



Wenatchee Office Location: 1737B N Wenatchee Avenue, Wenatchee, WA 98802
Seattle Office Location: 450 Alaskan Way S, Suite 200, Seattle, WA 98014
Mailing Office: 595 Grant Road, Suite 3-51, East Wenatchee, WA 98802
Phone: (509) 306-8182 - Email: cosme@h-design-co.com

NARRATIVE

ATT: KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

Project Type: DETACHED ACCESSORY DWELLING UNIT

Site Address: 644 Iron Mountain Rd., Cle Elum, WA 98922

Kittitas County Parcel Number: 691236 / Map Number: 19-15-01000-0034

Abbreviated Legal Description: PTN NW1/4 (Parcel 2, B42/P66); SEC 1, TWP 19, RGE 15.

BLA (BL-19-00007) TOO LARGE TO SEE ROUTING SLIP FOR DETAILS, 19 FOR 20

Dear Kittitas County Community Development Services,

The project is on 644 Iron Mountain Road located in the City of Cle Elum. Currently, on the property there is an existing one-story single-family dwelling of 2,780 square feet built in 2020. The proposed improvement on the property will be a pole barn garage with the total square feet of 4,200. The detached accessory dwelling unit will take up 1,150 square feet of the garage on the main floor. The pole barn will be located the same direction and within 52 feet from the corner of the existing single-family dwelling. The detached accessory dwelling unit will have portable water and intends to extract groundwater from a mitigated well or wells (the "well") located on the property. As well as its own drainfield and septic tank, as illustrated on the Septic Design per Adequate Water Supply Determination Individual Shared Well Form. Kittitas County Water Mitigation Certificate Permit Number: WM-24-0027.

The proposed accessory dwelling unit shall comply with 2017 National Electrical Code and 2018 International Residential Code, 2018 Uniform Plumbing Code, 2018 Washington State Energy Code (Small Dwelling Unit: Selected 3 Credits), 2018 International Mechanical Code and Current Kittitas County Code. Detached accessory dwelling unit was electronically submitted into Kittitas County on March 14, before the 2024 Washington State Energy Code change was effective on March 15, 2024.



The building permit(s) on this property per Kittitas County Assessor's Page consist of: The existing one-story single-family dwelling with an attached garage, which the permit was issued on 08/20/2019 (Permit #: 2019-00434). Solar Panels permit was issued on 11/01/2019 (Permit #: 2019-00786). The attached garage addition was issued back on 05/25/2022 (Permit #: 2021-01022).

The existing and proposed site plans were made based on Parcel 2, Book 42 of Surveys, Page 66; PTN of NW Quarter of Section 1, Township 19 N, Range 15 E, W.M., as described in Statutory Warranty Deed, Exhibit "A". Iron Mountain Road is the existing legal access to get to this project site. Access Easements consists of: AFN 199712290038, AFN 200804300020 and AFN 526545. 60 foot Easement "W" SP-07-38, under AFN 201906180026, records of Kittitas County, Washington State. Affecting Parcels 1 and 2 of said survey, and parcel D of Book 22 of Survey, Pages 79-80. KRD R/W is perpendicular to the existing driveway off of Iron Mountain Road. The KRD R/W operations and maintenance roads are for district use only. Residential and recreational use is prohibited. KRD is only responsible for delivery of water to the highest feasible point in each 160 acre unit or designated turnout. The KRD is not responsible for water delivery loss (seepage, evaporation, etc.) Below the designated turnout, under AFN #: 200901150002, records of Kittitas County, Washington State.

Per Kittitas County Code 17.15 Zoning, this parcel is over the minimum 3 acres total size; the lot total size is 15.17 acres. Existing parcel is over the minimum 6,000 square feet per rural lamird lands only; 660,805.20 square feet. There is currently one-story single-family dwelling on the property and the detached accessory dwelling will be allowed on the lot. Proposed detached accessory dwelling is under 1,500 square feet; total area of 1,150 square feet. Property owner was able to provide an Adequate Water Supply Determination for Individual/Shared Wells from the Kittitas County Public Health Department. Well Water Migration Certificate was provided by Kittitas County Permit #: WM-24-00027, Well ID #: BQH-668. New septic design is illustrated on page 11 of Adequate Water Supply Determination for Individual/Shared Wells from the Kittitas County Public Health Department.

All of the front, side and rear setbacks for the accessory dwelling are beyond the minimum Kittitas County Zoning Agriculture 5 setbacks. The detached accessory dwelling unit will be 52 feet away from the single-family dwelling. There are no mobile homes or recreational vehicles on the property. An additional detached accessory dwelling unit parking spaces shall be added on gravel driveway. The detached accessory dwelling unit will not be placed on the same lot where a special care dwelling or an accessory living quarters exists. There is an existing asphalt driveway on the property that will be shared between the detached accessory dwelling unit and the single-family residence. There will be a construction dirt road to get to the detached accessory dwelling unit during construction.



Based on Kittitas County Zoning Agriculture 5, there can only be one ADU allowed on the property. The location of the existing single-family dwelling in conjunction with the proposed accessory dwelling unit will have a minimal impact on the land, community and the surrounding area. The property owners will be using the accessory dwelling unit as an additional indoor recreational space for the owners, as well as an additional space for family and friends when visiting. Conditions of the individual/shared wells mitigation will be measurable, monitored and enforced. There are a few neighboring properties within this vicinity that have primary houses with pole barn garages with living space, so there is no foreshadowed impact to the surrounding properties or community by the addition of the accessory dwelling unit to the property.

Thank you,
H Design Co