



**Engle Accessory Dwelling Unit
File Number AU-26-00002
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

I. General Information

Requested Action: The applicants have proposed the addition of an Accessory Dwelling Unit (ADU) to the existing on-site development. The ADU will have 1,475 sq. ft. of habitable space, with an attached garage. The property has an existing Single-Family Residence with an attached garage, as well as a garage/shop. The subject property is zoned Agriculture-20. The subject property land use is Rural-Working.

Location: One tax parcel (#19279), located off Green Canyon Lane, a private road. Approximately 3.13 miles Northwest of Ellensburg, WA. In a portion of the NW ¼ of the SE ¼ of Section 8, Township 18, Range 18, W.M.; Kittitas County parcel map number 18-18-08040-0016.

Site Information:

Total Property Size: 3.00 acres
Number of existing lots: 1
Domestic Water: Existing On-Site Well
Existing Sewage Disposal: New Septic and Existing Drainfield (to be expanded)
Fire District: Kittitas Valley Fire & Rescue (Fire District #2)

Site Characteristics: The site consists of flat, tree-less land with residential activity and associated non-residential structures in an Agriculture-20 zoning designation.

Surrounding Property:

North: Low-density residential development in an Agriculture-20 zoning designation with associated agricultural activity. Entire area has sparse tree cover.
South: Low-density residential development in an Agriculture-20 zoning designation with associated agricultural activity. Entire area has sparse tree cover.
East: Low-density residential development in an Agriculture-20 zoning designation with associated agricultural activity. Entire area has sparse tree cover.
West: Low-density residential development in an Agriculture-20 zoning designation with associated agricultural activity. Entire area has sparse tree cover.

Access: The project has existing access from Green Canyon Lane, a private road.

II. Administrative Review

Notice of Application: An ADU permit application was submitted to Kittitas County Community Development Services on February 18, 2026. The application was deemed complete on February 26,

2026. A Notice of Application for the Engle ADU (AU-26-00002) 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 February 26, 2026. Notice was published in the Northern Kittitas County Tribune, 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 preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture. The Engle ADU is being proposed under KCC 17.08.022 and KCC 17.15, when the ADU is located outside an Urban Growth Area.

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. Accessory dwelling units may be attached to the primary residence or detached.

Staff Conclusions

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

KCC 17.60B.050 Administrative Review

1. That the granting of the proposed administrative use permit approval will not:
 - a. Be detrimental to the public health, safety, and general welfare;
 - b. Adversely affect 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 finds the proposed ADU, as conditioned, consistent with the requirements of 17.60B.050.

KCC 17.15 Allowed Use 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. Only one ADU shall be allowed per 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 3.00 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 Agriculture-20 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 17.15.060.2.27.

IV. Environmental Review

Staff performed a critical area review and found no evidence of any critical areas or associated critical area buffers on the 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: Bonneville Power Administration, Confederated Tribes of the Colville Reservation, Kittitas County Public Health, Kittitas County Public Works, KITTCOM, Yakama Nation Fisheries.

No public comments were received during the public comment period.

Comments are addressed below.

Bonneville Power Administration

BPA stated that the project is not anticipated to have any impact on their facilities.

Applicant Response: "We do not wish to provide any further response and have no issue with the transmitted comments."

Staff Response: As BPA stated that the project will not impact their facilities, staff has no further comment.

Confederated Tribes of the Colville Reservation

CTCR provided comments stating that they recommend having an Inadvertent Discovery Plan in

place prior to ground disturbing activities. CTCR further stated that they have no major concern regarding potential cultural resources that may lie on-site. CTCR requested notification if any cultural resources are found during the completion of this project.

Applicant Response: “We do not wish to provide any further response and have no issue with the transmitted comments.”

Staff Response: As staff did not receive comments requesting an IDP from the Dept. of Archaeology and Historic Preservation, or any other tribes, staff has no further comment.

Kittitas County Public Health

KCPH stated that drinking water requirements have been met for this project. KCPH also stated that an on-site sewage installation permit will be required for this project.

Applicant Response: “We do not wish to provide any further response and have no issue with the transmitted comments.”

Staff Response: Because the submitted comments contained requirements, staff has conditioned approval of this project upon successful adherence to stated permit requirements.

Kittitas County Public Works

KCPW provided comments that included access specifications, driveway requirements related to Fire, Life, & Safety codes and road standards language. KCPW also acknowledged that Green Canyon Lane is a private road. KCPW further listed grading/filling specifications, water mitigation/metering requirements, and directed the applicants to contact KCPW Water Resources Program to discuss mitigation and metering options/requirements.

Applicant Response: “We do not wish to provide any further response and have no issue with the transmitted comments.”

Staff Response: Because the submitted comments contained requirements, staff has conditioned approval of this project upon successful adherence to stated permit requirements.

KITTCOM

KITTCOM provided comments stating that the address components of this project need to meet current guidelines and be visible from both directions of travel on the access road.

Applicant Response: “We do not wish to provide any further response and have no issue with the transmitted comments.”

Staff Response: Staff recognizes the regulations stated by KITTCOM and has conditioned approval of this project upon successful adherence to the stated regulations.

Yakama Nation Fisheries

YNF provided comments stating they see no reason for further investigation of the impacts of this project upon archaeological or cultural resources.

Applicant Response: “We do not wish to provide any further response and have no issue with the transmitted comments.”

Staff Response: As YNF stated there is no reason for further investigation of the impacts upon

archaeological or cultural resources, staff has no further comment.

No public comments were received during the public comment period.

VI. Findings of Fact

1. Requested Action: The applicants have proposed the addition of an Accessory Dwelling Unit (ADU) to the existing property. The ADU will have 1,475 sq. ft. of habitable space, as well as an attached garage. The property has an existing single-family residence with an attached garage, as well as a garage/shop. The subject property is zoned Agriculture-20. The subject property land use is Rural-Working.

2. Site Location: One tax parcel (#19279), located off Green Canyon Lane, a private road. Approximately 3.13 miles Northwest of Ellensburg, WA. In a portion of the NW ¼ of the SE ¼ of Section 8, Township 18, Range 18, W.M.; Kittitas County parcel map number 18-18-08040-0016.

3. Site Information:

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West: Low-density residential development in an Agriculture-20 zoning designation with associated agricultural activity. Entire area has sparse tree cover.

Access: The project has existing access from Green Canyon Lane, a private road.

4. The Comprehensive Plan land use designation is “Rural-Working”.

5. The subject property is zoned “Agriculture-20”.

6. An ADU permit application was submitted to Kittitas County Community Development Services on February 18, 2026. The application was deemed complete on February 26, 2026. A Notice of Application for the Engle ADU (AU-26-00002) 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 February 26, 2026. Notice was published in the Northern Kittitas County Tribune, 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 17.60B.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: Bonneville Power Administration, Confederated Tribes of the Colville Reservation, Kittitas County Public Health, Kittitas County Public Works, KITTCOM, Yakama Nation Fisheries.
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.
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 17.60B.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 Engle accessory dwelling unit, AU-26-00002, based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

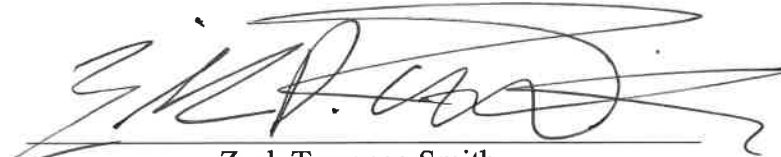
Conditions of Approval:

- All new construction must meet the International Residential Code requirements.
- An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.
- Main home and ADU have one shared driveway to ADU and must meet 2024 Kittitas County Code Title 12 requirements for Fire, Life, & Safety.
- Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The county will not maintain accesses.
- This application is subject to the latest revision of the Kittitas County Road Standards. Any subdivision or lots to be served by access may result in further access requirements. Access is not guaranteed to any existing or created parcel on this application.
- Per KITTCOM: Addressing shall meet current guidelines and shall be visible from both directions of travel on the access road.
- 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.
- Per KCC 13.35.027, water mitigation and metering is required for the Accessory Dwelling Unit since it is a new use of ground water. Water mitigation certificate WM-25-00049 has been issued for this project.
- Development shall comply with KCC 17.15.060.2.27.
- 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), as well as the Confederated Tribes of the Colville Reservation (CTCR). 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.
- Per Kittitas County Public Health: An on-site sewage installation permit is required; Type – Pressure System Expansion.

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 April 17, 2026, at 5:00p.m. Appeals submitted on or before April 17, 2026, shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official



Zach Torrance-Smith

Title: Planner I

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7079

Date: March 27, 2026