

Kittitas County Hearing Examiner

February 13, 2014



Larson Fruit
Conditional Use Permit
(CU-13-00007)

Good Evening Mr. Hearing Examiner

For the record

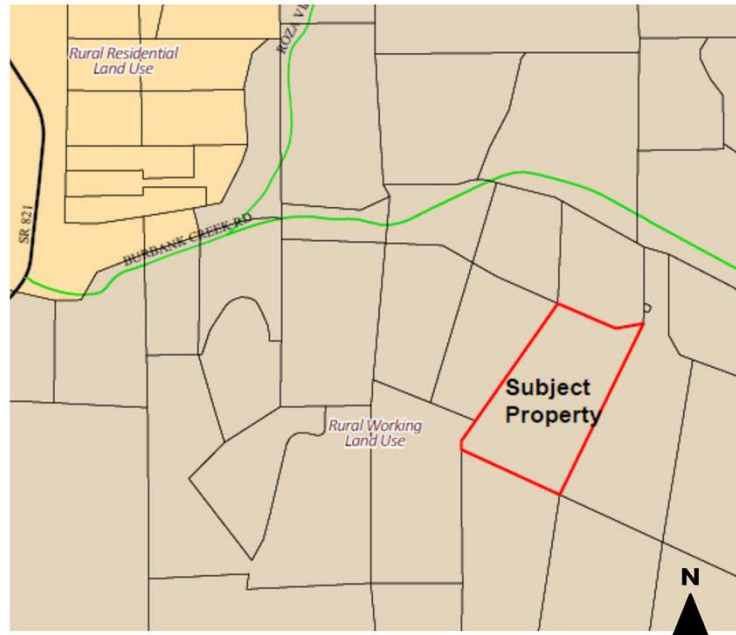
You have before you tonight for consideration the Larson Fruit Conditional Use Permit

Overview of Proposal

- Project acreage: 2 acres of a 21 acre parcel
- Number of lots: 1; no new lots are being proposed
- Group water system and individual/community septic
- Land Use: Rural Working
- Zoning: Forest and Range

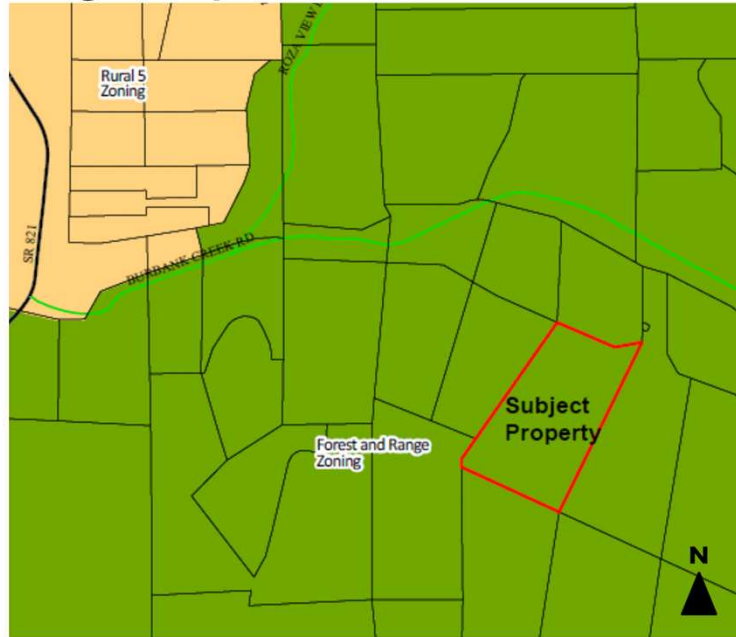
Keith Larson, secretary of Larson Orchards Inc. is the applicant and John Cornell is the authorized agent for this proposal.

Land Use Map



Land use: Rural Working Lands

Zoning Map

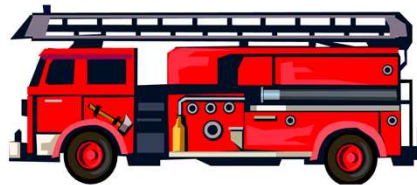


Zoning: Forest and Range

Selah School District



Outside of a Fire District

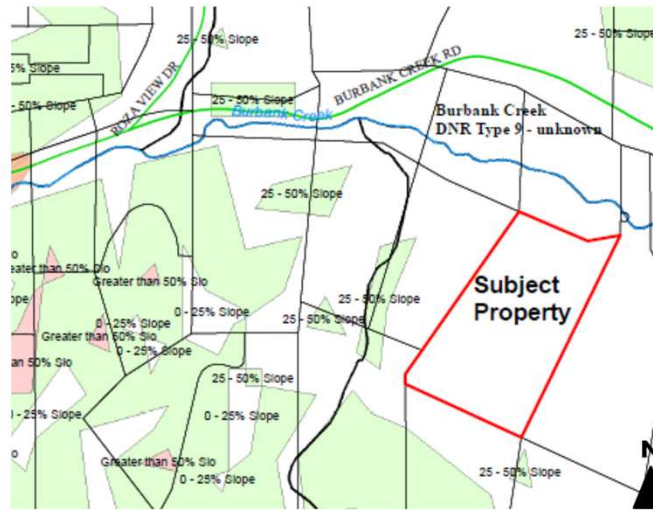


The property is located within the Selah School District and is not located in a Fire District.

School was noticed. No comments were received.

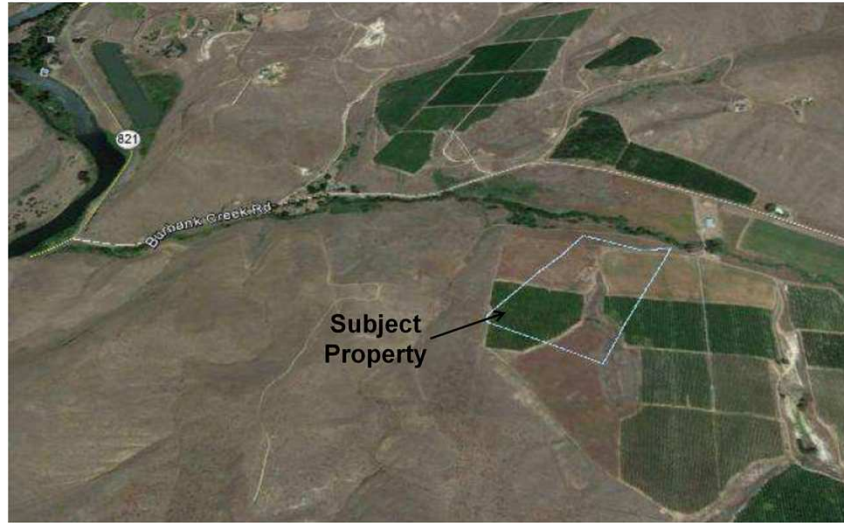
Fire Marshal was noticed and she provided comments. These are included as file index 18 and also reflected in SEPA conditions and recommended conditions of approval in the staff report (index 34)

Critical Areas Analysis



An administrative critical areas review was done in compliance with KCC 17A. The subject property contains no critical areas. There is a DNR stream type 9 – unknown stream, also known as Burbank Creek adjacent to the subject parcel. The proposed activities will take place on the south side of an existing driveway and will not be adjacent to Burbank Creek. The critical areas checklist is included in the record as file index # 4.

Aerial



Aerial of the proposal and surrounding area.

Access

- This proposal is accessed off of Burbank Creek Road, which connects to SR 821 (Canyon Hwy).
- Public Works determined Transportation Concurrency which means, no adverse impacts to the transportation system are expected.
- WSDOT also commented stating there are no impacts expected.

Comments are included in the file index. DPW #19 and WSDOT #20

Notices

- Application was submitted: Sept. 26, 2013
- Notice of Application: Dec. 4, 2013
- Corrected Notice of App: Dec. 5, 2013
 - Comment Period ended: Dec. 20, 2013
 - Comments were received from: KC DPW, KC Fire Marshal, WSDOT & WA DOH. Late comments received from KC Env. Health. Public comments were also received.
 - SEPA MDNS was issued on Jan. 28, 2014
 - Appeal period ended on Feb. 11, 2014 at 5:00 pm. No appeals were filed.



Project Analysis

- Consistent with:
 - Comprehensive Plan.
 - KCC 17A Critical Areas
 - KCC 17.56 Forest and Range
 - Uses: specific to 17.15.060.1 (F) farm labor shelter as a conditional use. (See recommended condition of approval #5)
 - KCC 17.60A Conditional Uses.
 - KCC 14.04 Building Code as conditioned.
 - KCC 12 Roads and Bridges as conditioned

Staff recommends approval of the Larson Fruit Conditional Use Permit as conditioned.

Page 7 of staff report has the following recommended condition of approval “The farm worker housing units shall only be occupied from March 1st to November 30th of each year.” This housing is not intended to be used year-round per the conditional use code.

Specific responses as to how the application meets the Conditional Use 17.60A criteria is outlined in the staff report on pg. 4.