

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come before Kittitas County Community Development Services for the Administrative Use Permit of Debbie & David Young (AU-08-000016), the Administrator makes the following Findings of Fact, Conclusions of Law and Decision related to the above reference matter:

1. Community Development Services finds that Debbie & David Young, landowners, submitted an Administrative Use Application on July 14, 2008 for permission to construct an Accessory Dwelling Unit. A Notice of Application was issued on August 6, 2008. This notice was mailed to government agencies, adjacent property owners and the applicant as required by law.
2. Community Development Services finds that the site proposed for the Accessory Dwelling Unit is located at 17880 Vantage Highway, Ellensburg, WA 98926, in a portion of Section 02, T17N, R20E, WM, in Kittitas County. Map number 17-20-02054-0001.
3. Community Development Services finds that the granting of the proposed Administrative Use Permit will not:
 - a. Be detrimental to the public health, safety and general welfare.
 - b. Adversely affect the established character of the surrounding vicinity and planned uses; nor
 - c. 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.
4. Community Development Services finds the granting of the proposed administrative use permit is consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing plan.
5. Community Development Services finds that the following conditions are required for approval of the Accessory Dwelling Unit (ADU):
 - a. ADU's shall be subject to obtaining an Administrative Use Permit in areas outside of Urban Growth Areas.
 - b. Only one ADU shall be allowed per lot.
 - c. Owner of the property must reside in either the primary residence or the ADU.
 - d. The ADU shall not exceed the square footage of the habitable area of primary residence.
 - e. The ADU shall be designed to maintain the appearance of the primary residence.
 - f. All setback requirements for the zone in which the ADU is located shall apply.
 - g. The ADU shall meet the applicable health department standards for potable water and sewage disposal.
 - h. No mobile homes or recreational vehicles shall be allowed as an ADU.
 - i. An ADU is not permitted on the same lot where a "Special Care Dwelling" or an "Accessory Living Quarter" exists, as defined by Kittitas County Code.
 - j. The ADU shall be required to connect to the existing well serving the primary residence.
 - k. Access to the ADU shall be from the existing driveway at 17880 Vantage Highway. See attached memo from the Kittitas County Department of Public Works.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

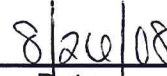
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- l. A new septic system or modification to the current system shall be completed and approved to be adequate for the additional bedrooms prior to building permit issuance. See attached email from Kittitas County Environmental Health.
- m. The Primary House and Accessory Dwelling Unit shall share a single groundwater withdrawal of no more than 5,000 gallons per day. No more than ½ acre of lawn and garden cumulatively shall be irrigated from the groundwater withdrawal.

Based upon the above mentioned Findings of Facts and Conclusions of Law the Young Administrative Use Permit (AU-08-00016) is hereby **approved**.



Kari Braniff, Staff Planner



Date