

Accessory Dwelling Unit Permit Application

Project Narrative:

9. Narrative project description:

The intent of this project is to add an ADU to the existing property at 3200 Clerf Rd, Ellensburg, WA 98926. This is a seven acres piece of property so has plenty of space to add an ADU for the property's owner's parents. The client intends to purchase a 26'-8" X 36'-0" = 960 SF double-wide manufactured home purchased from Valley Quality Homes in Yakima, WA.

The current address is 3200 Clerf Rd, Ellensburg, WA 98926.

The intent is to use the existing well which had a 4-hr. draw-down test, and we have been informed/notified that it has sufficient water supply to add the ADU. We also had the water tested for water quality and that passed as well.

It has been determined that the least expensive way to go is to add a separate septic system, so we have employed Mark Nelson as our Septic Designer for a new mound system, which he is working on as we speak.

The manufacturer will be pit setting the new double wide and completing the set up and all hook up requirements. The owner plans on providing the front and back porch/steps as well as wood skirting.

We will have an electrician provide the electrical meter base and the power company to provide the final hook-up for power.

We will also have a plumber run the water line from the pump house to the new house and hook that up as well.

10. Criteria of 17.60B.050

1- Granting this permit will not:

- i. Will not be detrimental to the public health, safety, and general welfare.
- ii. Will not adversely affect the established character of the surrounding vicinity of the site upon which the proposed use is to be located.
- iii. Will not 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- 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 regulations.

3- All conditions necessary to mitigate the impacts of the proposed use are conditions that are measurable and can be monitored and enforced.

4- We, the applicant, have addressed all requirements for this specific use.

11. Existing developments and associated permits:

There is an existing 1,540 sf house, a 900-sf pole barn/shop, pump house, a mound septic system and a well that facilitates the original property. See attached document history.

12- The driveway comes off Clerf RD and the driveway is approx. 964 LF to the existing house. See attached site drawing.

13- The ADU dwelling meets all the criteria found in KCC 17.15. See answers indicated below.