

December 13, 2024

Project: Durkan ADU

Situs: 420 Green Canyon Lane, Ellensburg, WA 98926

Parcel #: 19282 / 18-18-08040-0019

Applicant: Acumen Land Group LLC

Project Narrative:

The proposal is to construct a new 1,064 sq ft ADU with attached garage located 20 feet west of the existing primary dwelling at 420 Green Canyon Lane, a 3-acre lot. Potable water will be sourced from the existing on-site well currently supplying water to the primary dwelling. Sewage from the 1-bedroom ADU will be disposed into the existing 5-bedroom septic system serving the existing 4-bedroom primary dwelling.

The granting of this proposed administrative use permit approval is consistent with Kittitas County development code as well as the objectives and policies of the Kittitas County comprehensive plan.

The existing development on the property includes the 3,708 sq ft primary single family residence (FO-22-00214 & BP-2022-00943) and a fiberglass pool (BP-23-00240) all served by one access (AA-22-00232). That access is served by Green Canyon Lane.

The subject parcel is at least 3 acres, the proposed ADU will be the only ADU on the lot, and the proposed ADU is not greater than 1,500 sq ft. All zoning setback requirements are met by this proposal, the proposed ADU meets the applicable health department standards for potable water and sewage disposal, and the proposed ADU is not a mobile home or recreational vehicle. The proposed ADU provides appropriate additional off-street parking, a special care dwelling or accessory living quarters does not exist on the subject property, and the proposed ADU shares the same driveway as the existing primary dwelling.