



**North Fork Accessory Dwelling Unit  
AU-18-00001  
Findings of Fact,  
Conditions of Approval, and  
Decision**

This matter having come before Kittitas County Community Development Services for the Administrative Use Permit of North Fork Ranch, LLC (File # AU-18-00001) for an Accessory Dwelling Unit, makes the following Findings of Fact, Conditions, and Decision related to the above referenced matter:

1. Community Development Services finds that Lathan Wedin, authorized agent for North Fork Ranch, LLC, submitted an Administrative Use Application for an Accessory Dwelling Unit on April 23<sup>rd</sup>, 2018.
2. Community Development Services finds that the site proposed for the Accessory Dwelling Unit is at 13491 Manastash Road, Ellensburg, Washington, on parcel # 485233, bearing Assessor's map number 17-17-17020-0002, in a portion of Section 17, T17N, R17E, WM, zoned Forest and Range.
3. As required by law, property owners within 500 feet of the subject parcel were notified of the application, and notice was published in the Kittitas County Daily Record on May 10<sup>th</sup>, 2018. Notice was also provided to agencies with jurisdiction.
4. Comments were received from Washington State Department of Health, the Washington State Department of Ecology, Kittitas Valley Fire and Rescue, and Kittitas County Building.
5. Community Development Services finds that the granting of the proposed administrative use permit approval will not:
  - a. Be detrimental to the public health, safety, and general welfare;
  - b. Adversely affect the established character of the surrounding vicinity and planned uses; nor
  - c. 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.
6. Community Development Services finds 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 regulation.
7. Community Development Services finds that the following conditions are required for approval of the accessory dwelling unit:
  - a. ADUs shall be subject to obtaining an Administrative Use Permit, in areas outside



of Urban Growth Areas.

- b. Only one ADU shall be allowed per lot.
- c. Owner of the property must reside in either the primary residence or the ADU.
- d. The ADU shall not exceed the square footage of the habitable area of the primary residence.
- e. The ADU shall be designed to maintain the appearance of the primary residence.
- f. All setback requirements for the zone in which the ADU is located shall apply.
- g. The ADU shall meet the applicable health department standards for potable water and sewage disposal. Contact Kittitas County Health Department prior to building permit submittal.
- h. No mobile homes or recreational vehicles shall be allowed as an ADU.
- i. The ADU shall provide additional off-street parking.
- j. An ADU is not permitted on the same lot where a special care dwelling of and Accessory Living Quarters exists.
- k. An ADU must have adequate acreage to meet maximum density within the zone classification.
- l. Access shall comply with Appendix D of the current version of the international fire code.
- m. Addressing for all structures shall be clear and visible from the county road.
- n. The development shall comply with the Wildland Urban Interface Code.
- o. The ADU shall be clearly identified as a separate living space for emergency responders and access must be provided, smoke and carbon monoxide detectors are required, and if the ADU has a separate address, this address must be visible from the road.
- p. A determination of Adequate Water Supply shall be required.
- q. All water wells shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the state of Washington. All wells shall be located 100 feet from any known 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.
- r. This Administrative Use Permit for an Accessory Dwelling Unit is issued for private use. Any changes leading to commercial uses may change the classification of the use and require further permitting. CDS staff shall be contacted prior to any change in use.

Based upon above mentioned Findings of Facts and Conclusion of Law, the North Fork Administrative Use Permit AU-18-00001 for an Accessory Dwelling Unit is hereby approved.

  
Planner

Date

June 22nd, 2018