

# 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

"Building Partnerships – Building Communities"

## Affidavit of Mailing & Publication

PROPOSAL NAME: Larson Fruit Co. Conditional Use Permit (CU-13-00007)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: December 4, 2013

I certify that the following documentation:

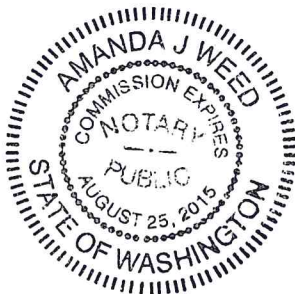
- Notice of Application Larson Fruit Co. Conditional Use Permit (CU-13-00007)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

12/4/13  
Signature

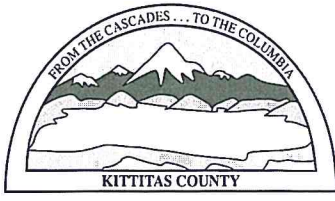
Lindsey Ozbolt  
Community Development Services Planner  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 4<sup>th</sup> day of December 2013.



Amanda J. Weed  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: August 25, 2015



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Wednesday, December 4, 2013

**Application Received:** Thursday, September 26, 2013

**Application Complete:** Wednesday, November 6, 2013

**Project Name File Number:** CU-13-00007

**Project Name:** Larson Fruit Co. Conditional Use Permit

**Applicant:** Keith Larson

**Location:** 1 parcel, located approximately 1 mile east of SR 821 (Canyon Hwy) on Burbank Creek Road, in a portion of Section 15, T. 19 N., R. 27 E., W.M. in Kittitas County, bearing Assessor's map number 15-19-27000-0002.

**Proposal:** An application has been submitted requesting a conditional use permit for farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest and range. The applicant is proposing a total of 4 units. This proposed use is consistent with KCC 17.15.060.1 (F) farm labor shelter.

**Materials Available for Review:** The submitted application and related file documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926 or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/conditional-use.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, December 19, 2013. Any person has the right to comment on the application and request a copy of the decision once made.

**Environmental Review (SEPA):** The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 17A Critical Areas, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Required Permits:** Conditional Use Permit

**Required Studies:** None.

The following development regulations will be used for project mitigation and consistency:

- Kittitas County Comprehensive Plan & Zoning Ordinance.

**Designated Permit Coordinator (staff contact):** Lindsey Ozbolt, Staff Planner: (509) 962-7506; email at [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 12/04/13 12:54 by dde18

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Acct #: 84329

Ad #: 1014118

Status: N

KC COMMUNITY DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 12/06/2013 Stop: 12/06/2013  
Times Ord: 1 Times Run: \*\*\*  
STD6 2.00 X 8.20 Words: 392  
Total STD6 16.40  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 141.04  
# Affidavits: 1

Contact: MANDY  
Phone: (509)962-7506  
Fax#:  
Email:  
Agency:

Ad Descrpt: N/APP CU-13-00007

Given by: \*

Created: dde18 12/04/13 12:46

Last Changed: dde18 12/04/13 12:54

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COMMENTS:

COPIED from AD 980686

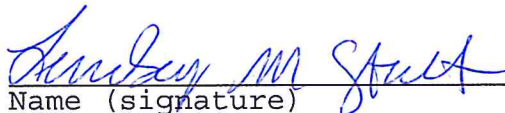
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PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 12/06  
IN A 97 S 12/06  
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AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Lindsay Ozbolt  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 12/04/13 12:54 by dde18

Acct #: 84329

Ad #: 1014118

Status: N

**CONDITIONAL USE PERMIT  
NOTICE OF APPLICATION**

**Notice of Application: Wednesday, December 4, 2013**  
**Application Received: Thursday, September 26, 2013**  
**Application Complete: Wednesday, November 6, 2013**

**Project Name File Number:** CU-13-00007  
**Project Name:** Larson Fruit Co. Conditional Use Permit  
**Applicant:** Keith Larson

**Location:** 1 parcel, located approximately 1 mile east of SR 821 (Canyon Hwy) on Burbank Creek Road, in a portion of Section 15, T. 19 N., R.27 E., W.M., in Kittitas County, bearing Assessor's map number 15-19-27000-0002.

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**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Required Permits:** Conditional Use Permits

**Required Studies:** None.

The following development regulations will be used for project mitigation and consistency:

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**Designated Permit Coordinator (staff contact):** Lindsey Ozbolt, Staff Planner: (509) 962-7506; e-mail at [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

Publish Daily Record: December 6, 2013

**CONDITIONAL USE PERMIT  
NOTICE OF APPLICATION**

**Notice of Application:** Wednesday, December 4, 2013  
**Application Received:** Thursday, September 26, 2013  
**Application Complete:** Wednesday, November 6, 2013

**Project Name File Number:** CU-13-00007  
**Project Name:** Larson Fruit Co. Conditional Use Permit  
**Applicant:** Keith Larson

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Publish Daily Record: December 6, 2013

## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa lammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'tribune@nktribune.com'; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nktribune.com; J Markell; Mike Johnston; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; Michael Flory; Lou Whitford; Joe Gilbert  
**Cc:** Doc Hansen; Allison Kimball (brooksideconsulting@gmail.com); John Cornell (Johnc@larsonfruit.com)  
**Subject:** Notice of Application  
**Attachments:** CU-13-00007 Larson Fruit Notice of Application.pdf

Kittitas County has received a land use application CU-13-00007 Larson Fruit Co. Please see the attached Notice of Application. Agencies within the county network may review the application master file via the T-drive. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

## Lindsey Ozbolt

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**From:** Lindsey Ozbolt  
**Sent:** Wednesday, December 04, 2013 5:05 PM  
**To:** seperegister@ecy.wa.gov  
**Subject:** FW: Notice of Application  
**Attachments:** CU-13-00007 Larson Fruit Notice of Application.pdf; Cu-13-00007 Larson Fruit SEPA Checklist.pdf

SEPA register,

Please see below text for full context. This follow-up email contains both the Notice of Application and SEPA checklist for CU-13-00007 Larson Fruit Co.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

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**From:** Lindsey Ozbolt  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; 'darren.habel@usace.army.mil'; 'seperegister@ecy.wa.gov'; Michael Flory; Lou Whitford; Joe Gilbert  
**Cc:** Doc Hansen; Allison Kimball (brooksideconsulting@gmail.com); John Cornell (Johnc@larsonfruit.com)  
**Subject:** Notice of Application

Kittitas County has received a land use application CU-13-00007 Larson Fruit Co. Please see the attached Notice of Application. Agencies within the county network may review the application master file via the T-drive. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

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Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

## Lindsey Ozbolt

---

**From:** Microsoft Outlook  
**To:** 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPCOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; 'Gretchen.Kaehler@DAHP.wa.gov'; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; 'linda.hazlett@dnr.wa.gov'; Mike Johnston; 'nelmsk@cwu.edu'; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; Allison Kimball (brooksideconsulting@gmail.com); Mike Johnston; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; Allison Kimball (brooksideconsulting@gmail.com); John Cornell (Johnc@larsonfruit.com)  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**Subject:** Relayed: Notice of Application

**Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:**

'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'

'Cindy Preston (cindy.preston@dnr.wa.gov)'

'CROSEPCOORDINATOR@ECY.WA.GOV'

'enviroreview@yakama.com'

'Gretchen.Kaehler@DAHP.wa.gov'

'Jan Jorgenson (jorgenja@cwu.edu)'

'Jessica Lally (jessica@yakama.com)'

'jmarvin@yakama.com'

'Johnson Meninick (johnson@yakama.com)'

'linda.hazlett@dnr.wa.gov'

Mike Johnston

'nelmsk@cwu.edu'

'russell.mau@doh.wa.gov'

'Teske, Mark S'

'rivers@dnr.wa.gov'

'Thalia Sachtleben (enviroreview@yakama.com)'

'Tom Justus (tom.justus@doh.wa.gov)'

Allison Kimball (brooksideconsulting@gmail.com)



Mike Johnston

'darren.habel@usace.army.mil'

'separegister@ecy.wa.gov'

Allison Kimball (brooksideconsulting@gmail.com)

John Cornell (Johnc@larsonfruit.com)

Subject: Notice of Application

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Sent by Microsoft Exchange Server 2007

## Lindsey Ozbolt

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**From:** Microsoft Outlook  
**To:** Erin Moore; Brenda Larsen; Candie M. Leader; Doc Hansen; Bill Steele; Michael Flory; Christina Wollman; Lisa Lawrence; Joe Gilbert; Lou Whitford; Patti Johnson; Kim Dawson; Lisa Iammarino; Holly Duncan; James Rivard; Julie Kjorsvik  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**Subject:** Delivered: Notice of Application

### Your message has been delivered to the following recipients:

[Erin Moore](#)

[Brenda Larsen](#)

[Candie M. Leader](#)

[Doc Hansen](#)

[Bill Steele](#)

[Michael Flory](#)

[Christina Wollman](#)

[Lisa Lawrence](#)

[Joe Gilbert](#)

[Lou Whitford](#)

[Patti Johnson](#)

[Kim Dawson](#)

[Lisa Iammarino](#)

[Holly Duncan](#)

[James Rivard](#)

[Julie Kjorsvik](#)

Subject: Notice of Application

## Lindsey Ozbolt

---

**From:** Microsoft Outlook  
**To:** J Markell; [tribune@nkctribune.com](mailto:tribune@nkctribune.com); J Markell; [tribune@nkctribune.com](mailto:tribune@nkctribune.com)  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**Subject:** Undeliverable: Notice of Application

### Delivery has failed to these recipients or distribution lists:

#### J Markell

The recipient's e-mail address was not found in the recipient's e-mail system. Microsoft Exchange will not try to redeliver this message for you. Please check the e-mail address and try resending this message, or provide the following diagnostic text to your system administrator.

#### [tribune@nkctribune.com](mailto:tribune@nkctribune.com)

The recipient's e-mail address was not found in the recipient's e-mail system. Microsoft Exchange will not try to redeliver this message for you. Please check the e-mail address and try resending this message, or provide the following diagnostic text to your system administrator.

#### J Markell

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---

Sent by Microsoft Exchange Server 2007

### Diagnostic information for administrators:

Generating server: glamdring.co.kittitas.wa.us

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

Original message headers:

Received: from glamdring.co.kittitas.wa.us ([fe80::c438:a42c:b900:8734]) by glamdring.co.kittitas.wa.us (:::1) with mapi; Wed, 4 Dec 2013 17:02:09 -0800  
Content-Type: application/ms-tnef; name="winmail.dat"  
Content-Transfer-Encoding: binary  
From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>  
To: Bill Steele <bill.steele@co.kittitas.wa.us>, Brenda Larsen <brenda.larsen@co.kittitas.wa.us>, "Brent Renfrow (Brent.Renfrow@dfw.wa.gov)" <Brent.Renfrow@dfw.wa.gov>, "Candie M. Leader" <candie.leader@co.kittitas.wa.us>, Christina Wollman <christina.wollman@co.kittitas.wa.us>, "Cindy Preston (cindy.preston@dnr.wa.gov)" <cindy.preston@dnr.wa.gov>, "CROSEPACCOORDINATOR@ECY.WA.GOV" <CROSEPACCOORDINATOR@ECY.WA.GOV>, "enviroreview@yakama.com" <enviroreview@yakama.com>, Erin Moore <erin.moore@co.kittitas.wa.us>, "Gretchen.Kaehler@DAHP.wa.gov" <Gretchen.Kaehler@DAHP.wa.gov>, Holly Duncan <holly.duncan@co.kittitas.wa.us>, "Jan Jorgenson (jorgenja@cwu.edu)" <jorgenja@cwu.edu>, "Jessica Lally (jessica@yakama.com)" <jessica@yakama.com>, "jmarvin@yakama.com" <jmarvin@yakama.com>, J Markell <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us>, "Johnson Meninick (johnson@yakama.com)" <johnson@yakama.com>, "Julie Kjorsvik" <julie.kjorsvik@co.kittitas.wa.us>, Kim Dawson <kim.dawson@co.kittitas.wa.us>, "linda.hazlett@dnr.wa.gov" <linda.hazlett@dnr.wa.gov>, Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>, Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>, Mike Johnston <mjohnston@kvnews.com>, "nelmsk@cwu.edu" <nelmsk@cwu.edu>, Patti Johnson <patti.johnson@co.kittitas.wa.us>, "russell.mau@doh.wa.gov" <russell.mau@doh.wa.gov>, "Teske, Mark S" <Mark.Teske@dfw.wa.gov>, "rivers@dnr.wa.gov" <rivers@dnr.wa.gov>, "Thalia Sachtleben (enviroreview@yakama.com)" <enviroreview@yakama.com>, "Tom Justus (tom.justus@doh.wa.gov)" <tom.justus@doh.wa.gov>, "tribune@nkctribune.com" <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us>, James Rivard <james.rivard@co.kittitas.wa.us>, Erin Moore <erin.moore@co.kittitas.wa.us>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, "tribune@nkctribune.com" <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us>, J Markell <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us>, Mike Johnston <mjohnston@kvnews.com>, "darren.habel@usace.army.mil" <darren.habel@usace.army.mil>, "separegister@ecy.wa.gov" <separegister@ecy.wa.gov>, Michael Flory <mike.flory@co.kittitas.wa.us>, Lou Whitford <lou.whitford@co.kittitas.wa.us>, Joe Gilbert <joe.gilbert@co.kittitas.wa.us>  
CC: Doc Hansen <doc.hansen@co.kittitas.wa.us>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, "John Cornell (Johnc@larsonfruit.com)" <Johnc@larsonfruit.com>  
Disposition-Notification-To: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>  
Return-Receipt-To: <lindsey.ozbolt@co.kittitas.wa.us>  
Date: Wed, 4 Dec 2013 17:02:08 -0800  
Subject: Notice of Application  
Thread-Topic: Notice of Application  
Thread-Index: Ac7xVZ2IDzCqmSCiSpmMtsskuJwJ7Q==  
Message-ID: <C97566EEC920FD4D8A425CFC93E067035022B9EE2F@glamdring.co.kittitas.wa.us>  
Reply-To: Jeff Watson <jeff.watson@co.kittitas.wa.us>, Dan Valoff

<IMCEAEX-\_O=Kittitas\_OU=COURTHSE\_cn=Recipients\_cn=dan+2Evaloff@co.kittitas.wa.us>  
Accept-Language: en-US  
Content-Language: en-US  
X-MS-Has-Attach: yes  
X-MS-TNEF-Correlator: <C97566EEC920FD4D8A425CFC93E067035022B9EE2F@glamdring.co.kittitas.wa.us>  
MIME-Version: 1.0

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