

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

NOTICE OF DECISION

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Allison Kimball, Planner II

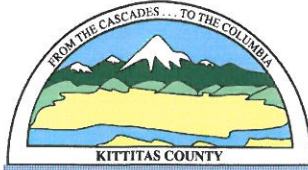
DATE: January 29, 2009

SUBJECT: Notice of Decision
Pratt Administrative Use Permit (AU-08-00018)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted conditional approval for the Pratt Administrative Use Permit (AU-08-00018) on January 27, 2009, to construct an accessory dwelling unit on approximately 10.96 acres in the AG-20 zone. The site is located east of the city of Ellensburg, at 3470 Hanson Road, Ellensburg, WA 98926, which is in a portion of Section 07, T17N, R18E, WM, in Kittitas County. Assessor's map number 17-18-07050-0002.

Copies of the Community Development Findings of Fact and Decision, are attached. Related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506.

An appeal of this land use decision may be filed within 10 working days by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners at 205 West 5th, #108 Ellensburg, WA 98926. The appeal and deadline is 5:00pm February 12, 2009.



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FINDINGS OF FACT AND CONCLUSIONS OF LAW Pratt Administrative Use Permit (AU-08-00018)

This matter having come before Kittitas County Community Development Services for the Administrative Use Permit of Tommy and Genine Pratt (File # AU-08-00018), the Administrator hereby makes the following Findings of Facts, Conclusions at Law and Decision related to the this matter:

1. Community Development Services finds that Tommy and Genine Pratt submitted a Administrative Use Application on November 21, 2008. The application was deemed complete on December 22, 2008 and a Notice of Application was issued on January 9, 2009. 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 on approximately 10.96 acres of land that is zoned AG-20 at 3470 Hanson Road, Ellensburg, WA 98926, in a portion of Section 07, T17N, R18E, WM in Kittitas County, Washington. Assessor's Map Number 17-18-07050-0002.
3. Community Development Services finds that the granting of the proposed administrative use permit approval 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 regulation.
5. Community Development Services finds that the following requirements from the Kittitas County Department of Public works shall be met:
 - a. Access: Access to the proposed new residence shall be from the existing driveway at 3500 Hanson Road. The applicant must adhere to all regulation 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: The applicant shall contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit.
6. Community Development Services finds that the proposed building site is located in the proximity of Manastash Creek and that following requirements at the time of building permit shall be met:
 - a. The applicant shall adhere to all permitting and setback requirements pursuant to a critical area review at the time of building permit application. These requirements may include but are not limited to compliance with flood permit requirements and additional setback requirements from Manastash Creek and the riparian corridor.

7. 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. The ADU shall provide additional off-street parking.
 - j. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - k. Pursuant to WAC 246-272A-0250, the applicant must contact a state licensed designer through the Washington State Department of Licensing to have the existing permitted septic system reviewed to support the ADU.
 - l. Ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology

Based on these Findings of Facts and Conclusions of Law, the Pratt Administrative Use Permit (AU-08-00018) is hereby **approved**.



Allison Kimball, Staff Planner

01-28-09

Date