

PROJECT NARRATIVE

Landowner:

David Kamin

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Agent:

Brandon Kamin

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9.) Project Description:

Build new primary residence on property. Currently under construction is building permit # BP-25-00720, this structure was specifically designed and intended to be a ADU to a new future primary residence on the property. We intend to apply for the new SFR before summer of 2026 and start construction once approved.

Property Size: 19.8 acres

ADU Structure Size: Livable Space: 1455 sq. ft. w/ garage & attic storage

Location: 2412 Judge Ronald RD, Ellensburg WA, NW1/4 SE1/4 TAX NO. 22, LESS .4 CO. RD; SEC 31, TWP 18, RGE 19

Water Supply: Private well

Sewage Disposal: New Private Septic System

10.) Describe in detail how this proposal meets the criteria of 17.60B.050 for Administrative Uses.

1. The proposed administrative use will not be detrimental to public health, safety, and general welfare; will not adversely affect the character of the surrounding vicinity; and will not be injurious to nearby properties or improvements.

i. Public Health, Safety, and Welfare:

The proposed use—a new single-family residence (SFR) in conjunction with an existing Accessory Dwelling Unit (ADU currently under construction)—is a low-impact residential use consistent with rural development patterns in Kittitas County. The property is approximately 19.8 acres in size, which provides substantial space for safe access, emergency services, and separation between structures. The site will be served by the existing private well and new private septic systems, both of which will be designed, permitted, and installed in accordance with all applicable health district and state regulations, ensuring protection of groundwater and public health.

ii. Compatibility with Surrounding Character:

The surrounding area is characterized by low-density rural residential and agricultural uses. The proposed primary residence and existing ADU are consistent with this established pattern of development. The scale, use, and density of the project are appropriate for the zoning and parcel size, and the structures will maintain the rural character of the area without introducing incompatible land uses or increased intensity.

iii. No Injury to Adjacent Properties:

Due to the large parcel size and the siting of improvements, the proposed development will not negatively impact adjacent properties. Adequate setbacks, buffering, and access will be maintained. The use will not generate excessive traffic, noise, light, or other impacts that would be injurious to neighboring properties. The development is residential in nature and aligns with the expectations for the surrounding area.

2. The proposal is consistent with the Comprehensive Plan and implementing regulations.

The proposed use is consistent with the goals and policies of the Kittitas County Comprehensive Plan, particularly those supporting rural residential development, preservation of rural character, and responsible land use. The development of a primary residence on a nearly 20-acre parcel is an appropriate and anticipated use within the applicable zoning designation. The project complies with all relevant development standards, including those related to density, water supply, wastewater treatment, and building regulations.

3. Conditions to mitigate impacts are measurable, monitorable, and enforceable.

All necessary conditions associated with the proposed use—including septic system approval, well compliance, building permits, and adherence to setback and zoning standards—are clearly defined through existing county and state regulatory frameworks. No unusual or unmitigable impacts are anticipated with this proposal.

4. The applicant has addressed all requirements for the specific use.

The existing structure under construction (BP-25-00720) was designed specifically to meet ADU specifications and permitted with anticipation of a future primary residence. The applicant intends to submit a complete building permit application for the new SFR prior to summer 2026. All required infrastructure, including water and septic systems, will be properly permitted and installed in accordance with regulatory standards. The proposal satisfies all criteria for the requested administrative use approval.

11.) Existing Development and Associated Permits

The subject property is approximately 19.8 acres and is currently under development. The primary improvement on the site is currently under construction under Building Permit #BP-25-00720. This structure was designed specifically to adhere to ADU design standards with the anticipation of building a primary residence in the future.

Associated site development includes use of existing private well and a new private septic system, which are being installed in accordance with applicable health district and county regulations. No subdivisions have been recorded for the property. All development to date has been permitted through the appropriate county processes.

12.) Legal Access

Legal access to the property is provided via Judge Ronald Road, a public county-maintained road. This roadway provides direct ingress and egress to the site. Any required driveway access permits have been obtained in compliance with Kittitas County Public Works standards.