

Kittitas County Commissioners

Agenda Staff Report

Agenda Date: September 3, 2013

Action requested:

Sign Resolution approving the Steigleder Conditional Use Permit (CU-13-00002).

Background:

Kathy and Terry Christman, applicant and authorized agent for John and Mary Steigleder, property owners, submitted a conditional use permit application for the operation of a produce stand at their residence in the Commercial Agriculture zone. The project is located approximately 1 mile southeast of Thorp at 8341 S. Thorp Hwy, in a portion of Section 13, T18N, R17E, W.M. in Kittitas County. Assessor's map number: 18-17-13020-0014.

A complete conditional use permit application was submitted to Community Development Services on February 11, 2013 and was deemed complete on March 11, 2013. The Notice of Application for the conditional use permit was issued on March 25, 2013. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on April 9, 2013. The following agency provided comments during the comment period: Kittitas County Fire Marshal. Additionally, a pre-application meeting was conducted on January 16, 2013 where the following Kittitas County departments provided comments: Community Development Services, Public Works, Environmental Health, and Building. These comments have been included as conditions of approval to address these agency concerns. Numerous public comments were submitted for this proposal at the time of staff review and were considered.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on April 17, 2013. The appeal period ended on May 1, 2013 at 5:00 p.m. An appeal was filed on April 29, 2013.

The Hearing Examiner hearing for the SEPA Appeal and the Conditional Use Permit request were held on July 11, 2013 at 6:00 p.m. The SEPA Appeal hearing was an administrative appeals process per KCC 15A and no testimony was taken. During the Conditional Use Permit hearing, numerous comments were made both in favor and against the proposal. On July 24, 2013 the Kittitas County Hearing Examiner **affirmed** CDS staff's SEPA threshold determination and also **recommended approval** of the Steigleder Conditional Use Permit (CU-13-00002).

The Board of County Commissioners conducted a closed record meeting on August 20, 2013 for the purpose of considering the Steigleder Conditional Use Permit (CU-13-00002). A motion was made and

seconded approving the conditional use permit subject to one additional condition relating to seasonal operation, correction of a scrivener error and modifications to recommended conditions of approval # 7.6 and 7.13, the motion carried with a vote of 3-0.

Interaction:

CDS and the Prosecutor's office have discussed this resolution.

Recommendation:

Staff recommends that the Kittitas County Board of County Commissioners sign the resolution for Steigleder Conditional Use Permit (CU-13-00002).

Handling:

Return signed resolution to CDS Staff Planner for issuance of the Notice of Decision and subsequent issuance of the Conditional Use Permit once all conditions have been met.

Lead Staff: Lindsey Ozbolt