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APR 05 2013

KITTITAS COUNTY
CDS

Kittitas County Development Services

411 N. Ruby Street, Suite 2

Ellensburg, Wa. 98926

As a resident of Kittitas County I am opposed to the Conditional Use Application CU-13-00002.

The approval of this application is inconsistent with the purpose and intent of Sections 17.31.010, and 17.31.020. CU-13-00002 will result in encroachment on agriculture land uses, and will degrade the rural character of the surrounding area. Virtually all fruit and produce products sold at this site will not be grown in Kittitas County; and therefore, will have no measurable benefits to the County's Agricultural economy.

The Applicant's operation will significantly impact traffic volumes, and traffic safety on the two-lane Thorp Highway. The Applicant proposes to utilize portable toilets in lieu of public restrooms with flush toilets, and without soap and running hot water for personal hygiene. After using a portable toilet, customers will most certainly handle fruits on display, thus enabling diseases to be passed onto subsequent customers. Likewise, the lack of approved water will pose dangers to public health and safety. The lack of adequate fire protection and the site's close proximity to combustible Agricultural products such as hay, wheat, etc. pose a very real and significant fire risk to those commercial Agricultural products, and nearby dwellings, and buildings related thereto. Any approval of this Conditional Use should be predicated upon the prior installation of fire suppression system capable of providing the fire district a minimum of 1500 gallons of water, for two hours, and no more than 60 pounds head pressure, without the need of electrical power to deliver this water. This is consistent with the mitigation requirement mandated upon Thorp Fruit in order for it to commence operation of a business on their site.

The Applicant over the last several years has operated in three different locations. At all three locations, the Applicant has previously proliferated the immediate areas with unsightly road side signs. This practice will blight the area, and degrade the rural character of that part of the County.

The Applicant vastly understates the potential size and scope of their proposed operation; as well as, the impacts to County services, and dangers to public health and safety. The Applicant's proposed operation literally has no "association with agriculture" since virtually all agricultural products, sold by fruit stands located within Kittitas County, are grown outside Kittitas County, and this proposed operation will not provide any significant benefits to the local agricultural economy. Instead this operation should be classified for what it is, and that is as a commercial operation. Consequently, the Applicant's should be required to utilize one of the numerous commercial sites available elsewhere in the County, as have other similar businesses, such as: Red Sky Orchards, Thorp Fruit & Antique Mall, Big Apple County Store, Kittitas Fruit Stand, and Carlson's Fruit Market. As a minimum the applicant should be required to mitigate the following: incremental traffic volume and safety, install ADA public restrooms, provide for adequate parking, install and maintain adequate fire protection system, install and monitor public water supply in accordance with Dept. of Health standards, refrain from utilizing road signs along Thorp Highway, install and maintain an adequate pressurized sewage treatment system.

Therefore, I request rejection of Application CU-13-00002.

Sincerely,



Kittitas County Development Services

411 N. Ruby Street, Suite 2

Ellensburg, Wa. 98926

As a resident of Kittitas County I am opposed to the Conditional Use Application CU-13-00002.

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Sincerely,

A handwritten signature in black ink that reads "Rebecca Bornhorst". The signature is written in a cursive style with a large, prominent initial 'R'.