

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.

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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.

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- 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