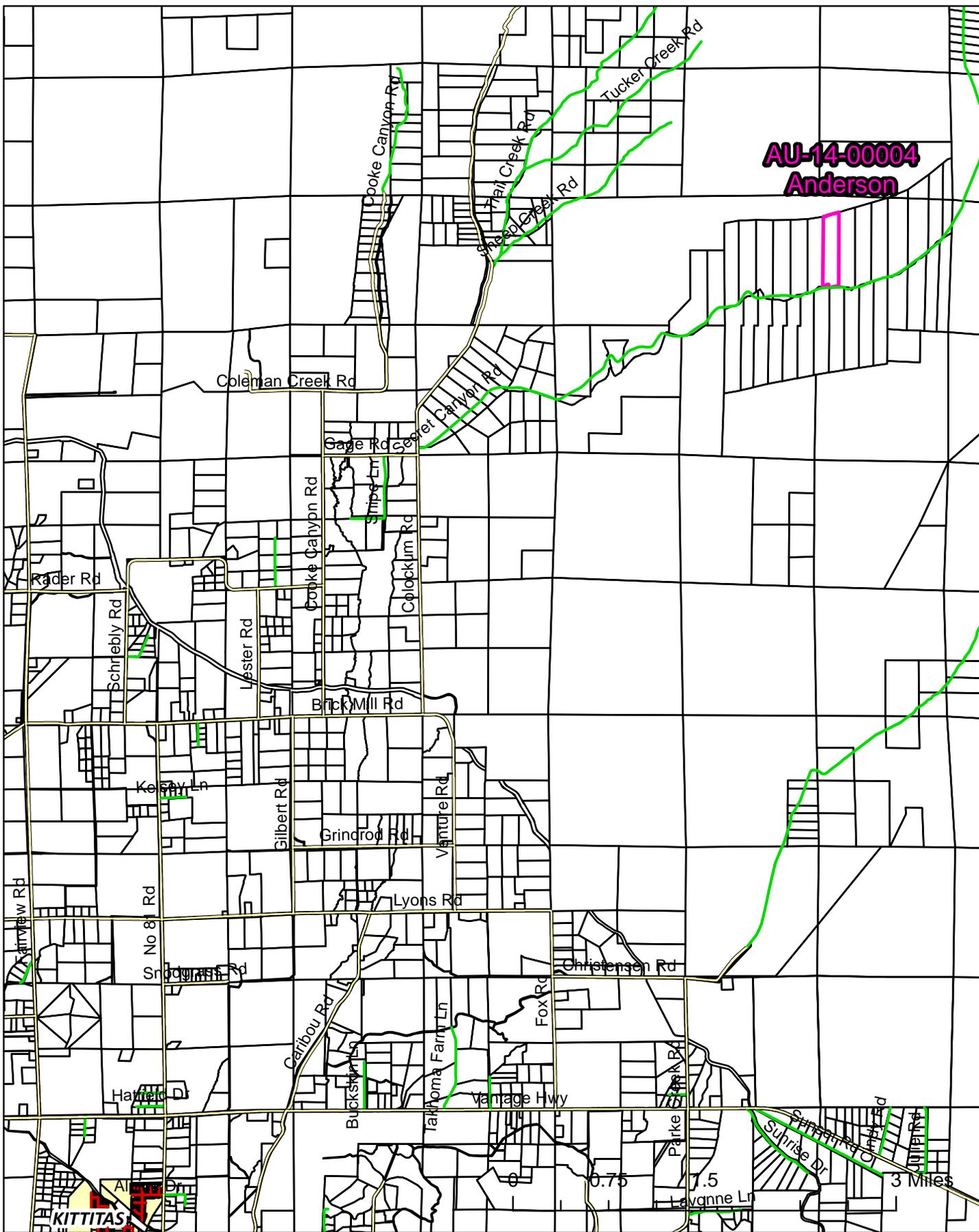


**AU-14-00004
Anderson**

**Air
Photo**

2/5/2015

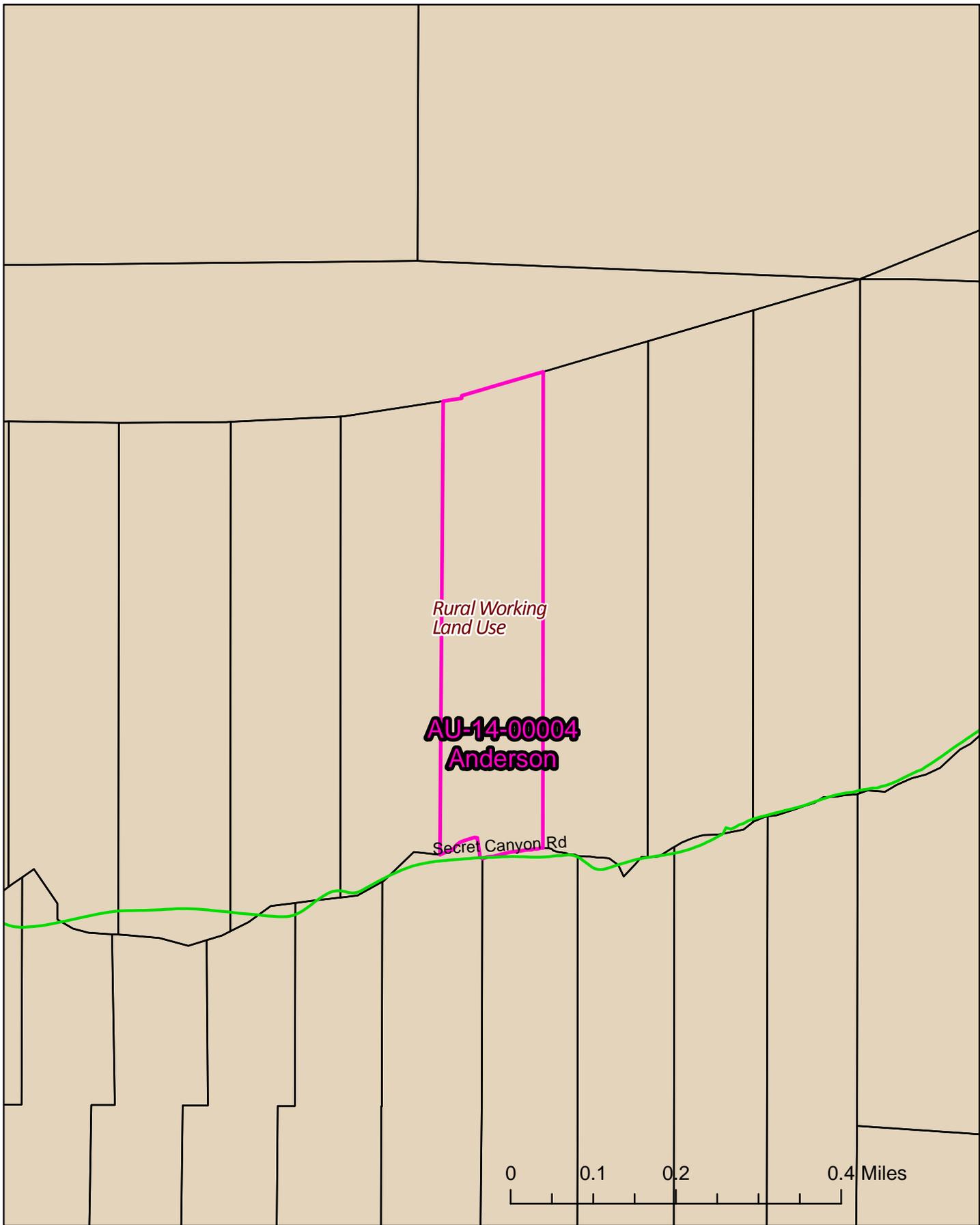
kaycee.hathaway



**AU-14-00004
Anderson**

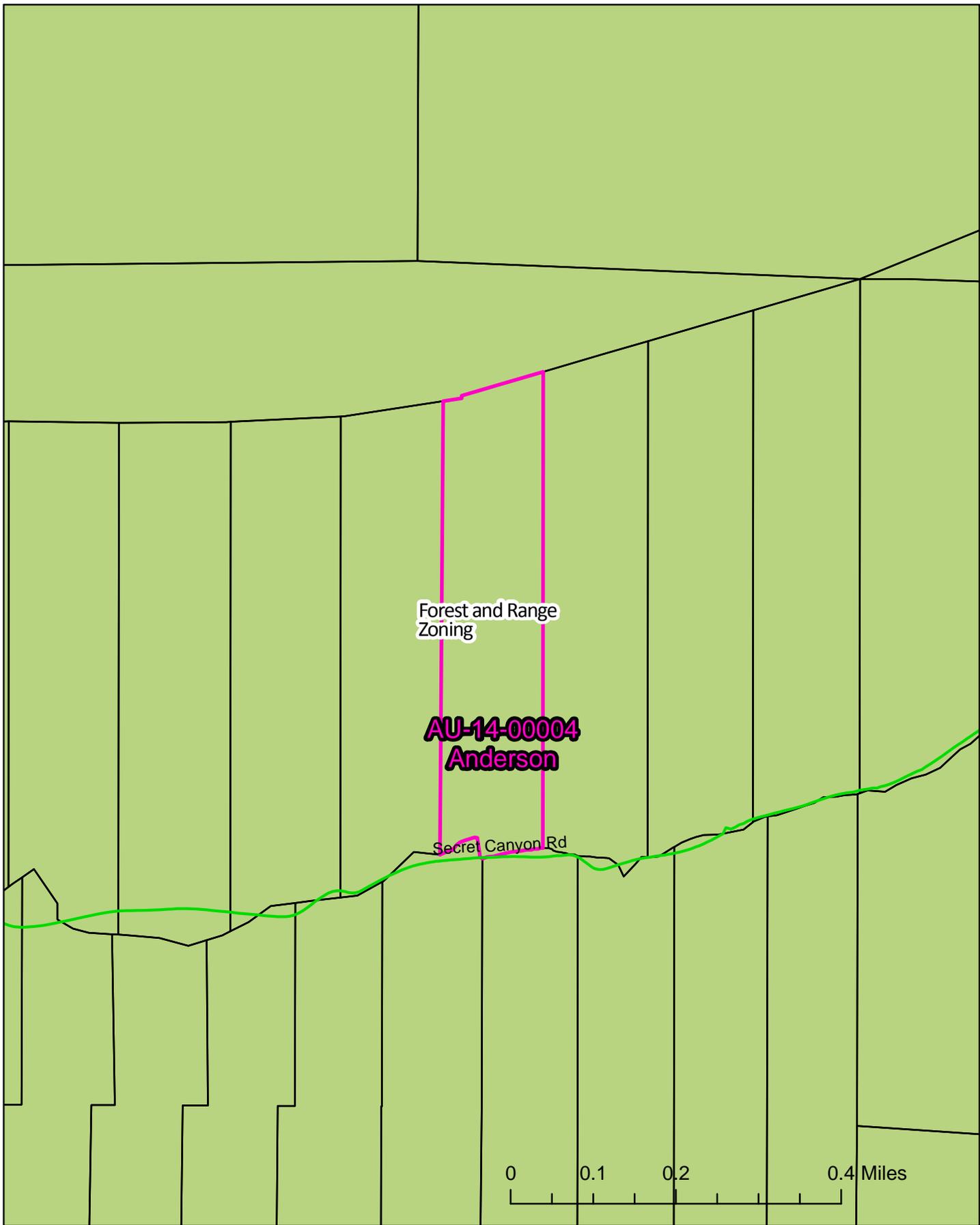
**AU-14-00004
Anderson**

**Area
Map**



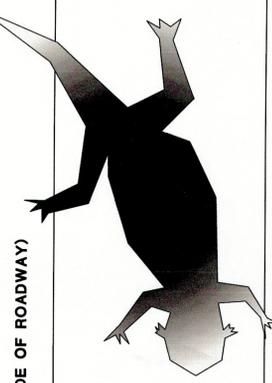
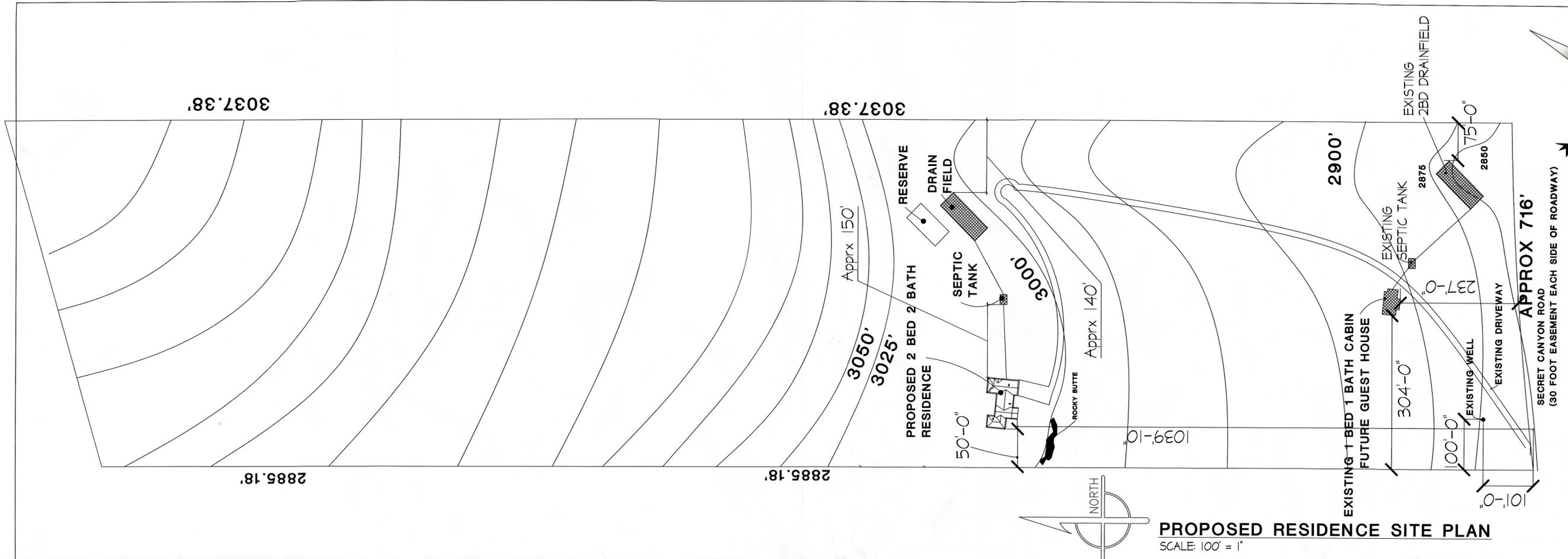
AU-14-00004
Anderson

Land Use
Map

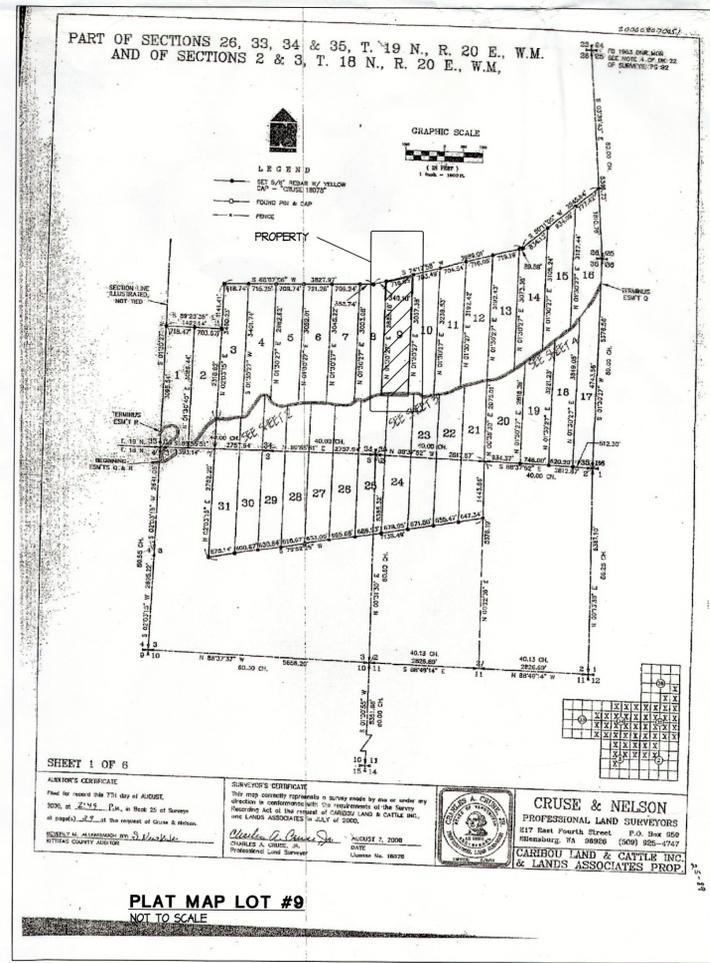
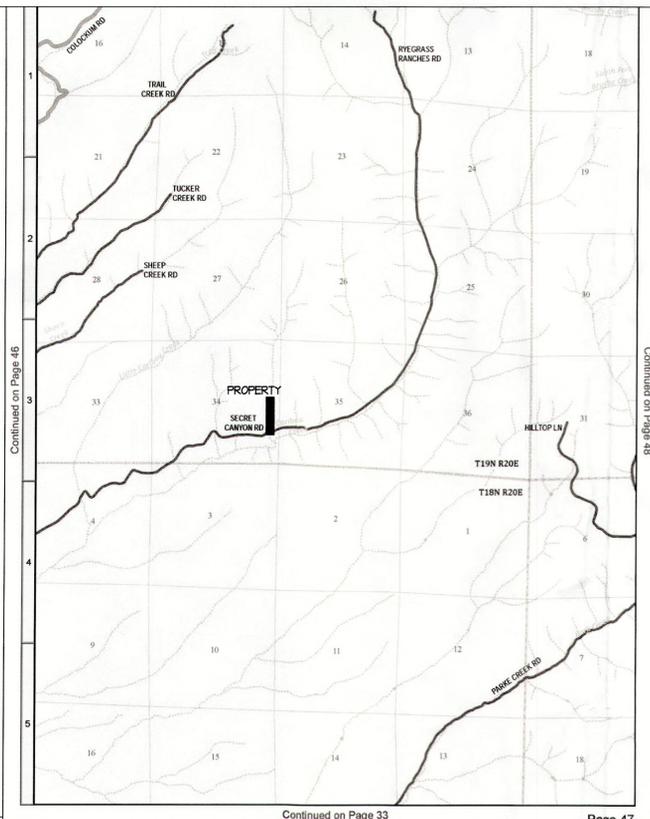
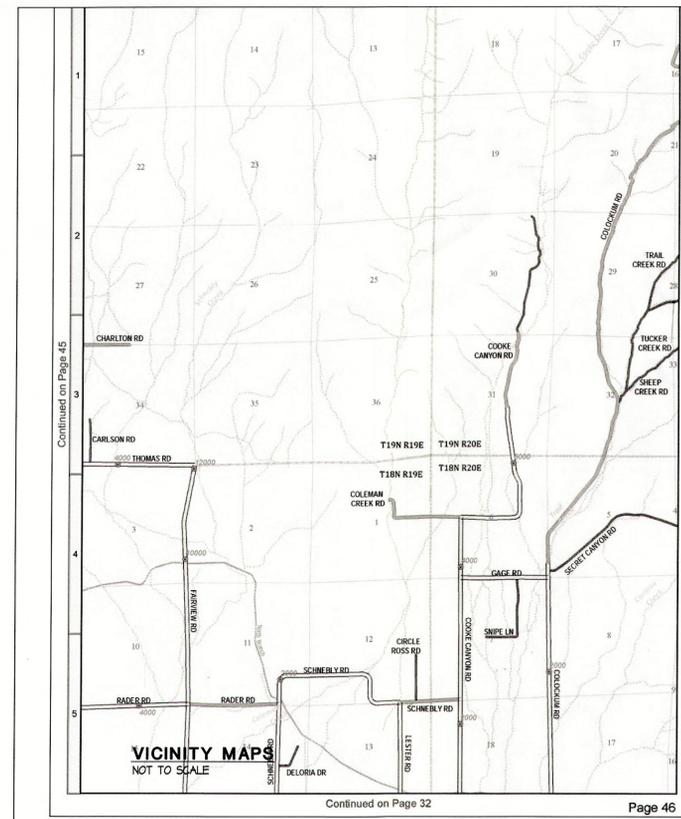


AU-14-00004
Anderson

Zoning
Map



RESIDENCE FOR
ROBIN AND MEGHAN ANDERSON
 6081 SECRET CANYON ROAD
 ELLENBURG, WA 98926



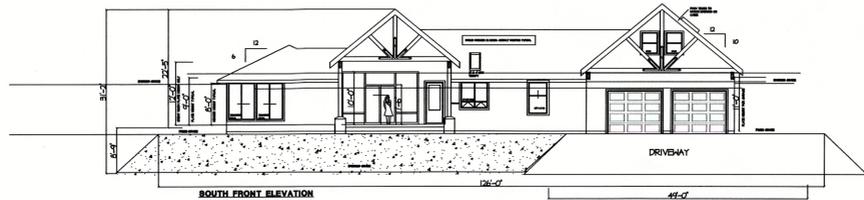
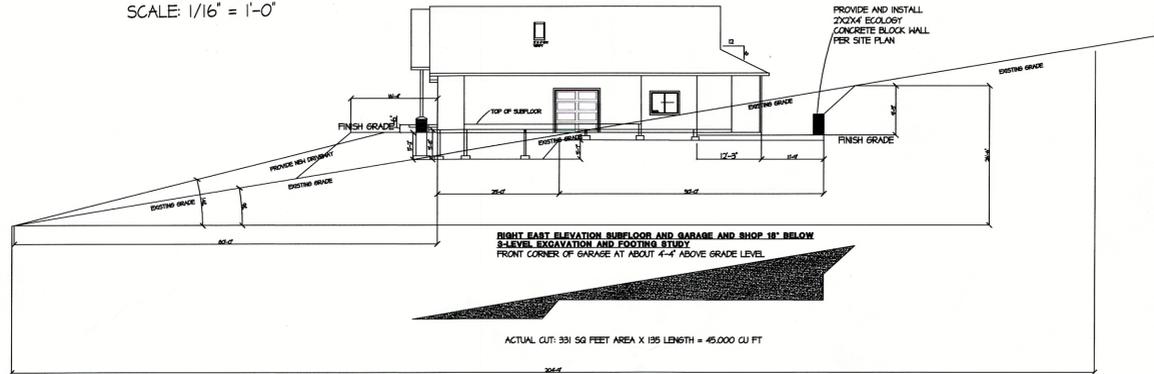
SITE PLAN
Scale: 1/16" = 1'-0"

RECEIVED
 DEC 20 2014
 KITTITAS COUNTY
 CDS

Drafted By: _____
 10-2014 _____
 Sheet 1 of 11

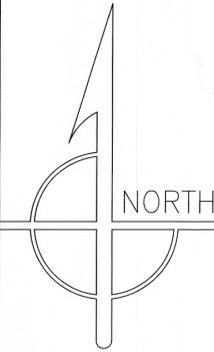
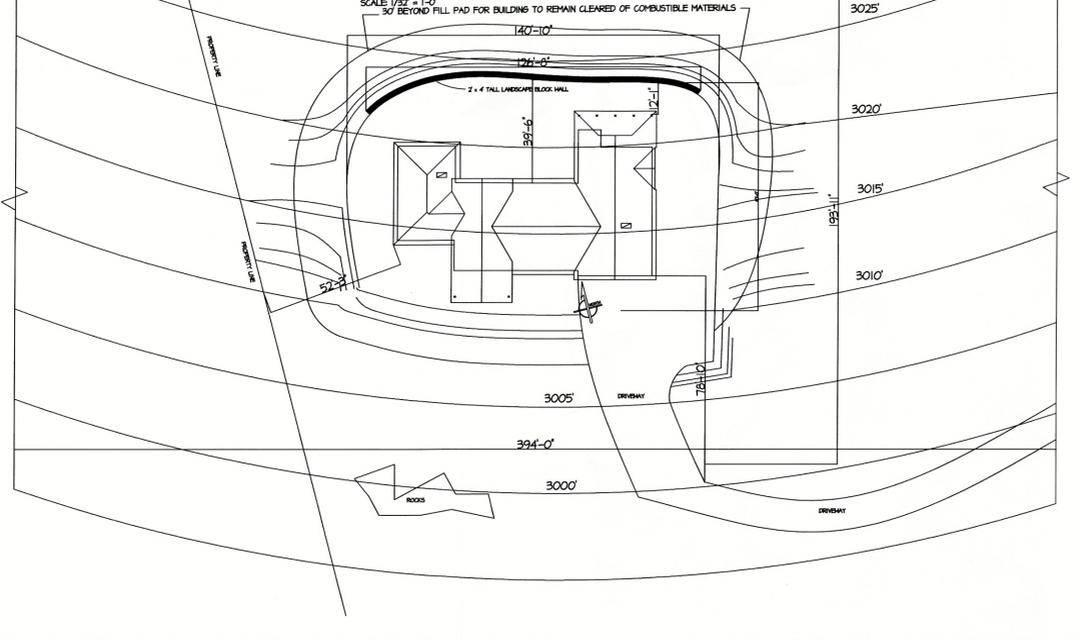
ANDERSON CUT AND FILL STUDY

SCALE: 1/16" = 1'-0"



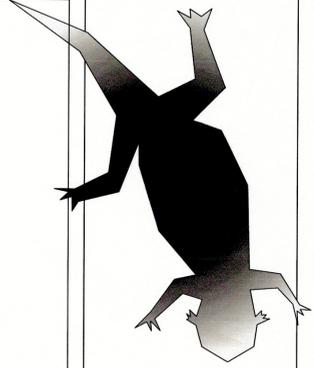
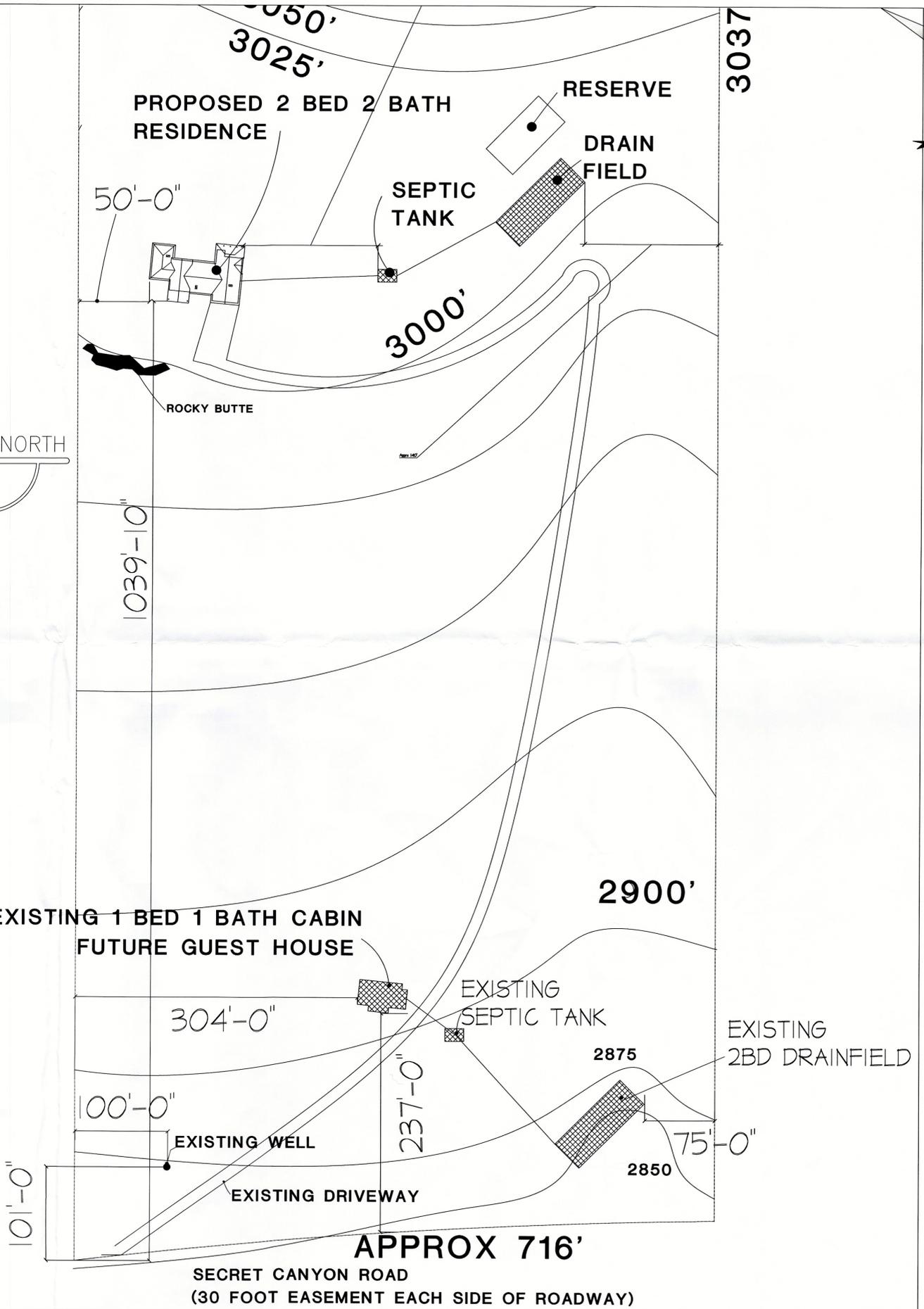
ANDERSON ENLARGED SITE PLAN

SCALE: 1/32" = 1'-0"
50' BEYOND FILL PAD FOR BUILDING TO REMAIN CLEARED OF COMBUSTIBLE MATERIALS



PARTIAL SITE PLAN

SCALE: 6/4" = 1"



RESIDENCE FOR
ROBIN AND MEGHAN ANDERSON
6081 SECRET CANYON ROAD
ELLENSBURG, WA 98926

ENLARGED SITE PLAN

RECEIVED
DEC 30 2014
KITITAS COUNTY

Drafted By:

10-2014

08/01/2014 11:07:47 AM

\$74.00
Leased Water Mitigation Certificate
Kittitas County Auditor

Page 3 of 3
ANDERSON

ALTA OWNER'S POLICY



EXHIBIT "A"

Lot 9 of that certain Survey as recorded August 7, 2000 in Book 25 of Surveys at Pages 89 through 94, under Auditor's File No. 200008070051, records of Kittitas County, Washington; Being a portion of Section 34, Township 19 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

RECEIVED

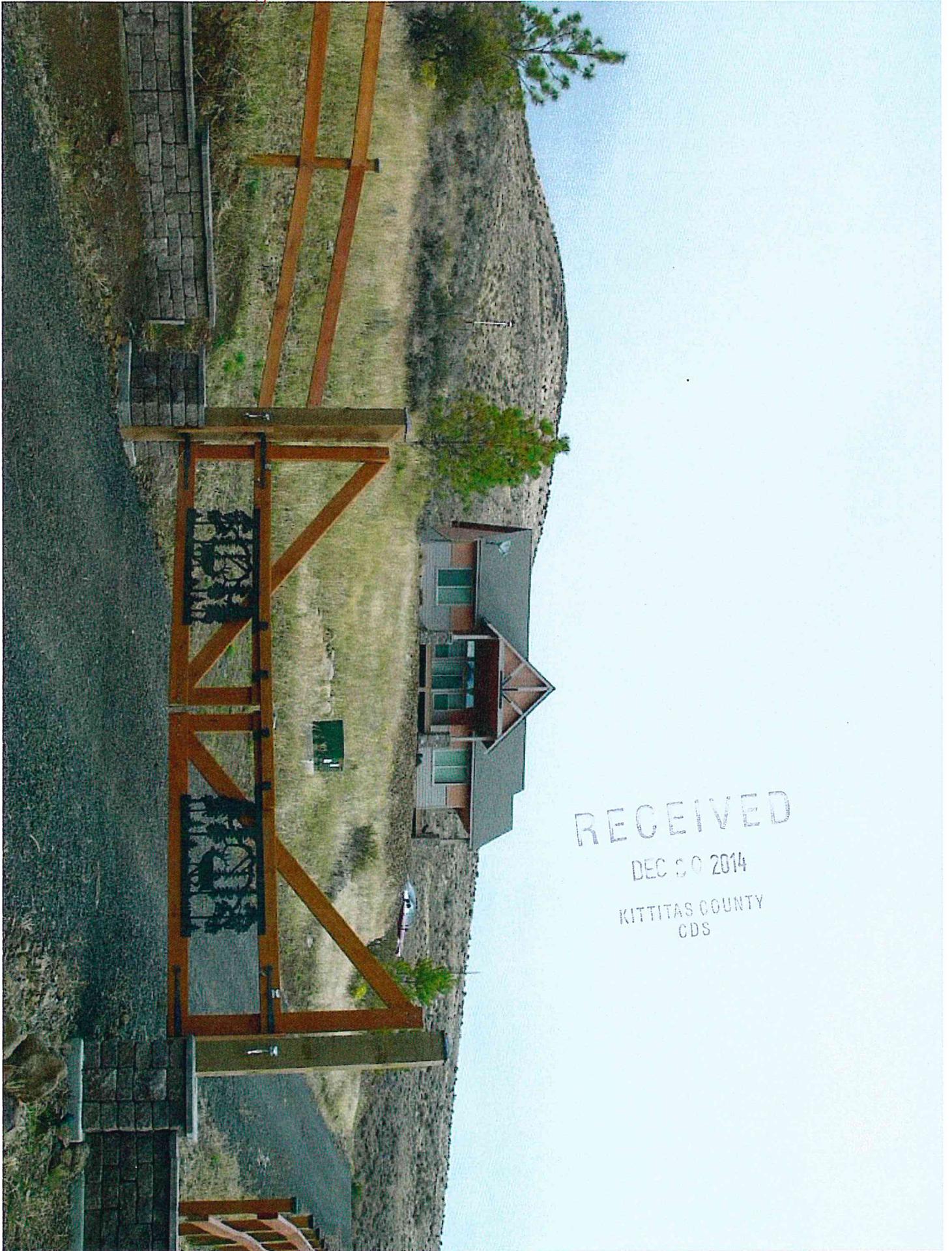
DEC 1 2014

KITTITAS COUNTY
CBS

Schedule A
Policy No: O-9701-2168711

 **stewart**
title guaranty company

Existing SFR 2008



RECEIVED

DEC 30 2014

KITTITAS COUNTY
CDS

Project Narrative for Accessory Dwelling Unit Application Anderson

We are proposing to construct (1) SFR to our 46-acre lot located at 6081 Secret Canyon Road, Ellensburg, WA 98926. Tax Parcel #19-20-35000-0001.

The SFR is 2360 square feet. It has an attached garage and shop areas as shown on the attached plans.

Currently existing on the property is (1) SFR 1000 square foot 1-bedroom. This was constructed in 2008. It has it's own septic system as described on the included site plans.

The site is Elkhorn Ranch Development and the main road is a private road, Secret Canyon Road.

The new SFR will be located approximately 1000' further north on the property as described on the site plans.

We have received a water mitigation certificate #10 dated 7/30/2014 for the new water supply for the SFR. There is a private well existing on the property as described on the site plan.

Also included on the site plan is the proposed location for the new septic tank and 2 bedroom drainfield with reserve areas. These plans are not finalized at this time.

We plan on living in the new SFR of 2360 square feet at which time the 1000 square foot existing SFR will become a place for guests.

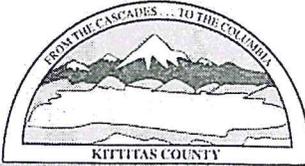
There is plenty of parking at both locations.

As you can see from the attached plans and the photo of the existing SFR, the new plans closely follow the exterior design features of the existing. We have incorporated the same roof pitch, the same faux truss design and truss plates, the same exterior siding, paint and roof materials.

Please let me know anything else I need to supply to complete my permit application for Accessory Dwelling Unit. Thank you.

Meghan and Robin Anderson
23108 60th St. E.
Buckley, WA 98321
253-987-7629
lonetreemeghan@aol.com





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. *N/A*
- Project Narrative responding to Questions 9-13 on the following pages.

RECEIVED
DEC 5 2014
KITTTITAS COUNTY
CDS

APPLICATION FEES:*

* FEES BASED ON ADMINISTRATIVE USE PERMIT

	<u>\$</u>	
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: 12/30/14

RECEIPT # 24023

PAID

DEC 30 2014

KITTTITAS CO.
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:

Robin + Meghan Anderson

Mailing Address:

23108 60th St. E.

City/State/ZIP:

Buckley, WA 98321

Day Time Phone:

253 987 7629

Email Address:

lonetree.meghan@aol.com

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:

Mailing Address:

City/State/ZIP:

Day Time Phone:

Email Address:

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:

6091 Secret Canyon Rd.

City/State/ZIP:

Ellensburg, WA 98321

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

Attached

6. Tax parcel number:

19-20-35000-0001

7. Property size:

46 acre

(acres)

8. Land Use Information:

Zoning:

Rural Working

Comp Plan Land Use Designation:

Rural Working

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:

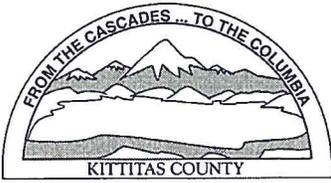
X _____

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

Date:

X Meghan Anderson
John Anderson

12-2-2014



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

RECEIPT NO.: 00024023

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 028800

Date: 12/30/2014

Applicant: ANDERSON, ROBIN G ETUX

Type: check # 5944

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AU-14-00004	ADMINISTRATIVE USE FEE	1,000.00
	Total:	1,000.00