

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

NOTICE OF DECISION

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

FROM: Jeff Watson, Staff Planner

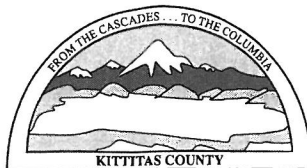
DATE: April 27, 2011

SUBJECT: Notice of Decision
Learmonth Accessory Dwelling Unit AU-11-00001

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Community Development Services granted approval for the Learmonth Administrative Use Permit (AU-11-00001) on April 27, 2011. The applicant James L. Learmonth, property owner, is proposing to construct a 766 sq. ft. accessory dwelling unit in the Ag-20 zone per Kittitas County Code 17.29.130. The site is located approximately 8 miles northwest of the city of Ellensburg off of Highway 10 across from Yakima River Drive in Section 2, T.18N, R.17E, W.M.; Kittitas County parcel map number 18-17-02020-0031.

Copies of the Community Development Findings of Fact and Decision as well as pertinent comments are attached. Other related file documents may be examined at the Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or found on line at: <http://www.co.kittitas.wa.us/cds/current/administrative-use.asp>.

Action by the Administrator is final unless an appeal in writing is filed with the Board of Adjustment, together with the applicable fee, on or before **May 11th, 2011 at 5:00 p.m.** The request shall conform to the requirements of KCC Title 15A.07, Project Permit Application Process of the Kittitas County Code.



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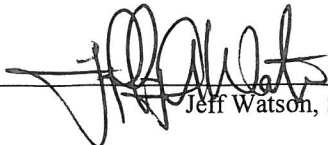
"Building Partnerships – Building Communities"

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come before the Kittitas County Community Development Services for the Administrative Use Permit of James Learmonth (File # AU-11-00001), makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. Community Development Services finds that James Learmonth submitted an Administrative Use Application on January 20th, 2011. A Notice of Application was issued on March 7th, 2011. 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 at 1161 Highway 10, Ellensburg, WA 98926, in portions of Section 2, Twp. 18N., Rge. 17E., W.M. in Kittitas County, Washington. Map number 18-17-02020-0031.
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 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 upon above mentioned Findings of Facts and Conclusion of Law the Learmonth Administrative Use Permit (AU-11-00001) is hereby **approved**.


Jeff Watson, Staff Planner

4/27/2011
Date

NOTICE OF DECISION

Learmonth Administrative Use Permit (AU-11-00001)

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DAILY RECORD
ORDER CONFIRMATION

Salesperson: KATHY ADAMS

Printed at 04/25/11 10:49 by cad18

Acct #: 84066

Ad #: 437505

Status: N

KITTITAS CO PUBLIC WORKS
411 N. RUBY ST, SUITE 1
ELLENSBURG WA 98926

Start: 04/27/2011 Stop: 04/27/2011
Times Ord: 1 Times Run: *****
STD6 1.00 X 7.11 Words: 201
Rate: LEG2 Cost: 59.16
Class: 0001 LEGAL NOTICES

Contact:

Phone: (509)962-7523

Fax#:

Email: candie.leader@co.kittitas.wa.us

Agency:

Descript: LEARMONTH AU-11-00001

Given by: *

Created: cad18 04/25/11 10:41

Last Changed: cad18 04/25/11 10:49

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFSS
DR	A		97 S	04/27			
IN	A		97 S	04/27			

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.

Candie Leader
Name (print or type)

Candie Leader
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD
ORDER CONFIRMATION (CONTINUED)

Salesperson: KATHY ADAMS

Printed at 04/25/11 10:49 by cad18

Acct #: 84066

Ad #: 437505

Status: N

NOTICE OF DECISION
Learmonth
Administrative Use
Permit (AU-11-00001)

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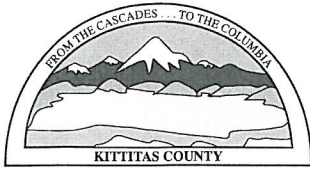
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PUBLISH: April 27, 2011

Kittitas County Public Works

Colleen Rauert
State of Washington Dept. of Ecology
Central Regional Office
15 W. Yakima Avenue, Suite 200
Yakima, WA 98902-3452

James Learmonth
11661 Highway 10
Ellensburg, WA 98926



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"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Learmonth Accessory Dwelling Unit AU-11-00001

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: April 27, 2011

I certify that the following documentation:

- Notice of Decision Learmonth Accessory Dwelling Unit AU-11-00001

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Candie Leader
County of Kittitas
State of Washington

Subscribed and sworn to before me this 27th day of April, 2011

Kelly J. Carlson
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: July 9th, 2014

