



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

May 25<sup>th</sup>, 2018

North Fork, LLC, Drew Lucerell, Member  
4300 36<sup>th</sup> Avenue West  
Seattle, WA, 98199

RE: North Fork Accessory Dwelling Unit (AU -18-00001) Transmittal of Comments

Dear Mr. Lucerell,

This letter is in regards to your application for an Accessory Dwelling Unit Permit on parcel number 485233, bearing Assessor's Map Number 17-17-17020-0002. The 15-day comment period for this proposal ended on May 23<sup>rd</sup>, 2018. The following comments were received during the comment period, and are attached:

Russell Mau, Regional Engineer, Washington Department of Health, May 10<sup>th</sup>, 2018

Rich Elliot, Kittitas Valley Fire and Rescue, May 10<sup>th</sup>, 2018

Gwen Clear, Environmental Review Coordinator, Washington Department of Ecology, May 22<sup>nd</sup>, 2018

Michael Flory, Kittitas County Building Official, May 22<sup>nd</sup>, 2018

Joe Seemiller, Kittitas Valley Fire and Rescue, May 22<sup>nd</sup>, 2018

Holly Erdman, Environmental Health Specialist, Kittitas County Public Health Department, May 23<sup>rd</sup>, 2018

Joe Seemiller, Kittitas Valley Fire and Rescue, May 24<sup>th</sup>, 2018

I will issue a decision based upon the attached comments. If you would like to respond to any of the attached comments, please respond by Friday, June 1<sup>st</sup>, 2018. Please do not hesitate to contact me with any questions you may have.

Sincerely,

Dusty Pilkington

Planner I

Kittitas County Community Development Services

411 N Ruby St # 4, Ellensburg, WA 98926

(509) -962-7079

[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)

CC: Lindsey Ozbolt, Planning Official  
Lathan Wedin, Architect

*via email*

*via email*

**From:** [Mau, Russell E. \(DOH\)](#)  
**To:** [Dusty Pilkington](#)  
**Cc:** [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Benson, Richard \(DOH\)](#)  
**Subject:** RE: VA-18-00002 Scholl  
**Date:** Thursday, May 10, 2018 12:31:54 PM

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Mr. Pilkington:

DOH ODW (Department of Health Office of Drinking Water) has the following comments/questions, all regarding drinking water:

1. Is drinking water (sinks, showers, hose bibs, or hydrants) provided to any other on-site buildings? For example, what is the usage of the "Lounge Building"?
2. The Bunk House appears to be only a couple feet from an "Existing Well Building". For public water systems, DOH requires a clear 100 feet radius Sanitary Control Area around wells.
3. Where are the sewerage components in the Bunk House (toilets and sinks and showers – and their associated waste piping)? Please see Comment 2, above, for DOH requirements (for a public well).
4. If only the two buildings – existing residential home and the proposed bunkhouse – have drinking water, then this would not constitute a public drinking water system. Please note that if any future buildings are constructed that have drinking water or any other existing buildings are provided drinking water, regardless of the source, this collection would become a Group B public water system, unless it meets the same farm exception.

Those constitute ODW DOH comments on this application.

Thanks,

Russell E. Mau, Ph.D., P.E.  
Regional Engineer  
Department of Health, Office of Drinking Water  
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216  
Desk: 509-329-2116  
Cell: 509-951-5494  
Fax: 509-329-2104  
[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)

**Public Health - Always Working for a Safer and Healthier Washington**

Visit our web site at [www.doh.wa.gov/ehp/dw](http://www.doh.wa.gov/ehp/dw)

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**From:** Dusty Pilkington [mailto:[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)]  
**Sent:** Thursday, May 10, 2018 9:21 AM  
**To:** Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Lisa Iammarino <[lisa.iammarino@co.kittitas.wa.us](mailto:lisa.iammarino@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Johnson <[patti.johnson@co.kittitas.wa.us](mailto:patti.johnson@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; 'jessica@yakama.com' <[jessica@yakama.com](mailto:jessica@yakama.com)>; 'jmarvin@yakama.com' <[jmarvin@yakama.com](mailto:jmarvin@yakama.com)>; 'johnson@yakama.com' <[johnson@yakama.com](mailto:johnson@yakama.com)>;

**From:** [Rich Elliott](#)  
**To:** [Dusty Pilkington](#)  
**Cc:** [John Sinclair](#); [Joe Seemiller](#); [Jeremy Haberman](#)  
**Subject:** RE: VA-18-00002 Scholl  
**Date:** Thursday, May 10, 2018 11:16:09 AM

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KVFR has the following input:

1. Access compliant with Appendix D – current IFC – including turnarounds.
2. Addressing for all structures clear and visible from county road.
3. WUI code compliant – this is a higher risk area for KVFR with limited egress.
4. There are no identified safety zones in this areas – suggest they participate in Ready, Set, Go program to facilitate evacuation.

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**From:** Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>

**Sent:** Thursday, May 10, 2018 9:21 AM

**To:** Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; 'Downes, Scott G (DFW)' <Scott.Downes@dfw.wa.gov>; jennifer.nelson@dfw.wa.gov; 'SEPA (DAHP)' <sepa@dahp.wa.gov>; Mike Flory <mike.flory@co.kittitas.wa.us>; 'Mau, Russell E (DOH)' <Russell.Mau@DOH.WA.GOV>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; 'cindy.preston@dnr.wa.gov' <cindy.preston@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'tribune@nkctribune.com' <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Joanna Markell' <jmarkell@kvnews.com>; 'lonnie\_allphin@ksd403.org' <lonnie\_allphin@ksd403.org>; Lucas Huck <lucas.huck@co.kittitas.wa.us>; Karen Hodges <karen.hodges@co.kittitas.wa.us>; 'PrilucJ@wsdot.wa.gov' <PrilucJ@wsdot.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'Gary.Graff@ecy.wa.gov' <Gary.Graff@ecy.wa.gov>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>; 'Gary.Graff@ecy.wa.gov' <Gary.Graff@ecy.wa.gov>; jennifer.nelson@dfw.wa.gov; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Joe Seemiller <seemillerj@kvfr.org>; Rich Elliott <elliotttr@kvfr.org>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>

**Cc:** Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

**Subject:** VA-18-00002 Scholl

Greetings. I am requesting comments on this Accessory Dwelling Unit. Anyone with an interest can comment, and the comment period ends 05/23/2018. Click the links below to view information on the permit.

**From:** [ECY RE CRO SEPA Coordinator](#)  
**To:** [Dusty Pilkington](#)  
**Subject:** Comments for AU-18-00001  
**Date:** Tuesday, May 22, 2018 2:45:33 PM  
**Attachments:** [201802490 N Fork Ranch LLC.pdf](#)  
**Importance:** High

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Please see the attached comment letter for the North Fork Ranch accessory dwelling.  
Thank you,

Gwen Clear  
WA State Dept. of Ecology  
Regional Environmental ReviewCoordinator  
1250 W. Alder Street  
Union Gap, WA 98903-0009  
(509) 575-2012  
[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

May 22, 2018

Dusty Pilkington  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Re: AU-18-00001

Dear Mr. Pilkington:

Thank you for the opportunity to comment on the notice of application for the construction of an accessory dwelling, proposed by North Fork Ranch, LLC. We have reviewed the application and have the following comment.

### WATER RESOURCES

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

It appears you do not currently have a water right and the purpose of use for the withdrawal of groundwater is for a new use. Mitigation will most likely be required.

If you have any questions or would like to respond to these Water Resources comments, please contact **Jolee Ramos** at (509) 454-4173 or email at [jolee.ramos@ecy.wa.gov](mailto:jolee.ramos@ecy.wa.gov).

Sincerely,

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

201802490



**From:** [Mike Flory](#)  
**To:** [Joe Seemiller](#)  
**Cc:** [Dusty Pilkington](#); [Lindsey Ozbolt](#)  
**Subject:** RE: AU-18-0001 North Fork  
**Date:** Tuesday, May 22, 2018 3:26:55 PM

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Hi Joe,

They're calling it an ADU for the caretaker and guests.  
I share the same thoughts as to what the use *could* evolve into.

Dusty had conversations with the applicant so he can better determine the intended use. Dusty?

**Michael Flory**  
**Certified Building Official**

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)  
P: 509.933.8222  
F: 509.962.7682



"Building Partnerships-Building Communities"

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**From:** Joe Seemiller [mailto:seemillerj@kvfr.org]  
**Sent:** Tuesday, May 22, 2018 3:20 PM  
**To:** Mike Flory  
**Subject:** FW: AU-18-0001 North Fork

Mike:

Does this "bunkhouse" fall under the definition of a ADU or some other classification? If they plan on making this a dude ranch there may be some traffic issues. Thanks.

Joe S.

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**From:** Dusty Pilkington <dusty.pilkington@co.kittitas.wa.us>  
**Sent:** Thursday, May 10, 2018 1:01 PM

**From:** [Joe Seemiller](#)  
**To:** [Dusty Pilkington](#)  
**Subject:** AU-18-0001 North Fork  
**Date:** Tuesday, May 22, 2018 5:00:40 PM

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Dusty:

I need clarification on living space is this actually an ADU or is another definition more accurate? The specific use will better define the occupancy classification. Each occupancy classification has specific fire code requirements. Misclassifying may require costly changes after construction. Fire alarm, sprinklers and fire separations are all affected by the occupancy classification. Thank you.  
Joe Seemiller

**From:** [Holly Erdman](#)  
**To:** [Dusty Pilkington](#)  
**Cc:** [Tristen Lamb](#)  
**Subject:** RE: AU-18-0001 North Fork  
**Date:** Wednesday, May 23, 2018 2:23:00 PM

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Dusty,

The only requirement that Public Health has is that the applicant must go through the adequate water application process prior to applying for a building permit. From reading the application it appears that the new bunk house will replace an existing residence that was once on the property so therefore water rights will not be required. The applicants will need to apply for water adequacy using the Adequate Water Supply Determination form L, which can be found on our website or be picked up at our office.

Thank you,

**HOLLY ERDMAN**  
**ENVIRONMENTAL HEALTH SPECIALIST**  
**KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT**  
**507 N. NANUM STREET, SUITE 102**  
**ELLENSBURG, WA. 98926**

**509-962-7580**

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**From:** Dusty Pilkington  
**Sent:** Thursday, May 10, 2018 1:01 PM  
**To:** Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Lisa Lawrence; Patti Johnson; Candie Leader; 'jessica@yakama.com'; 'jmarvin@yakama.com'; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'separegister@ecy.wa.gov'; 'sepaunit@ecy.wa.gov'; 'gcle461@ecy.wa.gov'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; 'SEPA (DAHP)'; Mike Flory; 'Mau, Russell E (DOH)'; 'ben.serr@doh.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'tribune@nkctribune.com'; 'terry@nkctribune.com'; 'Joanna Markell'; 'lonnie\_allphin@ksd403.org'; Lucas Huck; Karen Hodges; 'PrilucJ@wsdot.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'Gary.Graff@ecy.wa.gov'; Taylor Gustafson; Tristen Lamb; 'Gary.Graff@ecy.wa.gov'; 'Nelson, Jennifer L (DFW)'; Holly Erdman; Joe Seemiller; RichElliott; 'fwalker@eburg.wednet.edu'  
**Cc:** Lindsey Ozbolt  
**Subject:** AU-18-0001 North Fork

Greetings. The links were good in the previous email, but this email has the correct permit # in the subject line for easy referencing and searching,

Dusty

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**From:** Dusty Pilkington



**From:** [Joe Seemiller](#)  
**To:** [Dusty Pilkington](#)  
**Subject:** RE: AU-18-00001 North Fork  
**Date:** Thursday, May 24, 2018 11:39:52 AM

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Dusty:

They will need to meet the county's WUI requirements. The ADU needs to be clearly identified as a separate living space for emergency responders and access must be provided. Smoke and carbon monoxide detectors are required. If the ADU has a different address this must be clearly visible from the road. Thanks.

Joe S.

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**From:** Dusty Pilkington <[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)>  
**Sent:** Thursday, May 24, 2018 10:46 AM  
**To:** Joe Seemiller <[seemillerj@kvfr.org](mailto:seemillerj@kvfr.org)>  
**Cc:** mike.flory@co.kittitas.wa.us; Lindsey Ozbolt <[lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)>  
**Subject:** FW: AU-18-00001 North Fork

Joe,

Find below forwarded information from the applicant on the ADU, and please update your comments if you feel it is necessary.

Thanks!

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**From:** Drew Lucurell [<mailto:drew@adjustersintl-lucurell.com>]  
**Sent:** Thursday, May 24, 2018 10:33 AM  
**To:** Dusty Pilkington  
**Cc:** [lathan@studiolandl.com](mailto:lathan@studiolandl.com); Lindsey Ozbolt; Drew Lucurell  
**Subject:** Re: AU-18-00001 North Fork

**Dusty:**

**The Accessory dwelling is intended to be separate living quarters for the property caretaker and the owner of the property which is detached from the primary residence on the property"**

Drew Lucurell  
Adjusters International  
206.915.7056

On May 23, 2018, at 1:10 PM, Dusty Pilkington <[dusty.pilkington@co.kittitas.wa.us](mailto:dusty.pilkington@co.kittitas.wa.us)> wrote:

Greetings. The comment period on this project ends today, and before I can transmit comments and work on putting together a decision, I need one bit of clarification. I need additional details as to the use and purpose of the ADU. Any additional information you can provide will be appreciated.