



**Deatherage Accessory Dwelling Unit
File Number AU-26-00001
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

I. General Information

Requested Action: The applicants have proposed the conversion of an existing caretaker dwelling to an Accessory Dwelling Unit (ADU), in addition to the existing on-site development. The property has an existing Single-Family Residence and associated non-residential structures. The subject property is zoned Commercial Agriculture. The subject property land use is Commercial Agriculture.

Location: One tax parcel (#694934), located off Watson Road. Approximately 1.54 miles Northwest of Kittitas, WA. In a portion of Section 34, Township 18 N., Range 19 E., W.M.; Kittitas County parcel map number 18-19-34000-0003.

Site Information:

Total Property Size: 3.00 acres
Number of existing lots: 1
Domestic Water: Existing Shared Well
Existing Sewage Disposal: Existing Individual Septic System
Fire District: Kittitas Valley Fire & Rescue (Fire District #2)

Site Characteristics: The site consists of grassland, and a few trees, within a Commercial Agriculture zoning designation. A Type-2 (F) stream is also present on the property's Western boundary.

Surrounding Property:

North: Low-density residential development and associated agricultural activity within a Commercial Agriculture zoning designation.
South: Low-density residential development and associated agricultural activity within a Commercial Agriculture zoning designation.
East: Low-density residential development and associated agricultural activity within a Commercial Agriculture zoning designation.
West: Low-density residential development and associated agricultural activity within a Commercial Agriculture zoning designation.

Access: The project has existing access from Watson Road.

II. Administrative Review

Notice of Application: An ADU permit application was submitted to Kittitas County Community Development Services on February 2, 2026, in conformance with the Kittitas County Project Permit Application Process (Title 15A).

III. Zoning and Development Standards

The purpose of the Commercial Agriculture zone (CA) is to preserve fertile farmland from encroachment by nonagricultural land uses and protect the rights and traditions of those engaged in agriculture. The Deatherage ADU is being proposed under KCC 17.08.022 and KCC 17.15, when the ADU is located outside an Urban Growth Area.

KCC 17.08.022 Accessory Dwelling Unit Review:

"Accessory dwelling unit" means a self-contained, secondary residential unit that is located on the same lot as the primary dwelling and provides independent living facilities for one household. Accessory dwelling units may be attached to the primary residence or detached.

Staff Conclusions

The proposal, as conditioned, meets the requirements of KCC 17.08.022.

KCC 17.60B.050 Administrative Review

1. 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.
2. 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.
3. That all conditions necessary to mitigate the impacts of the proposed use are conditions that are measurable and can be monitored and enforced.
4. That the applicant has addressed all requirements for a specific use.

Staff Conclusions

The proposal 1a) is not detrimental to the public health, safety, and general welfare, 1b) the ADU will not adversely affect the established character of the surrounding vicinity and planned uses; nor 1c) 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, 2) is compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation, 3) the conditions necessary to mitigate the impacts of the proposed use are conditions that are measurable and can be monitored and enforced, 4) the applicant has addressed all requirements for a specific use. Staff finds the proposed ADU, as conditioned, consistent with the requirements of 17.60B.050.

KCC 17.15 Allowed Use Review: The planning official shall be vested with the responsibility of processing ADU applications. The county shall review and consider the proposed ADU regarding:

1. The parcel must be at least 3 acres in size;
2. Only one ADU shall be allowed per lot;
3. The ADU shall not exceed 1,500 square feet;
4. All setback requirements for the zone in which the ADU is located shall apply;
5. The ADU shall meet the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW 19.27.097;
6. No mobile homes or recreational vehicles shall be allowed as an ADU;
7. The ADU shall provide additional off-street parking;
8. An ADU is not permitted on the same lot where a special care dwelling exists;
9. The ADU must share the same driveway as the primary dwelling;

10. ADUs shall be subject to obtaining an administrative permit.

Staff Conclusions

The proposal; 1) the parcel is 3.00 acres in size, 2) the parcel currently has no ADU on the property, 3) the ADU is less than 1,500 square feet of habitable space, 4) the placement of the ADU meets the setback requirements of Commercial Agriculture zoning, 5) the ADU meets the applicable health department standards for potable water and sewage disposal, including providing adequate water supplies under RCW 19.27.097, 6) the proposed ADU is not a mobile home or recreational vehicle, 7) the ADU has off-street parking 8) no special care dwelling exists, 9) the ADU shares the same driveway as the primary dwelling and 10) the ADU is subject to the administrative permit review process. Staff finds the proposed ADU, as conditioned, consistent with the requirements of 17.15.060.2.27.

IV. Environmental Review

Staff performed a critical area review and found the presence of a mapped Fish-Bearing stream approximately 280 feet away from the proposed development. The proposed development meets the required setback from all Critical Areas.

V. Agency and Public Comments

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

Agency Comments:

The following agencies provided comments during the comment period: Bonneville Power Administration, Confederated Tribes of the Colville Reservation, Kittitas County Public Works, Kittitas county Public Health, Kittitas Reclamation District, Washington State Dept. of Ecology, Washington State Dept. of Health – Office of Drinking Water.

No public comments were received during the public comment period.

Comments are addressed below.

Bonneville Power Administration

BPA stated that the project is not anticipated to affect their facilities and that they have no objections.

Applicant Response: No Response.

Staff Response: As BPA has indicated that this project will not impact their facilities, staff has no further comment.

Confederated Tribes of the Colville Reservation

CTCR provided comments stating that they request the applicants have an Inadvertent Discovery Plan on hand during any ground disturbing activities.

Applicant Response: No Response.

Staff Response: As staff did not receive comments requesting an IDP from the Dept. of Archaeology and Historic Preservation, or any other tribes, staff has no further comment.

Kittitas County Public Works

KCPW provided comments pertaining to access requirements, road standards, address requirements, grading/filling thresholds, survey requirements, floodplain specifications, flood damage minimization requirements, further flood related specifications and requirements, mylar requirements, as well as water mitigation/metering notes.

Applicant Response: No Response.

Staff Response: Staff has received all stated requirements and specifications listed by KCPW and has conditioned approval of this project upon successful adherence to all requirements and specifications that pertain to Accessory Dwelling Units in Kittitas County.

Kittitas County Public Health

KCPH provided comments pertaining to water supply protection zone requirements as they relate to wells on-site, as well as notes on the septic system components.

Applicant Response: No Response.

Staff Response: Staff has received all stated requirements and specifications listed by KCPH and has conditioned approval of this project upon successful adherence to all requirements and specifications that pertain to Accessory Dwelling Units in Kittitas County.

Kittitas Reclamation District

KRD provided comments related to their agency’s general subdivision guidelines, and requested that the applicants contact KRD.

Applicant Response: No Response.

Staff Response: Staff has received comments from KRD and has conditioned this project upon successfully adhering to all agency requirements as they relate to Accessory Dwelling Units in Kittitas County.

Washington State Dept. of Ecology

WSDOE provided comments pertaining to stormwater requirements and SEPA requirements that concern their agency.

Applicant Response: No Response.

Staff Response: Staff recognizes the requirements set forth by WSDOE and has conditioned this project upon successfully adhering to those requirements.

Washington State Dept. of Health – Office of Drinking Water

WSDOH provided comments pertaining to questions about the well on-site and further specifications as they relate to wells. WSDOH also included information about connection thresholds, then deferred to Kittitas County health authorities.

Applicant Response: No response.

Staff Response: Staff hereby reaffirms all requirements communicated by WSDOH and has added all applicable conditions to the approval of this project that relate to Accessory Dwelling Units in Kittitas County.

No public comments were received during the public comment period.

VI. Findings of Fact

1. Requested Action: The applicants have proposed the conversion of an existing caretaker dwelling to an Accessory Dwelling Unit (ADU), in addition to the existing on-site development. The property has an existing Single-Family Residence and associated non-residential structures. The subject property is zoned Commercial Agriculture. The subject property land use is Commercial Agriculture.
2. Site Location: One tax parcel (#694934), located off Watson Road. Approximately 1.54 miles Northwest of Kittitas, WA. In a portion of Section 34, Township 18 N., Range 19 E., W.M.; Kittitas County parcel map number 18-19-34000-0003.

3. Site Information:

Total Property Size:	3.00 acres
Number of existing lots:	1
Domestic Water:	Existing shared well
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Fire District:	Kittitas Valley Fire & Rescue (Fire District #2)

Site Characteristics: The site consists of grassland, as well as a few trees, within a Commercial Agriculture zoning designation. A Type-2 (F) stream is also present on the property's Western boundary.

Surrounding Property:

- North: Low-density residential development and associated agricultural activity within a Commercial Agriculture zoning designation.
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- East: Low-density residential development and associated agricultural activity within a Commercial Agriculture zoning designation.
- West: Low-density residential development and associated agricultural activity within a Commercial Agriculture zoning designation.

Access: The project has existing access from Watson Road.

4. The Comprehensive Plan land use designation is "Commercial Agriculture".
5. The subject property is zoned "Commercial Agriculture".
6. An ADU permit application was submitted to Kittitas County Community Development Services on February 2, 2026, in conformance with the Kittitas County Project Permit Application Process (Title 15A).

7. The proposal is consistent with KCC 17.08.022 Accessory Dwelling Unit Review, KCC 17.60B.050 Administrative Review and KCC 17.15 Allowed Use Review. Staff finds that the proposed accessory dwelling unit is consistent with all applicable Washington State and Kittitas County code sections.
8. The following agencies provided comments during the comment period: Bonneville Power Administration, Confederated Tribes of the Colville Reservation, Kittitas County Public Works, Kittitas County Public Health, Kittitas Reclamation District, Washington State Dept. of Ecology, Washington State Dept. of Health – Office of Drinking Water.
9. SEPA review was not required. This project is exempt under WAC 197-11-800 (6)(b). The proposed accessory dwelling unit is consistent with KCC Title 15.
10. The proposed accessory dwelling unit is consistent with KCC Title 17A Critical Areas as conditioned.
11. The proposed accessory dwelling unit is consistent with KCC 17.31 – Commercial Agriculture Zone as conditioned.
12. The proposed accessory dwelling unit is consistent with KCC Title 14 Building and Construction as conditioned.
13. The proposed accessory dwelling unit is consistent with KCC 12 Roads and Bridges as conditioned.

VII. Conclusions

1. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
2. As conditioned the proposal is consistent with KCC 17.08.022 Accessory Dwelling Unit, KCC 17.60B.050 Administrative and KCC 17.15 Allowable Use.
3. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14 Building Code, Title 13 Water and Sewers, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

VIII. Decision and Conditions of Approval

Kittitas County Community Development Services grants *approval* of the Deatherage accessory dwelling unit, AU-26-00001, based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

Conditions of Approval:

- All new construction must meet the International Residential Code requirements.
- An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing

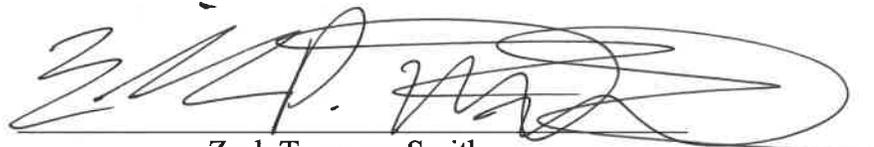
access.

- Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The county will not maintain accesses.
- This application is subject to the latest revision of the Kittitas County Road Standards. Any subdivision or lots to be served by access may result in further access requirements.
- Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).
- Applicant shall meet all local, state, and federal regulations.
- A portion of parcel# 694934 is within the FEMA identified special flood hazard area (100-year floodplain) zone A. If possible, any future development should occur outside of the floodplain in order to reduce risk and avoid mandatory flood insurance purchase requirements. All activities within the floodplain must be permitted through the floodplain development permit process and follow the regulations within KCC 14.08.
- In accordance with KCC Chapter 14.08.220, all subdivisions as well as new development shall:
 - Be consistent with the need to minimize flood damage.
 - Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
 - Have adequate drainage provided to reduce exposure to flood damage.
 - Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments containing greater than 50 lots or 5 acres (whichever is lesser) and shall be included as part of the application and shall be noted on the final mylar.
- Since the parcel is located in zone A, KCC 14.08.220(4) is applicable. Please contact the Floodplain Administrator at 509-962-7523 if assistance is required.
- Washington State Dept. of Health: If the applicants continue to share the well, any additional connection(s) to this well would meet the definition of a public water system – in this case, meeting the definition of Group B. Kittitas County Public Health has exclusive authority regarding Group B public water systems.
- Development shall comply with KCC 17.15.060.2.27.
- Should ground disturbing or other activities related to the proposed project result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the

immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the findings are assessed, and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

From these conclusions and findings, the proposed Accessory Dwelling Unit is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is March 20, 2026, at 5:00 p.m. Appeals submitted on or before March 20, 2026, shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official



Zach Torrance-Smith

Title: Planner I

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7079

Date: February 24, 2026