



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

**PREAPPLICATION CONFERENCE**  
**MEETING SUMMARY**

*(To be completed for each Preapplication Conference)*

A copy of this summary will be provided to the project applicant and is to be included in the application submittal.

Date of Pre-Application Meeting: January 16, 2013 Time: 9:30am  
Pre-application meetings are scheduled every Wednesday after PR Team meetings.

Project name: Gibson Produce/Kathy Christman CUP

Items submitted by applicant for review at Pre-app: \_\_\_\_\_  
Applicant comments: use port-a-potties & sell bottled water  
-using garage for business  
-applicant lives at residence on site  
-currently open April-November (may be year-round in future)

List persons present at pre-app meeting:

*To be present at each pre-app:*

1. CDS representative (planning): Lindsey Ozbolt, Doc Hansen
2. CDS representative (fire): Brenda Larson
3. Public Works representative: Christina Wollman, Kelly
4. Environmental Health representative (water): \_\_\_\_\_
5. Environmental Health representative (sewer): Joe Gilbert
6. Building Department: Lisa, Mike, Lou

*Present at pre-app for project: (attach business cards if available)*

Applicant: Kathy & Terry Christman (Gibson Produce)  
Applicant phone: 509 929 2408  
Applicant email: tkchristman@fairpoint.net

Applicant authorized agent (if applicable): \_\_\_\_\_  
Applicant authorized agent phone: \_\_\_\_\_  
Applicant authorized agent email: \_\_\_\_\_

**Contact person for application:**

- Owner of record     Authorized agent

All verbal and written contact regarding this application will be made **only** with the contact person.

\*The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.

**Items/issues/concerns/questions discussed (To be filled in by CDS Planner):**

1. Public Works

Proposed access: existing approach

- will need a commercial approach - requires paving (only allows one access)  
↳ give applicant copy of application
- will provide design requirement
- entrance way will need to be paved

2. Environmental Health (water)

Proposed water supply: \_\_\_\_\_

3. Environmental Health (sewer)

Proposed sewer disposal: Sani-cans (will want copy from provider for contract)

- avoid using well for business
- shall not provide potable H<sub>2</sub>O for public, from existing well.

4. Planning/Land Use

Critical Areas conducted \_\_\_\_\_ SEPA will be needed

- need to submit CUP application & SEPA
- would want to indicate within title application to indicate ~~use~~ TO MAXIMUM USE (TEMPORARY OR PERMANENT)
- application will need to be signed by applicant and land owner

5. Fire

Located within Fire District #: \_\_\_\_\_ (if applicable)

- will need enough room for fire apparatus turn-around (can come out to help)
- can help on site during process of CUP to meet fire-life-safety
- There is an annual inspection
- provided applicant a tenant improvement form

6. Other Building Department

- Type M - merchantile occupancy
- 60 sq ft per person for occupancy
- will need one accessible parking space w/ sign  
↳ this space needs hard surface w/ hard surface to building access
- operation full-time for 3 years or more would require permanent restroom etc.



S Thorp Hwy

N Thorp Hwy

Exit 101 I-90 E Offramp

I-90 E

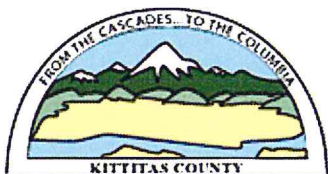
I-90 W

Exit 101 I-90 E Offramp

Exit 101 I-90 W Offramp

Gradmar Rd

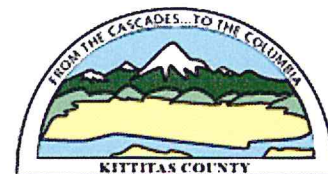
Subject Property



Marsha Weyand  
Assessor

# Kittitas County Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666



## Property Summary [\(Appraisal Details\)](#)

### Parcel Information

**Parcel Number:** 516433  
**Map Number:** 18-17-13020-0014  
**Situs:** 08341 \S THORP HWY THORP  
**Legal:** ACRES 2.95, CD. 7295-D; SEC. 13; TWP. 18; RGE. 17; PTN. S1/2 NW1/4

### Ownership Information

**Current Owner:** STEIGLEDER, JOHN H ETUX  
**Address:** 2461 C.R. 3104  
**City, State:** GREENVILLE TX  
**Zipcode:** 75402-

### Assessment Data

**Tax District:** 11  
**Land Use/DOR Code:** 11  
**Open Space:**  
**Open Space Date:**  
**Senior Exemption:**  
**Deeded Acres:** 2.95  
**Last Revaluation for Tax Year:** {Reval}

### Market Value

**Land:** 73,690  
**Imp:** 139,770  
**Perm Crop:** 0  
**Total:** 213,460

### Taxable Value

**Land:** 73,690  
**Imp:** 139,770  
**Perm Crop:** 0  
**Total:** 213,460

### Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
10-31-2002	16171	1	MC GEHEE, SETH T	STEIGLEDER, JOHN H ETUX	125,000
10-01-1998	6828	1	GRIZZLE, JULIE M &	MC GEHEE, SETH T	122,000
09-01-1997	4333	1	HOWRY, LLOYD K. ETUX	GRIZZLE, JULIE M &	115,000
03-01-1993	3571500	1	JENNIE J. CALLAHAN	HOWRY, LLOYD K. ETUX	105,000

### Building Permits

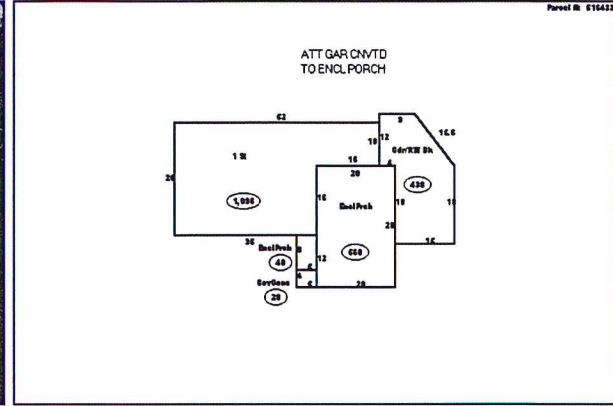
Permit No.	Date	Description	Amount
2002-12001	12/02/2002	RESOB GARAGE 1080 SQ FT	20,250

### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2012	STEIGLEDER, JOHN H ETUX	73,690	139,770	0	213,460	0	213,460	<a href="#">View Taxes</a>
2011	STEIGLEDER, JOHN H ETUX	73,690	139,770	0	213,460	0	213,460	<a href="#">View Taxes</a>
2010	STEIGLEDER, JOHN H ETUX	73,690	139,770	0	213,460	0	213,460	<a href="#">View Taxes</a>
2009	STEIGLEDER, JOHN H ETUX	43,580	110,230	0	153,810	0	153,810	<a href="#">View Taxes</a>
2008	STEIGLEDER, JOHN H ETUX	43,580	110,230	0	153,810	0	153,810	<a href="#">View Taxes</a>

### Parcel Comments

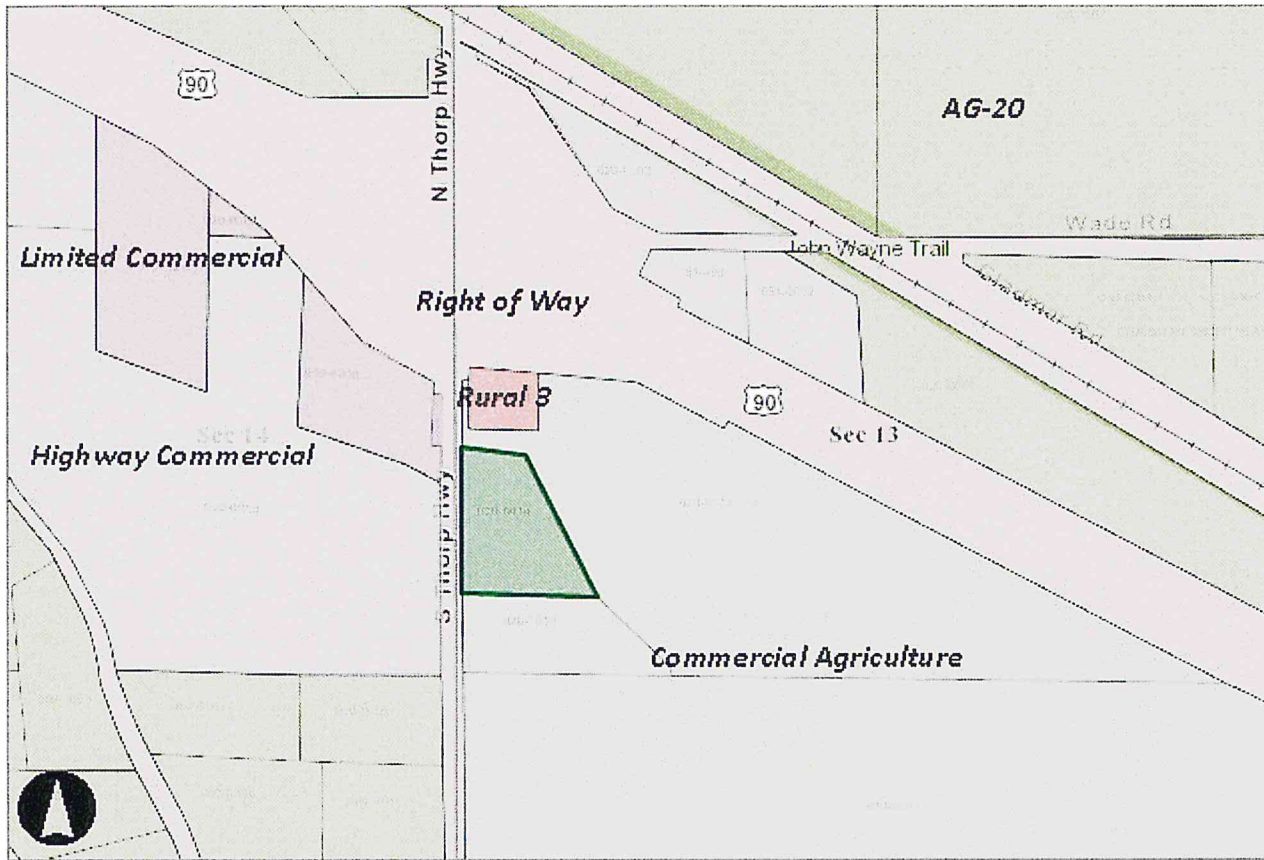
Number	Comment
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Filedate: 1/12/2013 2:18:00 PM



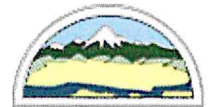
# Kathy Christman - Gibson produce



Map Center: Township:18 Range:17 Section:13

### ***Kittitas County Disclaimer***

*Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.*



Chapter 17.31  
COMMERCIAL AGRICULTURE ZONE

**Sections**


- 17.31.010 Purpose and intent.
- 17.31.020 Uses permitted.
- 17.31.030 Conditional uses.
- 17.31.040 Lot size required.
- 17.31.050 Yard requirements - Front yard.
- 17.31.060 Yard requirements - Side yard.
- 17.31.070 Yard requirements - Rear yard.
- 17.31.075 Yard requirements- Zones Adjacent to Commercial Forest Zone.
- 17.31.080 Yard requirements - Sale or conveyance restrictions.
- 17.31.090 Dimensional requirements.
- 17.31.100 Access.
- 17.31.110 Special setback requirements.
- 17.31.120 Administrative uses.

17.31.010 Purpose and intent.

The commercial agriculture zone is an area wherein farming and ranching are the priority. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses and protect the rights and traditions of those engaged in agriculture. (Ord. 96-15 (part), 1996)

17.31.020 Uses permitted.

The following uses are permitted:

1. One-family or two-family dwellings;
2. Hay processing and container storage;
3. Agriculture, livestock, poultry or swine, or mink raising, and other customary agricultural uses; provided, that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
4. Community clubhouse, schools and public utility buildings, pumping plants, and substations;
5. Commercial greenhouses and nurseries;
6. Roadside stands for the display and sale of fruits and vegetables raised or grown on the premises when located not less than forty-five feet from the centerline of the public street or highway;
7. Existing cemeteries;
8. Private airplane landing strips used primarily in conjunction with agricultural activities;
9. Processing of products produced on the premises;
10. Home occupations that do not involve outdoor work or activities, or which do not provide noise;
11. Farm implement repair and maintenance.
12. Accessory Dwelling Unit ( if in UGA or UGN)
13. Accessory Living Quarters
14. Special Care Dwelling
15. Electric Vehicle Infrastructure. See [KCC Chapter 17.66 \(Ord. 2011-013](#) , 2011; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 96-15 (part), 1996)

17.31.030 Conditional uses.

It is the intent of this code that all conditional uses permitted in this zone shall be subordinate to primary agricultural uses of this zone. The following are conditional uses:

1. Auction sales of personal property, other than livestock
2. Bed and breakfast business
3. Commercial Activities Associated with Agriculture
4. Churches

5. Day care facilities
6. Farm labor shelters; provided, that:
  1. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
  2. The shelters must conform with all applicable building and health regulations;
  3. The number of shelters shall not exceed four per twenty-acre parcel;
  4. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
  5. Should the parent agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building and health regulations
7. Feed mills, canneries and processing plants for agricultural products
8. Governmental uses essential to residential neighborhoods
9. Guest ranches
10. Home occupations which involve out door work or activities or which produce noise
11. Kennels
12. Livestock sales yard
13. Riding academies
14. Room and board lodging involves no more than four boarders or two bedrooms
15. Sand and gravel excavation; provided, that noncommercial excavation shall be permitted for on-site use without a conditional use permit
16. Shooting ranges
17. Stone quarries
18. Temporary offices and warehouses of a contractor engaged in construction (not to exceed two years). (Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 96-15 (part), 1996)

#### 17.31.040 Lot size required.

Minimum lot (homesite) requirements in the commercial agriculture zone are:

1. Twenty acres for any lot or parcel created after the adoption of the ordinance codified in this chapter, except that one smaller lot may be divided off any legal lot; provided such parent lot is at least ten acres in size; and provided, that such divisions are in compliance with all other county regulations (e.g., on-site septic system). Parcels must be located within the Commercial Agriculture Zone at the date of the adoption of this code. Once this provision has been applied to create a new parcel, it shall not be allowed for future parcel subdivision, while designated commercial agriculture. Onetime splits shall be completed via the short plat process. The one-time parcel split provision should be encouraged where it is adjacent to ongoing commercial agricultural practices, especially since the intent of this provision is to encourage the development of homesite acreage rather than removing commercial agricultural lands out of production.
2. Commercial Agricultural Zones. In no case shall there be more than two dwellings (residences) on any lot or tax parcel unless such parcel is twice the required minimum (twenty-acre) size. (Ord. 2007-22, 2007; Ord. 96-15 (part), 1996)

#### 17.31.050 Yard requirements - Front yard.

There shall be a minimum front yard of twenty-five feet unless previous building lines less than the required minimum exist, in which case the board of adjustment may grant a variance of up to ten feet. (Ord. 96-15 (part), 1996)

#### 17.31.060 Yard requirements - Side yard.

Side yard shall be a minimum of five feet; on corner lots the side yard shall be a minimum of fifteen feet on the side abutting the street. (Ord. 96-15 (part), 1996)

#### 17.31.070 Yard requirements - Rear yard.

There shall be a rear yard with a minimum depth of twenty-five feet to the main building. (Ord. 96-15 (part), 1996)

#### 17.31.075 Yard requirements - Zones Adjacent to Commercial Forest Zone.

Properties bordering or adjacent to the Commercial Forest zone are subject to a 200' setback from the Commercial Forest Zone. ([KCC 17. 57.050\(1\)](#)). For properties where such



setback isn't feasible, development shall comply with Kittitas County Code 17.57.050(2). (Ord. 2007-22, 2007)

**17.31.080 Yard requirements - Sale or conveyance restrictions.**

No sale or conveyance of any portion of a lot for other than a public purpose shall leave a structure or the remainder of the lot with less than the minimum lot, yard, or setback requirements of this zone. (Ord. 96-15 (part), 1996)

**17.31.090 Dimensional requirements.**

The minimum average lot width shall be two hundred feet. No platted lot or parcel may be created with a dimensional ratio greater than 4:1. (Ord. 96-15 (part), 1996)

**17.31.100 Access.**

No dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-foot right-of-way or existing county road. (Ord. 96-15 (part), 1996)

**17.31.110 Special setback requirements.**

None of the following uses shall be located within the distances indicated of any public street or road, any school or public park, or any dwelling (except such dwelling as may exist upon the same property with the restricted use):

1. Within one and one-half miles:
  1. Farms or establishments for feeding of garbage or other refuse to hogs or other animals:
    1. Provisions made that all other operations shall be conducted in compliance with all state and county health regulations, and
    2. Reasonable protection from any potential detrimental effects such use might have on surrounding properties will be provided.
  2. Within one hundred feet:
    1. Barns, shelters, or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic.
  3. Feed lots containing fifty to one hundred head at a density of less than five hundred square feet per head for a period of six months or more shall be located no closer than three hundred feet to any existing home, school or park. (Ord. 96-15 (part), 1996)

**17.31.120 Administrative uses.**

The following uses may be permitted in any CA zone subject to the requirements set forth in Chapter 17.60B.

1. Accessory Dwelling Unit (if outside UGA or UGN) (Ord. 2007-22, 2007)