

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: North Fork - AI, LLC; Drew Lucurell, Member
Mailing Address: 4300 36th Avenue West
City/State/ZIP: Seattle, Washington 98199
Day Time Phone: 206.915.7056
Email Address: drew@adjustersintl-lucurell.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Lathan Wedin, Architect, Auth. Agt.
Mailing Address: 300 Range View Road
City/State/ZIP: Ellensburg, Washington 98926
Day Time Phone: 509.656.4493
Email Address: lathan@studiolandl.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: 13491 Manastash Road
City/State/ZIP: Ellensburg, Washington 98926

5. Legal description of property (attach additional sheets as necessary):

6. Tax parcel number: 485233

7. Property size: 102.97 (acres)

8. Land Use Information:

Zoning: Rural Working Comp Plan Land Use Designation: Allowed Use

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Describe how this proposal meets the criteria of 17.60B.050 for Administrative Uses.**
- 11. **Describe the development existing on the subject property and associated permits.** List permit numbers if know. (i.e. building permits, access permits, subdivisions)
- 12. **Name the road(s) or ingress/egress easements that provide legal access to the site.**
- 13. **An Accessory Dwelling Unit is allowed only when the following criteria are met.** Please describe in detail how each criteria found in KCC 17.08.022 is met for this particular project:
 - A. ADU's shall be allowed as a permitted use within designated Urban Growth Areas
 - B. ADU's shall be subject to obtaining an Administrative Use permit in areas outside Urban Growth Areas
 - C. There is only one ADU on the lot.
 - D. The owner of the property resides in or will reside in either the primary residence or the ADU.
 - E. The ADU does not exceed the square footage of the habitable area of primary residence.
 - F. The ADU is designed to maintain the appearance of the primary residence.
 - G. The ADU meets all the setback requirements for the zone in which the use is located.
 - H. The ADU has or will meet the applicable health department standards for potable water and sewage disposal.
 - I. No mobile homes or recreational vehicles shall be allowed as an ADU.
 - J. The ADU has or will provide additional off-street parking.
 - K. The ADU is not located on a lot in which a Special Care Dwelling or an Accessory Living Quarter already exists.
 - L. The ADU must have adequate acreage to meet maximum density within the zone classification.

AUTHORIZATION

- 14. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X 

4/23/18

Signature of Land Owner of Record
(Required for application submittal):

Date:

X 

4/22/18

North Fork Ranch
Accessory Dwelling Unit
Permit Project Narrative
Owner: North Fork Ranch – AI, LLC
April 23, 2018



PROJECT NARRATIVE
(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

- A. North Fork Ranch is a long-standing ranch with a single-family house and agricultural barns located where the North Fork Manastash Creek flows into the South Fork Manastash Creek at 13491 Manastash Road, Ellensburg, Washington 98926. North Fork Ranch – AI, LLC is proposing to build a new bunkhouse with four bedrooms for the property caretaker and guests under one building permit. Attached to the bunkhouse structure is a three-bay, five-car garage. The habitable space in the bunkhouse is 1,364 gross square feet. The location on the 102.97 acre site is roughly in the middle of the parcel, not on hazardous slope, and plenty distance from any setbacks from all creeks, streams, property lines, etc.

A well is being drilled for potable water for the residence. A septic permit has been secured for septic installation of the bunkhouse. Architectural elements include rough-cut timber elements and board/batten siding to blend in with existing buildings and elements. Class A, 26 gauge metal standing seam roofing to match existing. Timber truss on wood framed walls with hip roof structure with 6/12 slope. Rough cut exterior sheathing stained to match existing house and barn. Crawl-space underneath the bunkhouse to maximize insulation and a slab-on-grade for the garage all with conventional concrete foundations. Unit will have all amenities of a living quarter including bathrooms, kitchen facility and living room. HVAC will be a mutli-zone mini-split unit with whole house exhaust fan. This project will comply with WSEC requirements and all other agency code and permitting requirements.

10. Describe how this proposal meets the criteria of 17.60B.050 for Administrative Uses.

- A. This application is not detrimental to the public health, safety nor general welfare;
- B. This application/structure will blend in with the existing character of the North Fork Ranch and all surrounding parcels/structures;
- C. This application 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.
- D. The North Fork Ranch is consistent and compatible with the intent of the goals, objectives and policies of the comprehensive plan, and any implementing regulations;
- E. North Fork Ranch strives to consistent with all regulations and blend in with existing character of the ranch through measurable and enforceable means.

North Fork Ranch
Accessory Dwelling Unit
Permit Project Narrative
Owner: North Fork Ranch – AI, LLC
April 23, 2018

11. Describe the development existing on the subject property and associated permits. List permit numbers if know. (i.e. building permits, access permits, subdivisions):

- A. The only building permit known/on record is a single family home Permit No. 2008-00384 (8/22/2008) which added a front porch, back porch, side basement entry, ¾ bath, new plumbing and wiring to the existing residence of 1,448 square feet. There are agricultural outbuildings (barns and animal loafing sheds) in the general vicinity of the bunkhouse project.
- B. The North Fork Ranch project has received the Preliminary Site Assessment number for the project: PSA-18-00164.
- C. All other permits, besides the building permit, have been applied for but no permit number received to date – in progress.

12. Name the road(s) or ingress/egress easements that provide legal access to the site.

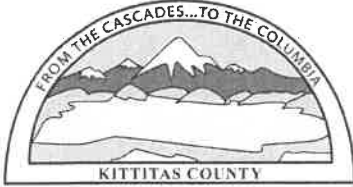
- A. Manastash Road provides ingress/egress to the site.

13. An Accessory Dwelling Unit is allowed only when the following criteria are met. Please describe in detail how each criteria found in KCC 17.08.022 is met for this particular project:

- A. ADU's shall be allowed as a permitted use within designated Urban Growth Areas:
 - I. North Fork Ranch is not located in an Urban Growth Area;
- B. ADU's shall be subject to obtaining an Administrative Use permit in areas outside Urban Growth Areas:
 - I. NFR is applying for the ADU with this permit/narrative.
- C. There is only one ADU on the lot;
 - I. This application is for the only ADU on the lot.
- D. The owner of the property resides in or will reside in either the primary residence or the ADU.
 - I. The owner resides in the existing residence on site. This ADU permit is for the caretaker and guests in the bunkhouse.
- E. The ADU does not exceed the square footage of the habitable area of primary residence.
 - I. Bunkhouse (new project) is 1,364 GSF. Existing owner residence is 1,448 GSF
- F. The ADU is designed to maintain the appearance of the primary residence.
 - I. All materials, roof panels, specifications, stains, etc. are based on the existing materials and specifications in order to blend in with the existing facilities.
- G. The ADU meets all the setback requirements for the zone in which the use is located.
 - I. The ADU does/will meet all setback requirements for the "Forest and Range" zone for which it is located.

North Fork Ranch
Accessory Dwelling Unit
Permit Project Narrative
Owner: North Fork Ranch – AI, LLC
April 23, 2018

- H. The ADU has or will meet the applicable health department standards for potable water and sewage disposal.
 - I. Both permits are in progress and the ADU will meet the applicable health department standards for potable water and sewage disposal.
- I. No mobile homes or recreational vehicles shall be allowed as an ADU.
 - I. This is a site-built, wood framed, conventional concrete foundation structure. It is not a mobile home nor a recreational vehicle.
- J. The ADU has or will provide additional off-street parking.
 - I. There is a three-bay, five-car garage associated with the ADU.
- K. The ADU is not located on a lot in which a Special Care Dwelling or an Accessory Living Quarter already exists.
 - I. There are no Special Care Dwellings nor Accessory Living Quarters that exist on this site or location.
- L. The ADU must have adequate acreage to meet maximum density within the zone classification.
 - I. The parcel/site for which the ADU will be situated has 102.97 acres



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD18-00830

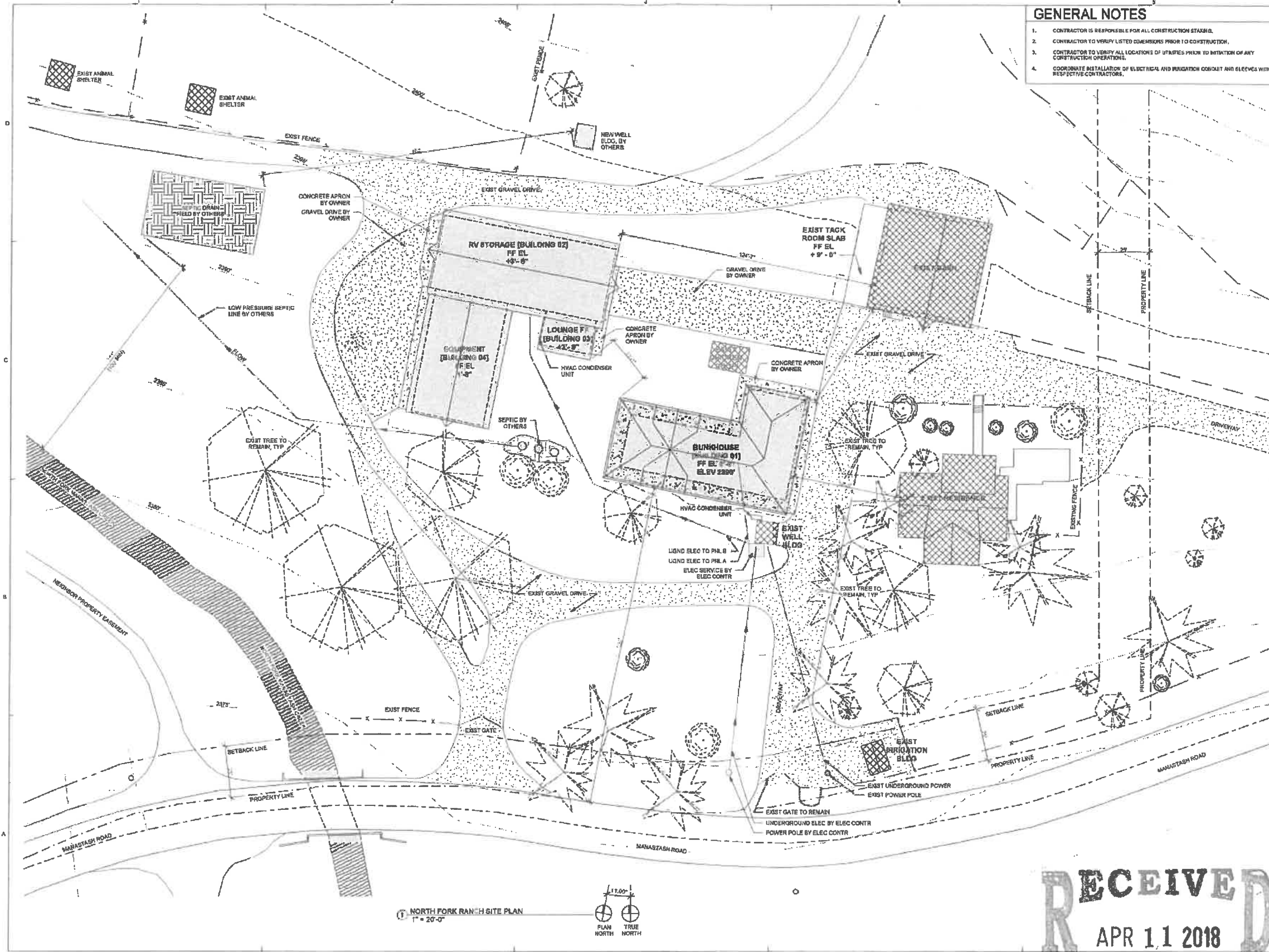
411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: NORTH FORK-AI LLC
4300 36TH AVE W
SEATTLE WA 98199-1675

Cashier: STEPHANIE MIFFLIN **Date:** 04/23/2018
Payment Type: CHECK (1080)

AU-18-00001 Accessory Dwelling Unit 13491 MANASTASH RD ELLENSBURG

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Accessory Dwelling Unit	\$1,410.00	\$1,410.00	\$0.00
AU-18-00001 TOTALS:	\$1,410.00	\$1,410.00	\$0.00
TOTAL PAID:		\$1,410.00	



GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
2. CONTRACTOR TO VERIFY LISTED DIMENSIONS PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL LOCATIONS OF UTILITIES PRIOR TO INITIATION OF ANY CONSTRUCTION OPERATIONS.
4. COORDINATE INSTALLATION OF ELECTRICAL AND IRRIGATION CONDUIT AND GLEEVES WITH RESPECTIVE CONTRACTORS.



studio L&L PLLC
Lathan Wedin, Architect
300 Range View Road
Ellensburg, Washington 98926
509.856.4493

NORTH FORK AI
13491 Manastash Road
Ellensburg, Washington
98926

REV	DATE	DESCRIPTION

PROJ. NO. SLL201811
DRAWN LAW
CHECKED
DATE 4/9/2018
© studio L&L, PLLC

NORTH FORK RANCH SITE PLAN

AS102
SHEET OF

RECEIVED
APR 11 2018

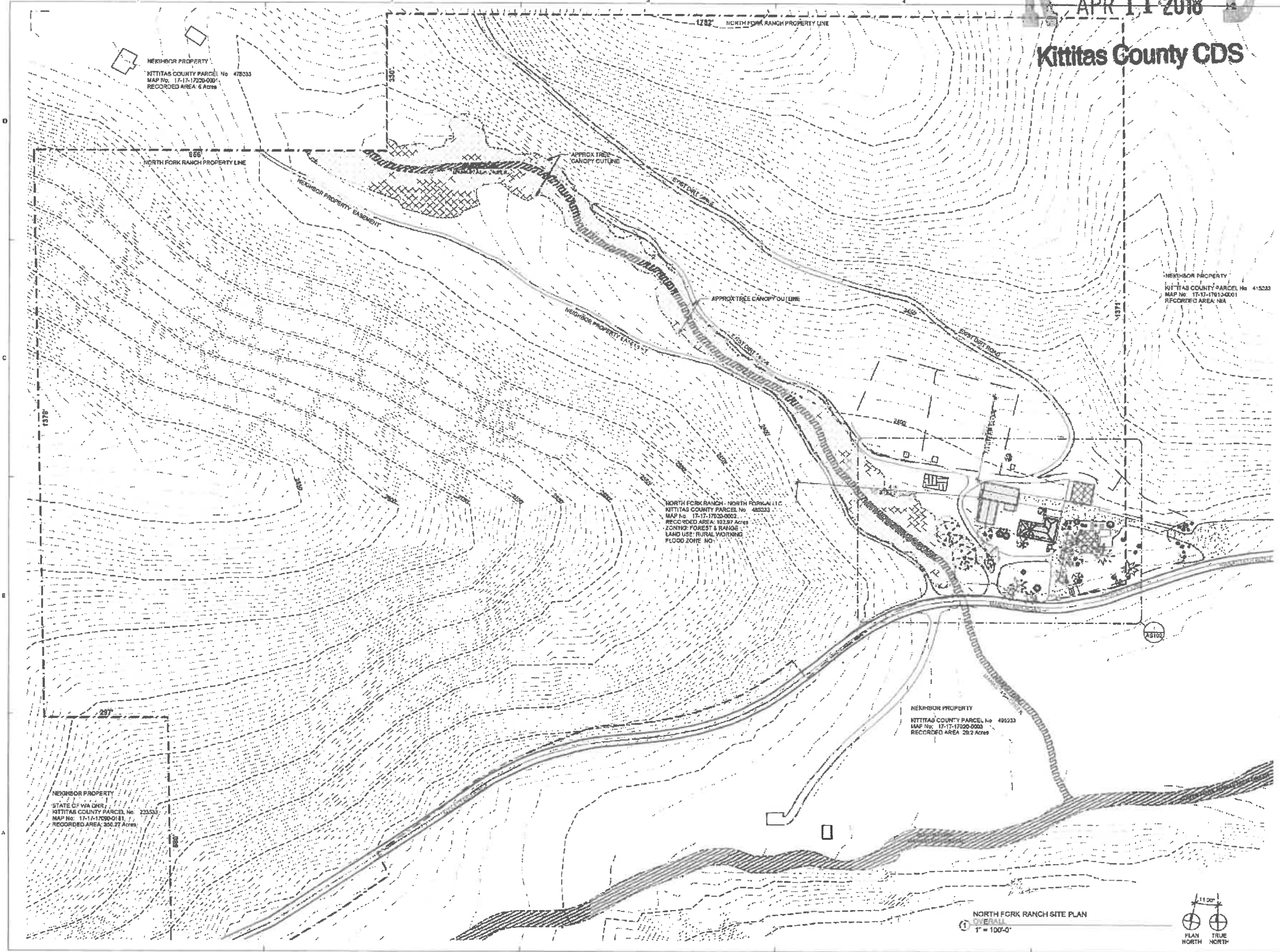
Kittitas County CDS

RECEIVED
APR 11 2018

Kittitas County CDS



studio L&L PLLC
Lathan Wedin, Architect
300 Range View Road
Ellensburg, Washington 98928
509.656.4463



NORTH FORK AI
13491 Manastash Road
Ellensburg, Washington
98926

REV	DATE	DESCRIPTION

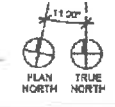
PROJ. NO. SL1201811
DRAWN
CHECKED
DATE 04/05/18
© studio L&L, p.c.

OVERALL SITE PLAN


AS101

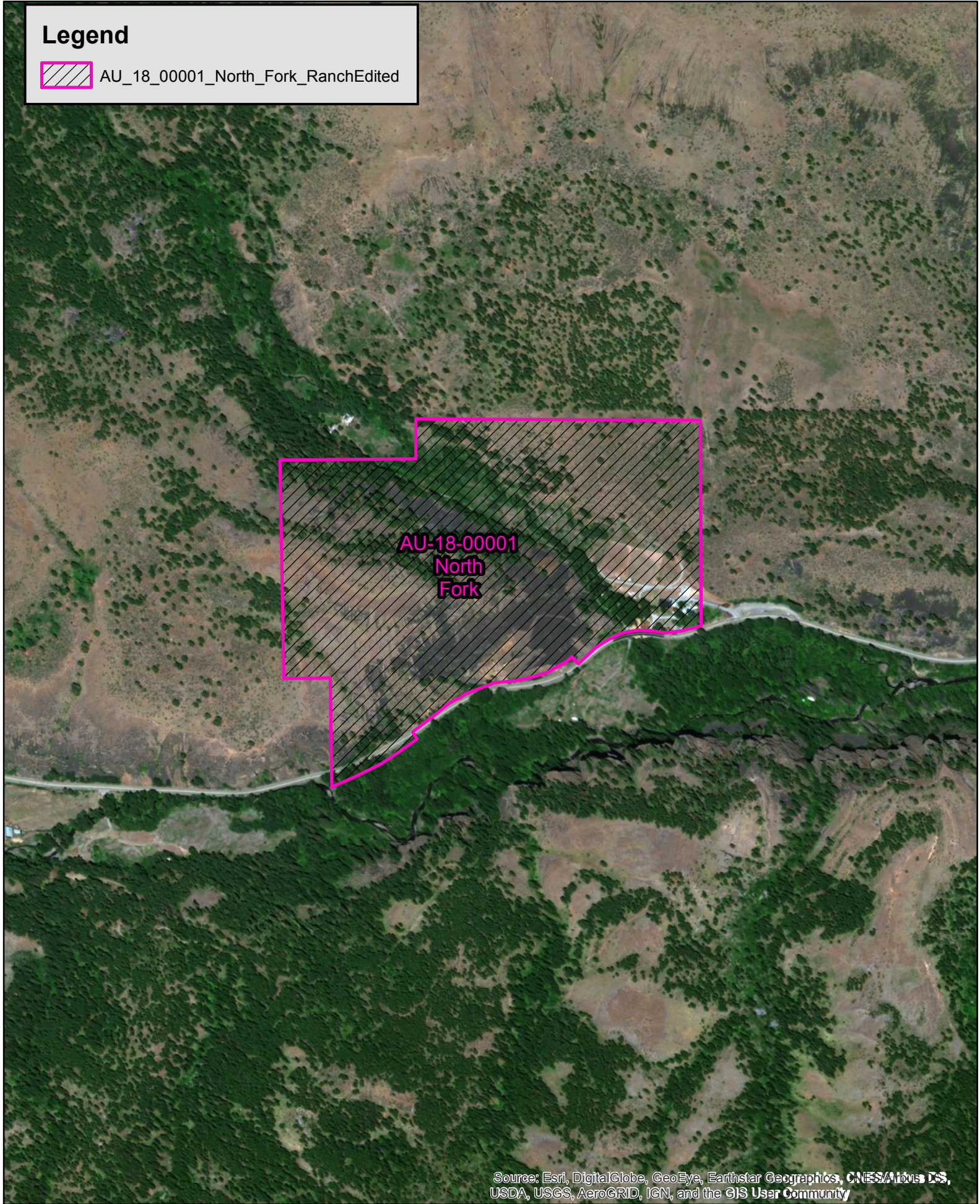
SHEET 03

NORTH FORK RANCH SITE PLAN
OVERALL
1" = 100'-0"



Legend

 AU_18_00001_North_ForkEdited



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

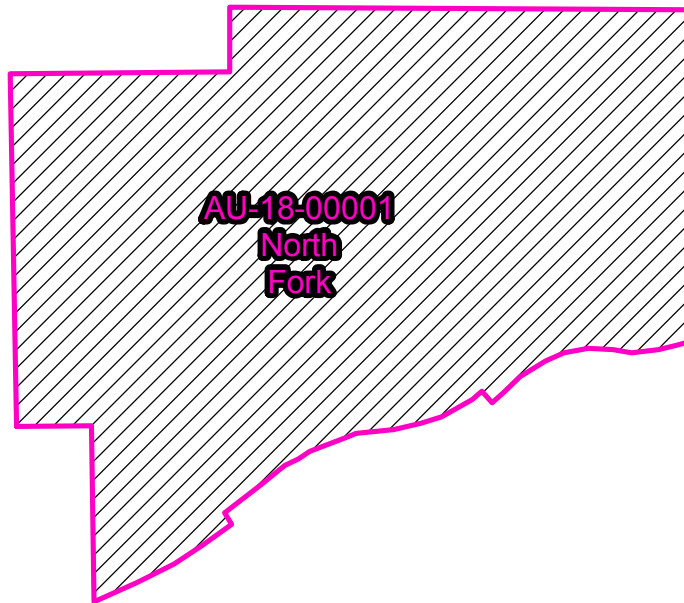
AU-18-00001 North Fork

Aerial View

Legend




AU_18_00001_North_Fork_RanchEdited



AU-18-00001 North Fork

Coalmine Shafts & Landslides

Legend


 AU_18_00001_North_Fork_RanchEdited

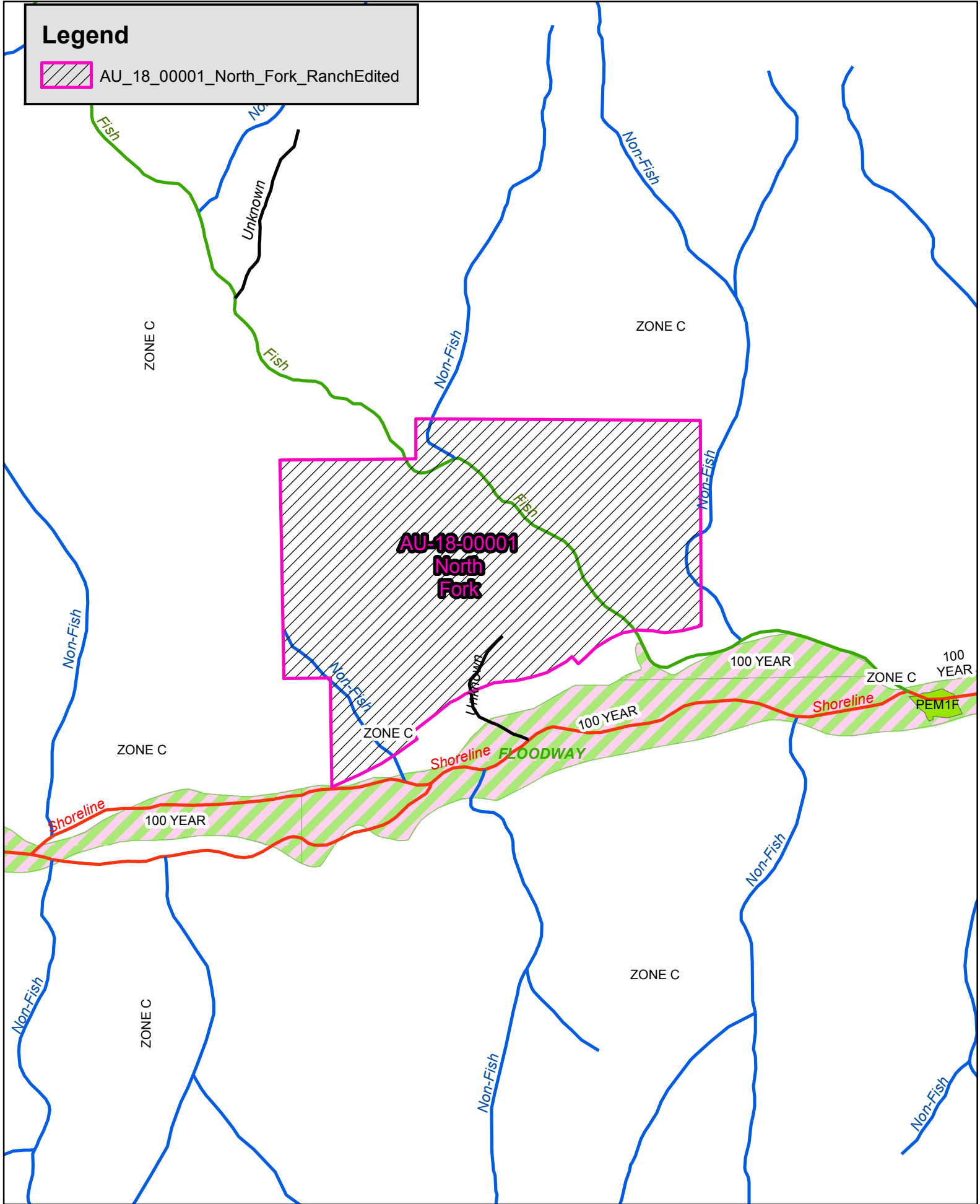
**Commercial
Agriculture**

Rural Working

**AU-18-00001
North
Fork**

Legend


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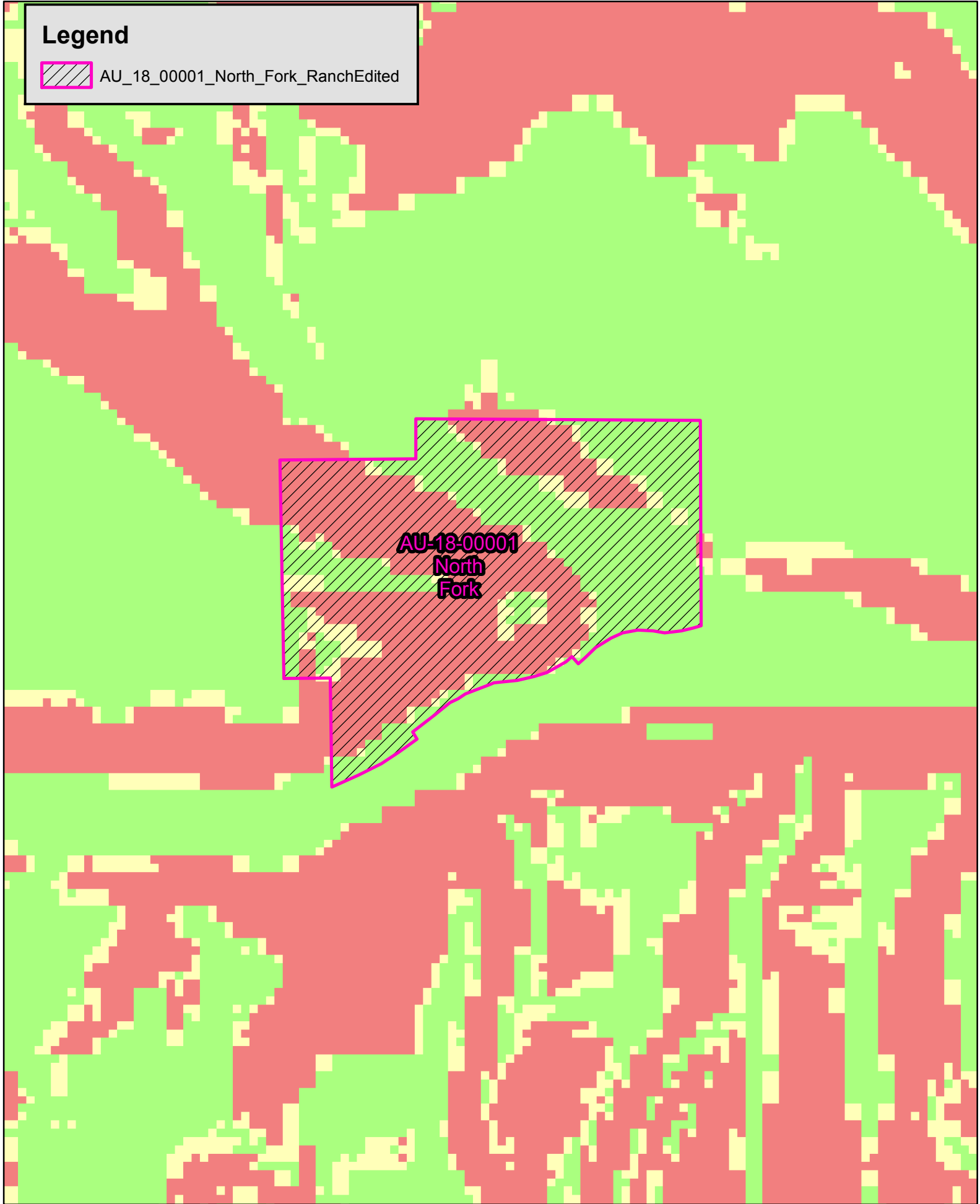


AU-18-00001 North Fork

Critical Areas

Legend

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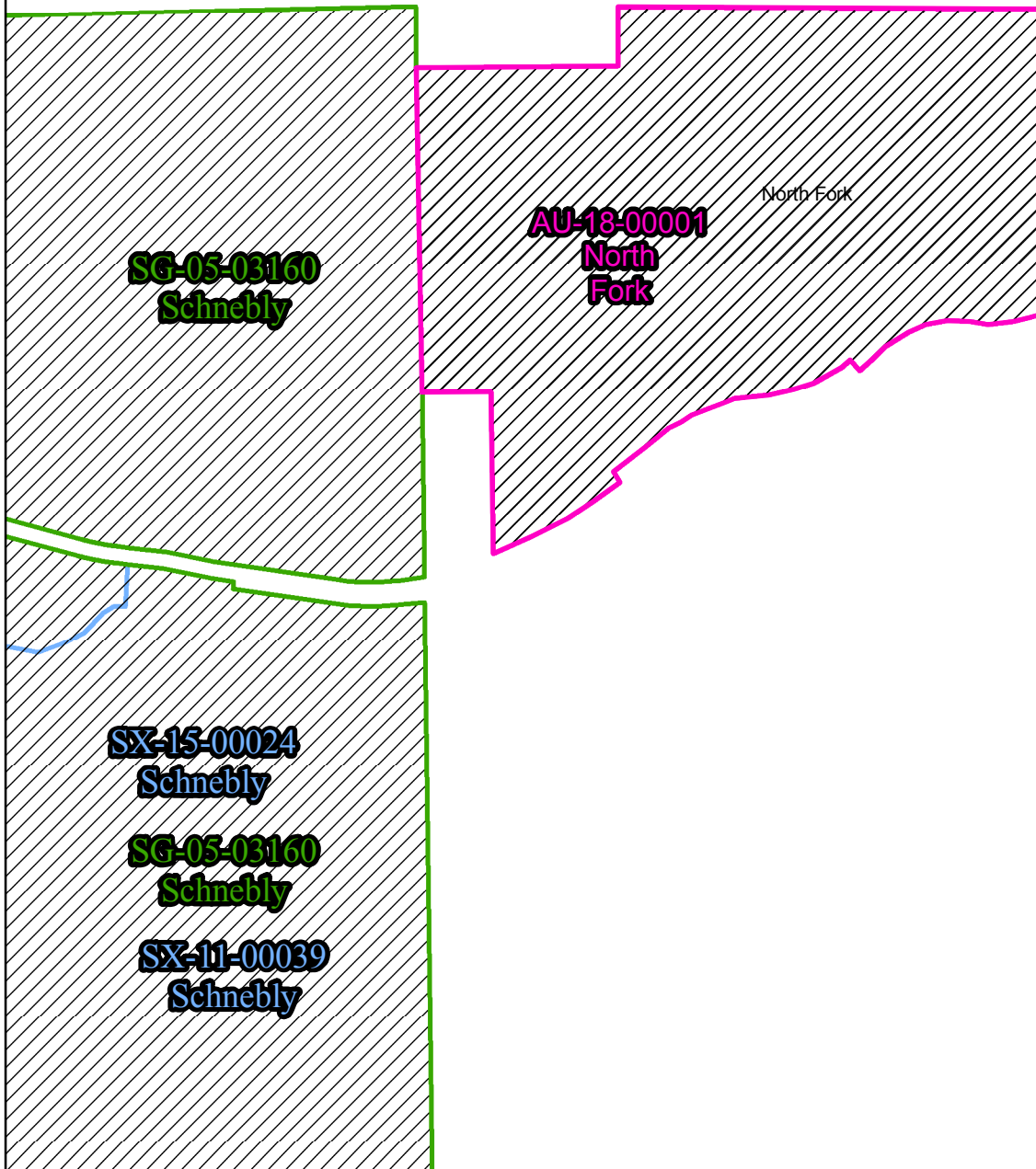
**AU-18-00001
North
Fork**

AU-18-00001 North Fork

Hazardous Slopes

Legend


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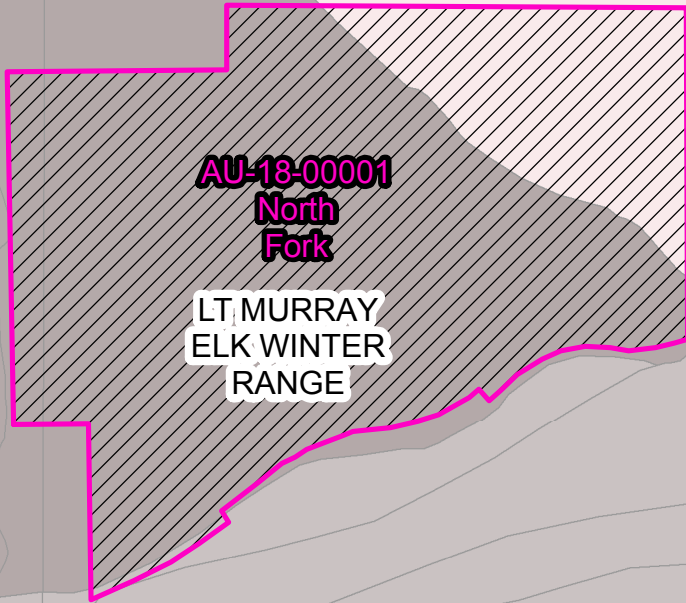
AU-18-00001 North Fork

Land Use Projects


Legend

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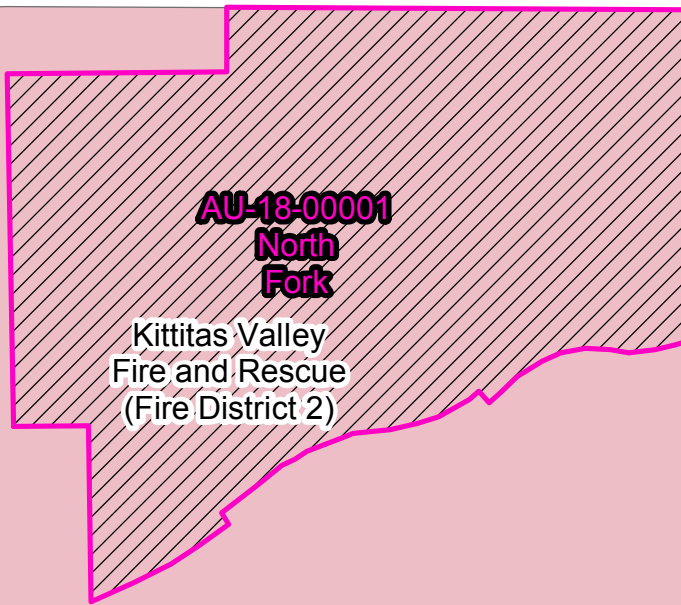
NORTH RIGGS CANYON
MULE DEER WINTER
RANGE HIGH CON



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Areas outside
Fire Districts

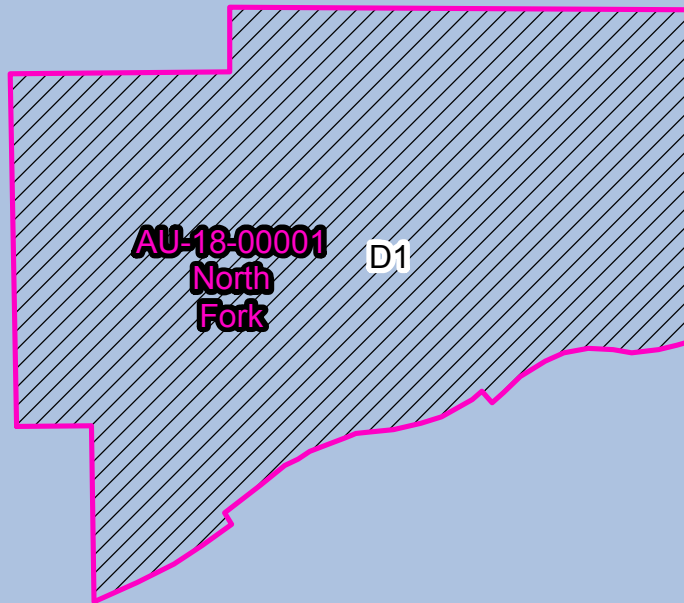


AU-18-00001 North Fork

School and Fire Districts

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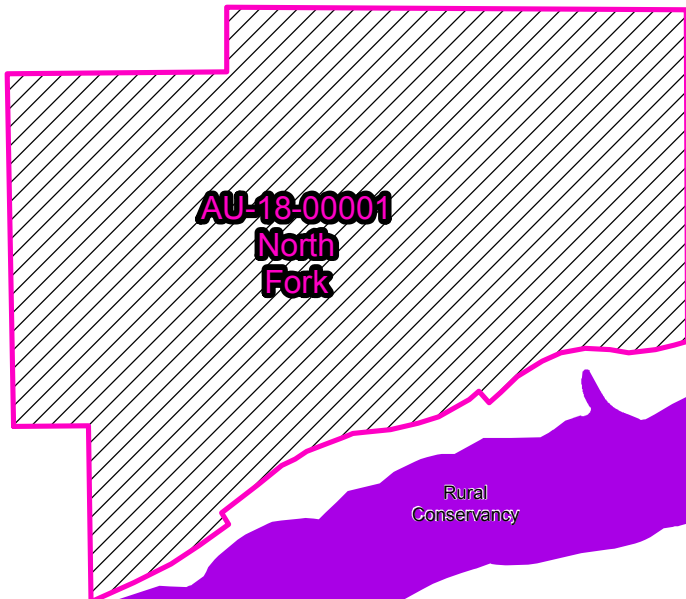


AU-18-00001 North Fork

Seismic Category

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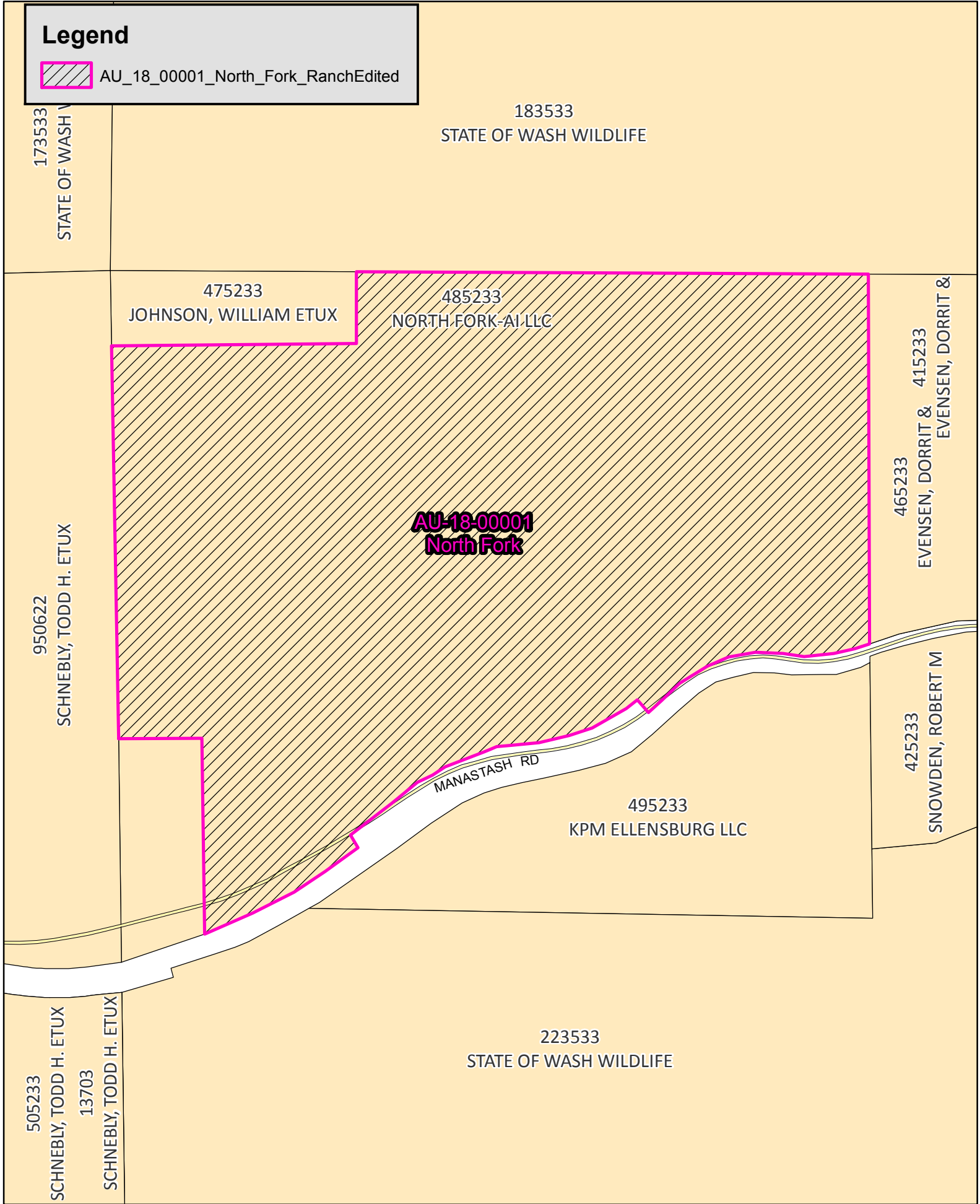


AU-18-00001 North Fork

Shorelines

Legend


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AU-18-00001 North Fork

Vicinity

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Commercial
Agriculture

Forest
and Range

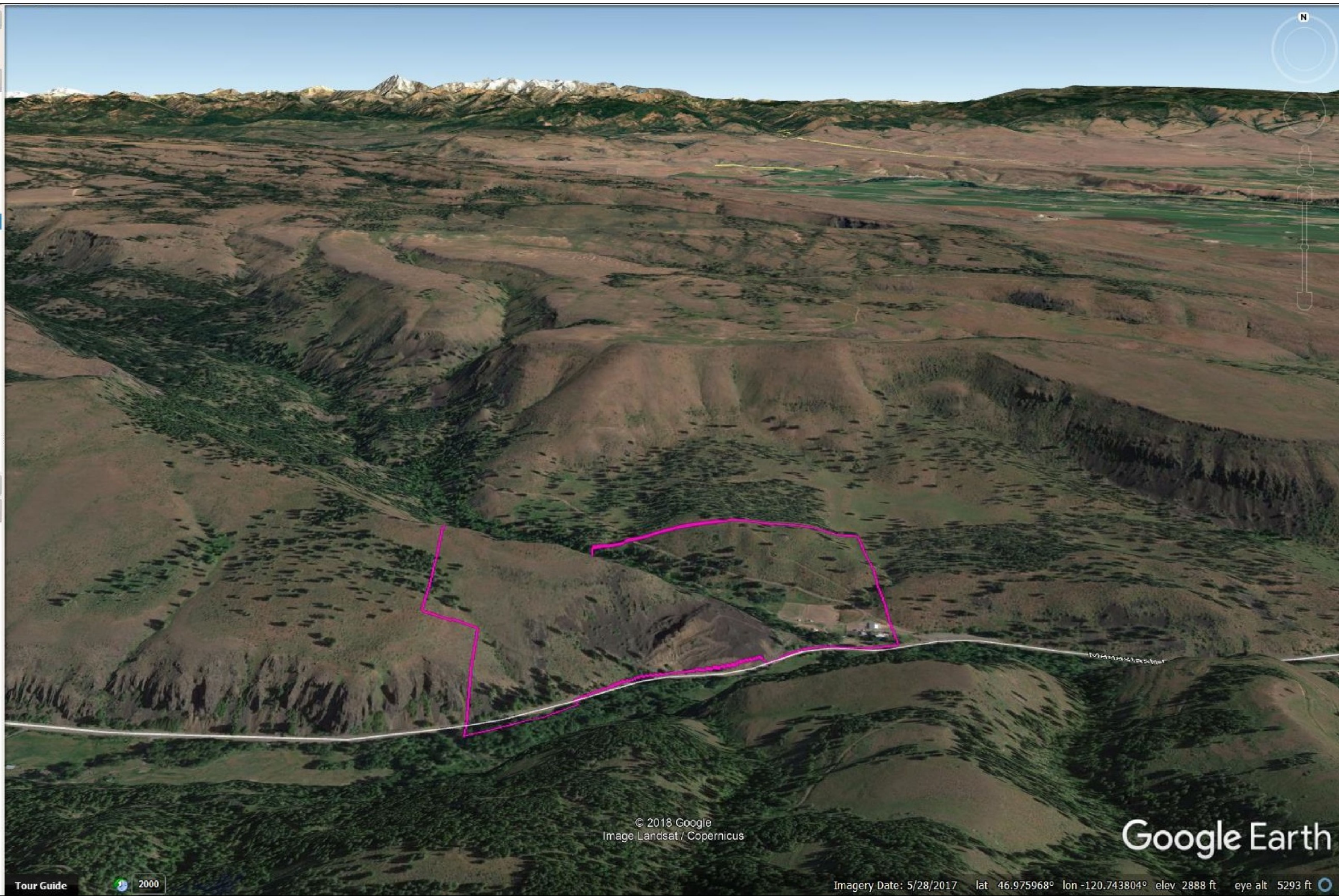
**AU-18-00001
North
Fork**

Commercial
Agriculture

AU-18-00001 North Fork

Zoning





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Image Landsat / Copernicus

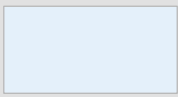
Google Earth

Tour Guide 2000

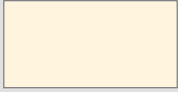
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AU-18-00003 North Fork
Oblique View

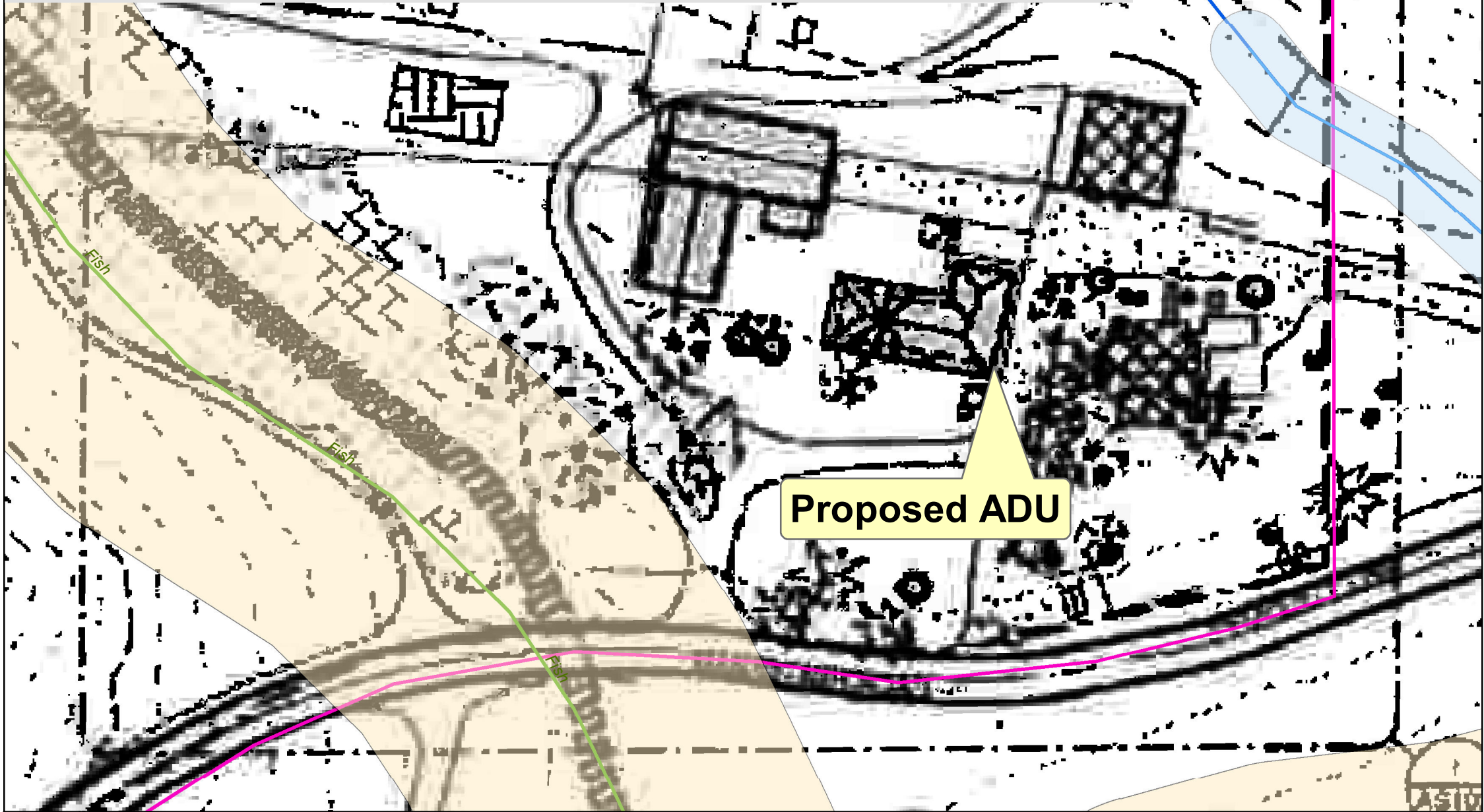
Author: Dusty Pilkington



Type 4 Stream 20 Foot Buffer On Regulated Reach

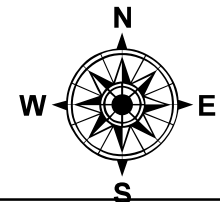


Type 2 Stream 100 Foot Buffer



**AU-18-00003 North Fork
Critical Areas and Site Plan**

Author: Dusty Pilkington



DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 05/08/18 17:00 by mwol8

Acct #: 84329

Ad #: 1762500

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 05/10/2018 Stop: 05/10/2018
Times Ord: 1 Times Run: ***
STD6 2.00 X 6.55 Words: 303
Total STD6 13.10
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 114.36
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: jeff.watson@co.kittitas.wa.u
Agency:

Ad Descrpt: N/APP AU-18-00001 N. FORK
Given by: DUSTY PILKINGTON
Created: mwol8 05/08/18 16:53
Last Changed: mwol8 05/08/18 17:00


PUB ZONE EDT TP START INS STOP SMTWTFSS
DR A 97 S 05/10
DRWN LEG2 97 S 05/10

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Dusty Pilkington
Name (print or type)


Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 05/08/18 17:00 by mw018

Acct #: 84329

Ad #: 1762500

Status: N

NOTICE OF APPLICATION

**ACCESSORY DWELLING UNIT
NOTICE OF APPLICATION**

Project Name: North Fork Ranch
File Number: AU-18-00001

Application: Lathan Wedin, authorized agent for North Fork Ranch, LLC, landowner, has submitted an accessory dwelling unit application for a caretaker and guest bunkhouse on 102.97 acres and is accessory to an existing single family residence.

Location: The subject property is located 8 miles east of Ellensburg at parcel # 485233, bearing Assessor's map # 17-17-17020-0002, at Section 17, T17N, R15E, WM. The subject property is zoned Forest and Range.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at [http://www.co.kittitas.wa.us/cds/landuse/current-planning.aspx?title=Administrative Use Permits](http://www.co.kittitas.wa.us/cds/landuse/current-planning.aspx?title=Administrative%20Use%20Permits).
Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Wednesday, May 25th, 2018. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 17.08.022 and 17.60B, Accessory Dwelling Unit applications are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with the board of county commissioners as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1400.

Designated Permit Coordinator (staff contact): Dusty Pilkington,
Staff Planner (509)-962-7079; email at
dusty.pilkington@co.kittitas.wa.us.

Notice of Application: Thursday, May 10th, 2018
Application Received: Monday, April 23rd, 2018
Application Complete: Tuesday, May 1st, 2018

PUBLISH: Thursday, May 10th, 2018