

# Kittitas County Commissioners

## Agenda Staff Report

**Agenda Date:** March 18, 2014

**Action requested:**

Conduct a closed record meeting to consider the Hearing Examiner's recommendation for the Larson Fruit Conditional Use Permit (CU-13-00007).

**Background:**

Keith Larson, secretary of Larson Orchards Inc., land owner and John Cornell, authorized agent, submitted a conditional use permit application 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.

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

A conditional use permit application was submitted to Kittitas County Community Development Services department on September 26, 2013. This application was deemed complete on November 6, 2013. The Notice of Application for the conditional use permit was issued on December 4, 2013 and a Corrected Notice of Application was issued on December 5, 2013 due to an incorrect legal description. 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 December 20, 2013. Kittitas County Department of Public Works, Kittitas County Fire Marshal, WA Department of Transportation, and WA Department of Health. Late comments were provided by Kittitas County Environmental Health Department. These comments have been included in the index file record and were considered when preparing the recommended conditions for this proposal. 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 January 28, 2014. The appeal period ended on February 11, 2014 at 5:00 p.m. No appeals were filed.

The Hearing Examiner hearing was held on February 13, 2014 at 6:00 p.m. Two members of the public testified at the hearing. On February 21, 2014, the Kittitas County Hearing Examiner recommended approval of the Larson Fruit Conditional Use Permit (CU-13-00007).

**Interaction:**

Kittitas County Hearing Examiner and Community Development Services.

**Recommendation:**

Staff recommends that the Kittitas County Board of County Commissioners conduct the closed record meeting, as scheduled, to consider accepting the Hearing Examiner's recommendation of approval of the Larson Fruit Conditional Use Permit (CU-13-00007) and direct staff to prepare enabling documents based upon the decision of the Board.

**Handling:** none

**Lead Staff:** Lindsey Ozbolt