



**Bresler Accessory Dwelling Unit
File Number AU-24-00004
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

I. General Information

Requested Action: The applicants have proposed a 960 square foot double-wide manufactured home that will serve as an Accessory Dwelling Unit (ADU). The property has an existing single-family residence, a pole barn/shop, a pumphouse, a septic system, and a well. The subject property is zoned Agriculture-20. The subject property land use is Rural Working.

Location: One tax parcel (#670633), located at 3200 Clerf Road. Approximately 1.95 miles East of Kittitas, WA. Section 7 & 8, Township 17, Range 20, W.M.; Kittitas County parcel map number 17-20-08051-0002.

Site Information:

Total Property Size:	7.07 acres
Number of existing lots:	1
Domestic Water:	Existing individual well
Existing sewage Disposal:	Existing on-site septic
Fire District:	Kittitas Valley Fire & Rescue (#2)

Site Characteristics: The site consists of developed land with a single-family residence and associated non-residential accessory buildings.

Surrounding Property:

North:	Privately owned land primarily used for agricultural and/or residential purposes.
South:	Privately owned land primarily used for agricultural and/or residential purposes.
East:	Privately owned land primarily used for agricultural and/or residential purposes.
West:	Privately owned land primarily used for agricultural and/or residential purposes.

Access: The project has existing access from Clerf Road.

II. Administrative Review

Notice of Application: An ADU permit application was submitted to Kittitas County Community Development Services on September 6, 2024. The application was deemed complete on September 12, 2024. A Notice of Application for the Bresler ADU (AU-24-00004) was mailed to all federal, state, and local agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel on September 12, 2024. Notice was published in the Daily Record, the official newspaper of record for

7. The ADU shall provide additional off-street parking;
8. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters 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 7.07 acres in size, 2) the parcel currently has no ADU on the property, 3) the ADU is less than 1,500 square feet, 4) the placement of the ADU meets the setback requirements of A5 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 a manufactured home not a mobile home or recreational vehicle, 7) the ADU has off-street parking 8) no accessory living quarter or 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 that no critical areas exist on the subject property.

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: Confederated Tribes of the Colville Reservation, Washington State Department of Ecology, Kittitas County Public Works.

Comments are addressed below.

Confederated Tribes of the Colville Reservation

The CTCR provided comments requesting that an Inadvertent Discovery Plan (IDP) and a Cultural Resources Survey both be completed prior to construction.

Applicant Response: No response.

Staff Response: Staff has communicated these requests to the applicants.

Washington State Department of Ecology

WSDOE provided comments detailing specifications regarding the diversion of surface water as it relates to this project. WSDOE also detailed water rights specifications as they relate to this project.

Applicant Response: No response.

Staff Response: Staff has communicated these specifications and requirements to the applicant, the project is hereby required to adhere to all stated requirements put forth by WSDOE.

Kittitas County Public Works

KCPW stated that a fire apparatus turnaround is required within 150 feet of the ADU, in keeping with

agencies/departments with potential interest in the proposal as well as to all adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel on September 12, 2024. Notice was published in the Daily Record, the official newspaper of record for Kittitas County, and posted to the Kittitas County Website, all 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 17.06B.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: Confederated Tribes of the Colville Reservation, Washington State Department of Ecology, Kittitas County Public Works.
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 17.29 A20 – Agriculture 20 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 17.06B.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 Bresler accessory dwelling unit, AU-24-00004, based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official



Zach Torrance-Smith

Title: Planner I

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Date: October 7, 2024