



**Graf Accessory Dwelling Unit
File Number AU-25-00006**

FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL

I. General Information

Requested Action: The applicants have proposed a 1,200 square foot Accessory Dwelling Unit (ADU) on the property. The subject property is zoned as Urban Residential, designated for Urban land use, and is located within the Urban Growth Area of Ellensburg, WA.

Location: One tax parcel (#841133), located at 2601 Hannah Road in Ellensburg, WA. Approximately 0.45 miles from the intersection of Bender Road and Water Street. Section 26, Township 18, Range 18; Kittitas County parcel map number 18-18-26030-0009.

Site Information:

Total Property Size:	1.87 acres
Number of existing lots:	1
Domestic Water:	Existing Individual Well
Sewage Disposal:	New or Expanded On-Site Septic
Fire District:	Kittitas Valley Fire and Rescue (Fire District 2)

Site Characteristics: The site is located in the Columbia Plateau ecoregion where natural and human-made elements interact to establish dense wooded vegetation and grassland.

Surrounding Property:

North:	Privately owned land primarily used for residential purposes.
South:	Privately owned land primarily used for residential purposes.
East:	Privately owned land primarily used for residential purposes.
West:	Privately owned land primarily used for agriculture purposes.

Access: The project has existing access from Hanna Road.

II. Administrative Review

Notice of Application: An ADU permit application was submitted to Kittitas County Community Development Services on March 21st, 2025. The application was deemed complete on March 25th, 2025. A Notice of Application for the Graf ADU (AU-25-00006) 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 March 27th, 2025. 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).



III. Zoning and Development Standards

The purpose of the Urban Residential zone (UR) is to provide for and protect areas for home-site development and/or urban levels of development where municipal services can be provided or are already available. The Graf ADU is being proposed under KCC 17.08.022 and KCC 17.15.080.1.24.

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.

Staff Conclusions

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

KCC 17.06B.050 Administrative Review

1. That the granting of the proposed administrative use permit approval will not:
 - a. Be detrimental to public health, safety, and general welfare;
 - b. Adversely affects 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 find the proposed ADU, as conditioned, consistent with the requirements of 17.06B.050.

KCC 17.15.080.1.24 Allowed Use in Urban Lands 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 lot size shall be at least 6,000 square feet;
2. There shall be no more than two (2) ADUs on the 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 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 1.89 acres (approximately 81,000 square feet) 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 UR 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 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 17.15.080.1.24.

IV. Comprehensive Plan

The Kittitas County Comprehensive Plan establishes the following goals and policies to guide future housing development. These goals and policies were developed in response to identified needs within the county and support the County Wide Planning Policies.

H-G6: Allow for the development of accessory dwelling units and cooperative housing (multi-family) within Urban Growth Areas and in mixed-use (commercial/residential) corridors.

Staff Conclusion

The applicants are proposing the creation of an ADU within the regulations put forth by Kittitas County Code. By approving the construction of the accessory dwelling unit, Kittitas County is demonstrating its commitment to providing denser development opportunities within the Urban Growth Area.

V. Environmental Review

Staff performed a desktop critical area review and a site visit to determine whether the wetland is associated with flood irrigation located west of the property. Flood irrigation does not have an associated setback.

VI. 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 Cascade Irrigation, Washington State Department of Health (DOH), City of Ellensburg Gas Division, the Confederated Tribes of the Colville Reservation (CTCR), the Department of Archaeology and Historic Preservation

(DAHP), and Kittitas County Public Works (KCPW).

Comments are addressed below.

Cascade Irrigation

Cascade Irrigation stated they had no concerns with this project.

Applicant Response: No response.

Staff Response: Because the comments provided confirm that Cascade Irrigation does not have concerns regarding this project, staff have no further comment

Washington State Department of Health

DOH did not state any concerns about this project and provided guidance on individual and public water systems.

Applicant Response: No response.

Staff Response: Because the comments provided confirm that the DOH does not have concerns regarding this project, staff have no further comment

City of Ellensburg Gas Division

The City of Ellensburg Gas Division provided information about the existing infrastructure for gas and resources for the applicant if they decide to connect the ADU to the gas line.

Applicant Response: No response.

Staff Response: Staff provided the comments to the applicant, because the comments do not contain any concerns or requirements, staff have no further comment.

Confederated Tribes of the Colville Reservation

CTCR stated that the project is is considered low risk for discovery of cultural resources. They request an Inadvertent Discovery Plan be in place before project implementation.

Applicant Response: No response.

Staff Response: Staff has communicated this request to the applicant.

Department of Archeology and Historic Preservation

DAHP stated since the Tribes who provided comments on the project did not have any specific concern, they, in turn, have no concerns regarding the project.

Applicant Response: No response.

Staff Response: Because the comments provided confirm that the DAHP does not have concerns regarding this project, staff have no further comment

Kittitas County Public Works

Access:

- An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or alternative existing access.

- Driveway to ADU must meet 2024 Kittitas County Code Title 12 requirements for fire, life, and safety.
- Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.

Engineering:

- 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).

Flood

- Parcel #841133 is not mapped within a FEMA identified special flood hazard area (100-year floodplain). A floodplain development permit is not required for the project.

Water Mitigation/Metering

- Per KCC 13.35.027 water mitigation and metering will be required for the ADU because it is a new use of ground water. Parcel #841133 is located within the OTC service area for the Kittitas County Water Bank. Please call the Kittitas County Public Works Water Recourses program at (509)962-7523 to discuss mitigation options and metering requirements.

Applicant Response: No response.

Staff Response: Staff recognize the requirements set forth by KCPW and shall condition approval upon remaining in compliance with these requirements.

VII. Findings of Fact

1. **Requested Action:** The applicants have proposed a 1,200 square foot Accessory Dwelling Unit (ADU) on the property. The subject property is zoned as Urban Residential, designated for Urban land use, and is located within the Urban Growth Area of Ellensburg, WA.
2. **Site Location:** One tax parcel (#841133), located at 2601 Hannah Road in Ellensburg, WA. Approximately 0.45 miles from the intersection of Bender Road and Water Street. Section 26, Township 18, Range 18; Kittitas County parcel map number 18-18-26030-0009.
3. **Site Information:**
 4. Total Property Size: 1.87 acres
 5. Number of existing lots: 1
 6. Domestic Water: Existing Individual Well
 7. Sewage Disposal: New or Expanded On-Site Septic
 8. Fire District: Kittitas Valley Fire and Rescue (Fire District 2)

Site Characteristics: The site is located in the Columbia Plateau ecoregion where natural and human-made elements interact to establish dense wooded vegetation and grassland.

Surrounding Property:

- 9. North: Privately owned land primarily used for residential purposes.
- 10. South: Privately owned land primarily used for residential purposes.
- 11. East: Privately owned land primarily used for residential purposes.
- 12. West: Privately owned land primarily used for agriculture purposes.

Access: The project has existing access from Hanna Road.

- 13 The Comprehensive Plan land use designation is “Urban”.
- 14 The subject property is zoned “Urban Residential”.
- 15 : An ADU permit application was submitted to Kittitas County Community Development Services on March 21st, 2025. The application was deemed complete on March 25th, 2025. A Notice of Application for the Graf ADU (AU-25-00006) 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 March 27th, 2025. 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).
- 16 The proposal is consistent with KCC 17.08.022 Accessory Dwelling Unit Review, KCC 17.06B.050 Administrative Review and KCC 17.15.080.1.24 Allowed Use in Urban Lands Review. Staff find that the proposed accessory dwelling unit is consistent with all applicable Washington State and Kittitas County code sections.
- 17 The following agencies provided comments during the comment period Cascade Irrigation, Washington State Department of Health (DOH), City of Ellensburg Gas Division, the Confederated Tribes of the Colville Reservation (CTCR), and the Department of Archaeology and Historic Preservation (DAHP).
- 18 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.
- 19 The proposed accessory dwelling unit is consistent with KCC Title 17A Critical Areas as conditioned.
- 20 The proposed accessory dwelling unit is consistent with KCC 17.22 – Urban Residential Zone as conditioned.
- 21 The proposed accessory dwelling unit is consistent with KCC Title 14 Building and Construction as conditioned.

VIII. 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 17.15.080.1.24 Allowable Use in Urban

Land.

3. As conditioned the proposal is consistent with the Kittitas County Comprehensive Plan.
4. 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.

IX. Decision and Conditions of Approval

Kittitas County Community Development Services grants *approval* of the Graf accessory dwelling unit, AU-25-00006, 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.
- This application is subject to the latest revision of the Kittitas County Road Standards.
- 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.
- Development shall comply with KCC 17.15.080.1.24.
- Applicant shall apply for a new installation permit or expansion permit with a site evaluation for On-Site Sewage to proceed with a building permit for the proposed SFR.
- Applicant shall apply for water mitigation and adequate water to proceed with a building permit for the proposed SFR.
- This approval shall expire three (3) years after the decision date if no substantial construction has taken place or an extension has not been applied for under KCC 17.60B.100.

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 May 8th, 2025, at 5:00p.m. Appeals submitted on or before May 8th, 2025, shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official



Ellie Myers

Title: Planner I

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7048

Date: April 24st, 2025