

Date: September 27, 2025

To: Kittitas County Community Development Services

Property Address: 110 Scenic Lane, Ellensburg

Owner/Applicant: Jeremiah and Stephanie Bollinger

Project Narrative

This narrative supports the application for a new detached Accessory Dwelling Unit (ADU) on our property at 110 Scenic Lane. The proposed ADU is intended for long-term use by Jeremiah's aging parents, providing them with independent living space while keeping them close to family for necessary care and support.

Project Description(9):

- Existing Conditions: The property consists of 2 adjoining parcels with a combined area of 4.28 acres. The property currently holds a single-family home (2783 sq. ft.) a small mower shed, and a pole-barn shop.
- Proposed ADU: We propose to construct a new ADU structure that will be no more than 1500 square feet and will contain two bedrooms, two and a half bathrooms, a kitchen, and a living area.
- Design & Aesthetics: The ADU's exterior materials, including siding, roofing, and window styles, will be chosen to compliment the primary residence and neighboring homes. Additionally, the ADU's landscaping will tie in cohesively to the existing home.
- Access: The ADU will be accessed via the existing driveway next to the shop as outlined in the attached site plan, and a new permeable pathway will connect it to the main house.
- Utilities: The ADU will be connected to the existing well, a separate septic tank will be used and electrical services will be metered separately.

Administrative Uses(10)

- The ADU proposed in this application will be small structure on a large parcel and will not be detrimental to the public or surrounding neighbors. The ADU will not affect the surrounding character of the neighborhood or any current views of the valley. The Adu will not affect any current easements or agreements.

Existing Development(11)

- The property currently holds a single family home constructed in 2002 and two functional outbuildings.

Ingress(12)

- The property for the proposed ADU is accessed from Scenic Lane off of Thrall Road. The property currently has 2 access points, the south access would be ideal for the ADU.

ADU Criteria(13)

- All criteria found in KCC 17.15 is met by this project including parcel size, setbacks, water, sewage, and parking.