



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

December 16, 2014

Harrell & Sons Farm, LLC
3470 Hanson Road
Ellensburg WA 98926

RE: *Harrell & Sons Farm Accessory Dwelling Unit - (AU-14-00003)*

Dear *Applicant*,

An application for an Accessory Dwelling Unit (ADU) was received by Community Development Services on November 12, 2014. The requested ADU is proposed to be located on approximately 237.29 acres of land that is zoned Agriculture 20, located in a portion of Section 6, T17N, R18E, WM, in Kittitas County, Assessor's map number 17-18-06010-0001. Your application has been determined incomplete as of December 16, 2014.

In order for the County to continue processing this application, additional information is required. The following information is due to the County by ***June 15, 2015***.

- ***Response to question 10 of the Accessory dwelling Unit Permit Application:***
 - That the granting of the proposed administrative use permit approval will not:
 - Be detrimental to the public health, safety, and general welfare;
 - Adversely affect the established character of the surrounding vicinity and planned uses: nor
 - 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.
 - That 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.
 - That all conditions necessary to mitigate the impacts of the proposed use are conditions that are measurable and can be monitored and enforced.
 - That the applicant has addressed all requirements for a specific use. (Ord. 2007-22, 2007)
- ***Response to question 13 of the Accessory dwelling Unit Permit Application:***
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.
- *A scaled site plan of the parcel depicting all existing & proposed structures, wells, drain fields, and access points/ roads.*

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,



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