



**Fredrickson Accessory Dwelling Unit**  
**File Number AU-25-00008**  
**FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

**I. General Information**

**Requested Action:** The applicants have proposed an 864 square foot Accessory Dwelling Unit (ADU) on the property. The subject property is zoned as Agriculture 20 with a Rural Working land use.

**Location:** One tax parcel (#952768), located at 1820 Edge Bluff Loop Ellensburg, WA. Approximately 0.75 miles from the intersection of Edge Bluff Loop and Weaver Road. Section 32, Township 18, Range 18; Kittitas County parcel map number 18-18-32030-0007.

**Site Information:**

Total Property Size: 10.97 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 intermediate shrub-step and agricultural practices.

**Surrounding Property:**

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

**Access:** The project has existing access from Edge Bluff Loop.

**II. Administrative Review**

**Notice of Application:** An ADU permit application was submitted to Kittitas County Community Development Services on April 16<sup>th</sup>, 2025. The application was deemed complete on April 23<sup>rd</sup>, 2025. A Notice of Application for the Fredrickson ADU (AU-25-00008) 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 April 24<sup>th</sup>, 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 Agriculture 20 zone (A-20) is to provide for areas of Kittitas County wherein farming, ranching, and rural lifestyles dominate characteristics to preserve fertile farmland from encroachment by nonagricultural uses. The Fredrickson ADU is being proposed under KCC 17.08.022 and KCC 17.15.060.1.27.

#### **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 17.15.060.1.27 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 parcel must be at least 3 acres in size;
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 10.97 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 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 17.15.060.1.27.

**IV. Environmental Review**

Staff performed a critical area review and found a wetland located northeast of the property. The proposed development is more than 300 feet away from the wetland and outside any associated setbacks.

**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 Washington State Department of Health (DOH), Yakama Nation Fisheries, the Confederated Tribes of the Colville Reservation (CTCR), Kittitas County Public Health (KCPH), and Kittitas County Public Works (KCPW).

Comments are addressed below.

**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*

**Yakama Nation Fisheries**

Yakama Nation Fisheries did not state any concerns about this project.

*Applicant Response: No response.*

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

### **Confederated Tribes of the Colville Reservation**

CTCR stated that the proposed undertaking is outside of the Traditional Territories of the Colville Confederated Tribes, but the site does fall within an area of moderate risk for the potential presence of cultural resources according to the Washington State Department of Archaeology and Historic Preservation's statewide predictive model. Furthermore, the proposed undertaking involves ground disturbance over an area of 3,240 square feet which has not been surveyed within the past 10+ years and which occurs within 1 mile of known precontact archaeological resources.

For these reasons, CTCR requests a cultural resource survey prior to project implementation and that there be an IDP in place during all ground disturbing activities.

*Applicant Response: Applicant requested clarification on cultural resource survey requirements.*

*Staff Response: Staff recognize the requirements set forth by CTCR and shall condition approval upon remaining in compliance with IDP requirement.*

### **Kittitas County Public Works**

Access:

- Applicant has an approved Access Permit AA-23-00001 on file with Public works.
- 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.
- 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 #952768 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 #952768 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.*

**Kittitas County Public Health**

Drinking Water:

- An adequate water supply determination from I/S with shared well use agreement is required for connection to the well.

Wastewater:

- An installation permit is required for connection to the existing OSS.

*Applicant Response: No response.*

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

**VI. Findings of Fact**

1. **Requested Action:** The applicants have proposed an 864 square foot Accessory Dwelling Unit (ADU) on the property. The subject property is zoned as Agriculture 20 with a Rural Working land use.
2. **Site Location:** One tax parcel (#952768), located at 1820 Edge Bluff Loop Ellensburg, WA. Approximately 0.75 miles from the intersection of Edge Bluff Loop and Weaver Road. Section 32, Township 18, Range 18; Kittitas County parcel map number 18-18-32030-0007.
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**Surrounding Property:**

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Access :The project has existing access from Edge Bluff Loop.

4. **The Comprehensive Plan land use designation is “Agriculture 20”.**
5. The subject property is zoned “Rural Working”.
6. An ADU permit application was submitted to Kittitas County Community Development Services on April 16th, 2025. The application was deemed complete on April 23rd, 2025. A Notice of Application for the Fredrickson ADU (AU-25-00008) 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 April 24th, 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).

7. The proposal is consistent with KCC 17.08.022 Accessory Dwelling Unit Review, KCC 17.06B.050 Administrative Review and KCC 17.15.060.1.27 Allowed Use in Rural Non-LAMIRD lands Review. Staff find 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 Washington State Department of Health (DOH), Yakama Nation Fisheries, the Confederated Tribes of the Colville Reservation (CTCR), Kittitas County Public Health (KCPH), and Kittitas County Public Works (KCPW).
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 – Agriculture 20 Zone as conditioned.
12. The proposed accessory dwelling unit is consistent with KCC Title 14 Building and Construction 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 17.15.060.1.27 Allowable Use in Rural Non-LAMIRD lands.
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 Fredrickson accessory dwelling unit, AU-25-00008, 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).
- 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) and the Confederated Tribes of the Colville Reservation. 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.
- Applicant shall meet all local, state, and federal regulations.
- Development shall comply with KCC 17.15.060.1.27 Accessory Dwelling Unit requirements.
- Applicant shall apply for a new installation permit or expansion permit for On-Site Sewage to proceed with a building permit for the ADU.
- Applicant shall apply for water mitigation and adequate water to proceed with a building permit for the ADU.
- 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 29<sup>th</sup>, 2025, at 5:00p.m. Appeals submitted on or before May 29<sup>th</sup>, 2025, shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.**

**Responsible Official**

  
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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:** May 15<sup>th</sup>, 2025