Kittitas County Commissioners

**Agenda Staff Report**

**Agenda Date:** June 16, 2015

**Action requested:**

Schedule a public hearing to consider the appeal of the McDonald Administrative Conditional Use Permit (CU-14-00005) & coinciding SEPA MDNS.

**Background:**

TJ McDonald authorized agent for Mary Gonzalez, landowner submitted an administrative conditional use application for farming operations related to KCC 17.15.060.1 A – Marijuana processing and production to operate under Washington State Liquor Control Board (WSLCB) I-502 . The operation is located on a 15.03 acre parcel which is zoned Commercial Agriculture.

The project is located to the Southeast of Ellensburg at 1006 Emerson Road in a portion of Section 27, T17N, R19E, WM, in Kittitas County, Assessor’s map number 17-19-27053-0002.

An Administrative conditional use permit application was submitted to Kittitas County Community Development Services department on October 29, 2014. The application was deemed incomplete and a request for additional information was sent to the applicant on November 20, 2014. After receiving additional information on November 21, 2014 this application was deemed complete on November 25, 2014.

A Notice of Application and a Notice of SEPA were mailed to all state and local agencies/departments with potential interest in the project and required by SEPA, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's tax parcel on Thursday December 11, 2014. Notice was published in the Daily Record, the official newspaper of record for Kittitas County, on December 11, 2014. Notice was posted to the Kittitas County website on December 11, 2014 per Kittitas County Code (Title 15A).

The following agencies provided comments during the comment period: Kittitas County Department of Public Works, Kittitas County Fire Marshal, Kittitas County Environmental Health Department, WA Department of Health and WA Department of Ecology. Public comments were submitted for this proposal at the time of staff review and were considered. All comments are on file and available for public review.

A mitigated Determination of Nonsignificance (MDNS) was issued on April 9, 2015 and was appealed on April 22, 2015. The Findings of Fact, Decision and Conditions of Approval was issued on April 22, 2015 and was appealed on May 5, 2015. The applicant met all conditions of the Administrative Conditional Use Permit on April 22, 2015 and was issued a final Administrative Conditional Use Permit.

**Interaction:**

Kittitas County Board of County Commissioners & Kittitas County Community Development Services.

**Recommendation:**

Staff recommends that the Kittitas County Board of County Commissioners schedule the public hearing, to consider the appeal of the McDonald Administrative Conditional Use Permit & coinciding SEPA MDNS.

**Handling:** None

**Lead Staff:** Kaycee Hathaway , CDS Planner I