



PO BOX 70

SELAH, WASHINGTON 98942

(509) 651-7200

November 19, 2013

Christina Wollman  
Planner II / Floodplain Manager  
Kittitas County Public Works

RE: CU-13-00007 Burbank Ranch Housing for LO, Inc.

Christina,

Please find attached our 'Transport Concurrency Management App' with site maps per County procedure for review of the project.

By way of a narrative, when reviewing the site and access,

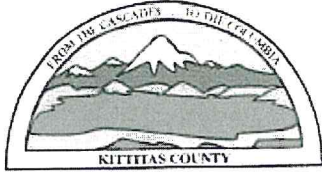
The project may be separately addressed if the County requires it, but any and all mail for that operation goes to the main office PO Box in Selah, WA.

For fire code and emergency response, it'd probably be a good idea to assign at least one additional address number, so it can be posted at Burbank Creek Road edge to guide the vehicles in. We can add signage further down past the shop to get them to travel past shop and down the lane to the site. State requires we number each of the units, 1,2,3,4 or a,b,c,d... etc. Again, usage is seasonal, so less traffic in winter also.

We plan to start with two units, maximum of 24 workers. We have vans that will move them around to get to the fields, or to town for groceries etc.. The site currently can have as many as three vans bringing crews from other ranches, two or three weeks during the season, so having the workers there already will save everyone time, fuel, impacts on the private road, etc.. The housing is for guest workers, so there actually should be fewer vehicle trips than currently occurs, given that these folks won't have vehicles themselves.

I'd be happy to answer any questions or concerns that come up,

Cordially, John Cornell, Larson Orchards, Inc. projects coordinator



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**TRANSPORTATION CONCURRENCY MANAGEMENT  
APPLICATION**

**Required attachments:**

Site map showing access locations

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

DATE:

DATE STAMP HERE

**1. Name, mailing address and day phone of land owner(s) of record:**

Name: Larson Orchards, Inc  
Mailing Address: Po Box 70  
City/State/ZIP: Sedalia, WA 98742  
Day Time Phone: 509-697-7208  
Email Address: john@larsonfruit.com

**2. Name, mailing address and day phone of authorized agent, if different from land owner of record:**

Agent Name: John Cornell, Project Coord.  
Mailing Address: Po Box 70  
City/State/ZIP: Sedalia, WA  
Day Time Phone: 509-697-7208  
Email Address: john@larsonfruit.com

**3. Contact person for application (select one):**  Owner of record  Authorized agent

**4. Street address of property:** 1121 Burbank Creek Rd

**5. Tax parcel number(s):** 15192700-0002

**6. Roads serving project:** Burbank Creek Rd

**7. Plat or project name:** Burbank Ranch housing

Kittitas County Department of Public Works

8. Proposed Land Use:  Residential  Commercial  Agricultural

9. Proposed Land Use Project:  Short Plat  Long Plat  Building Permit  Other: CU-13-00007

10. Total number of lots/dwelling units: 4 seasonal workers - 6 months max.

11. Commercial/Agricultural building area in square feet: 5600 sq' approx May-Oct

12. Narrative project description: initially - 2 prefab, Valley Quality, 12 man self contained, state approved units w/ no septic, existing exempt water, extended power, plus road access off BB Cook Rd via our adjacent parcel - poss. 2 add units w/in 5 yrs.

13. Describe present use of property: open, former orchard ground approx 2 acres - construction site - north end of 2 lac piece

13. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work

14. Are there any other pending applications or issues associated with this property?

Yes  No If yes, describe: CU-13-00007, Class A DW app, Septic app, SEPA checklist, Fire Marshall Review

Signature of Authorized Agent:  
X [Signature]

Date:  
11-14-13

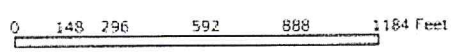
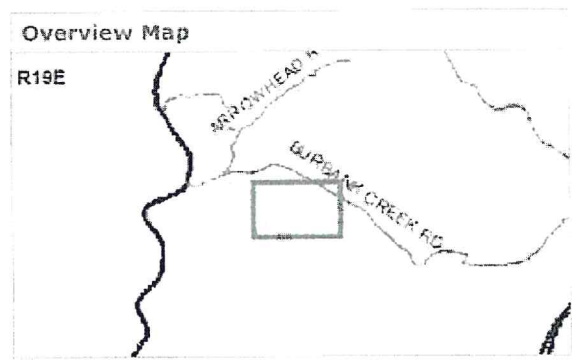
Signature of Land Owner of Record  
(Required for application submittal):  
X [Signature]

Date:  
11/15/13

Print ▾ Maps ▾ View ▾ Search ▾ Selection ▾  
Tools ▾ Help ▾

**Table Of Contents**

- State of WA Dept of Ecology (DOE) Upper T
- Water Budget Neutral Determination  
1 inch = 600 ft 1:7,200
- Masterson Teanaway
- Lamb and Anderson Water Bank
- Roan Water Bank
- SwiftWater Ranch Water Bank



Scale: 1 inch = 600 ft (1:7,200)

**2009 Aerial Photo**



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: 955843  
Map Number: 15-19-27000-0005  
Situs: 1BURBANK CREEK RD ELLENSBURG  
Legal: ACRES 21.00; PTN SE1/4 SEC 22 & PTN NE1/4 SEC 27 (PARCEL 2, B36/-P46-47); SEC 27, TWP 15, RGE 19-

#### Ownership Information

Current Owner: LARSON ORCHARDS INC  
Address: PO BOX 70  
City, State: SELAH WA  
Zipcode: 98942

#### Assessment Data

Tax District: 52  
Land Use/DOR Code: 83  
Open Space: YES  
Open Space Date: 1/1/1987  
Senior Exemption:  
Deeded Acres: 21  
Last Revaluation for Tax Year: {Reval}

#### Market Value

Land: 46,600  
Imp: 82,760  
Perm Crop: 26,000  
Total: 155,360

#### Taxable Value

Land: 10,570  
Imp: 82,760  
Perm Crop: 26,000  
Total: 119,330

#### Sales History

NO SALES HISTORY RECORDS FOUND

#### Building Permits

NO ACTIVE PERMITS

#### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	LARSON ORCHARDS INC	10,570	82,760	26,000	119,330	0	119,330	<a href="#">View Taxes</a>
2012	LARSON ORCHARDS INC	10,570	82,760	26,000	119,330	0	119,330	<a href="#">View Taxes</a>
2011	LARSON ORCHARDS INC	10,570	82,760	26,000	119,330	0	119,330	<a href="#">View Taxes</a>
2010	LARSON ORCHARDS INC	9,100	43,630	30,840	83,570	0	83,570	<a href="#">View Taxes</a>

#### Parcel Comments



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: 414233  
Map Number: 15-19-27000-0002  
Situs: BURBANK CREEK RD ELLENSBURG  
Legal: ACRES 21.00, CD. 9355-1, PTN SE1/4 SEC 22 & PTN NE1/4 SEC 27~(PARCEL 1, B36/P46-47); SEC 27, TWP 15, RGE 19~

#### Ownership Information

Current Owner: LARSON ORCHARDS INC  
Address: PO BOX 70  
City, State: SELAH WA  
Zipcode: 98942

#### Assessment Data

Tax District: 52  
Land Use/DOR Code: 83  
Open Space: YES  
Open Space Date: 1/1/1987  
Senior Exemption:  
Deeded Acres: 21  
Last Revaluation for Tax Year: (Reval)

#### Market Value

Land: 38,000  
Imp: 4,120  
Perm Crop: 28,950  
Total: 71,070

#### Taxable Value

Land: 7,610  
Imp: 4,120  
Perm Crop: 28,950  
Total: 40,680

#### Sales History

NO SALES HISTORY RECORDS FOUND

#### Building Permits

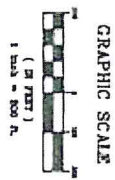
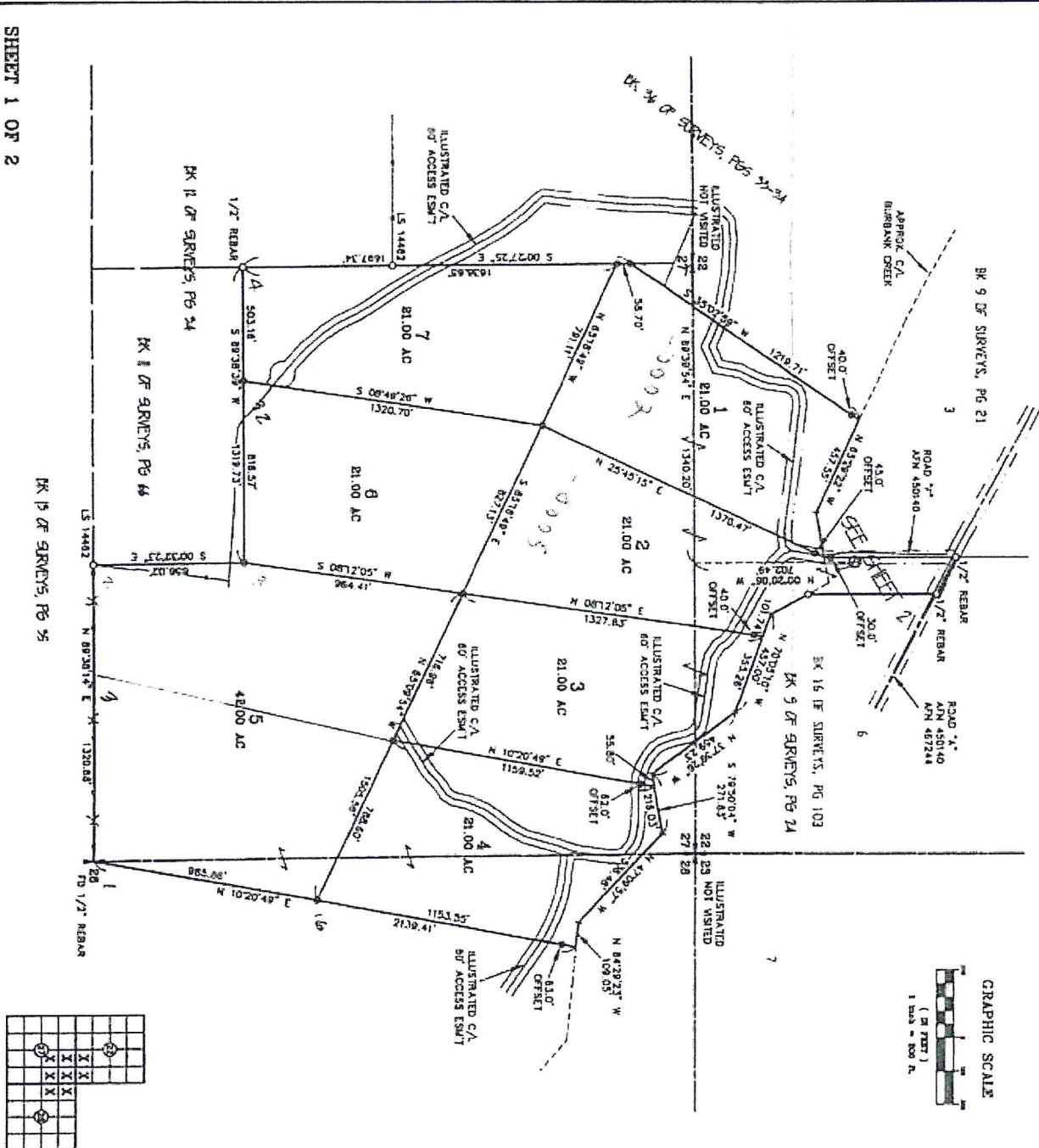
NO ACTIVE PERMITS

#### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	LARSON ORCHARDS INC	7,610	4,120	28,950	40,680	0	40,680	<a href="#">View Taxes</a>
2012	LARSON ORCHARDS INC	7,610	4,120	28,950	40,680	0	40,680	<a href="#">View Taxes</a>
2011	LARSON ORCHARDS INC	7,610	4,120	28,950	40,680	0	40,680	<a href="#">View Taxes</a>
2010	LARSON ORCHARDS INC	5,900	4,620	16,000	26,520	0	26,520	<a href="#">View Taxes</a>
2009	LARSON ORCHARDS INC	57,010	26,650	176,070	259,730	0	259,730	<a href="#">View Taxes</a>
2008	LARSON ORCHARDS INC	57,010	26,650	176,070	259,730	0	259,730	<a href="#">View Taxes</a>



PART OF SECTIONS 22, 26 & 27,  
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.



- LEGEND**
- SET 5/8\"/>
  - FOUND FRI & CAP
  - FENCE
  - EASEMENT

PLATTED UNDER 90-181-111 PER VI. 26 P. 44 2008-03-20  
 LITTLE ROCK, AR  
 LITTLE ROCK, AR  
 LITTLE ROCK, AR

**CRUISE & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 217 East Fourth Street  
 Elkhartburg, VA 98226 (509) 922-8242

**LARSON ORCHARDS PROPERTY**

**AUDITOR'S CERTIFICATE**  
 I had the record with this copy of plat, 2008 of 27-04, duly, in Book No. of Surveys at page 41. I certify the regularity of Cruse & Associates ERAND V. FETTER BY [Signature] CITRUS COUNTY AUDITOR

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a survey made by me or under my direct supervision and in accordance with the requirements of the Surveying Statutes of the State of Washington, and I certify that the same was completed on the 15th day of October, 2008.

*Charles A. Cruse, Jr.*  
 Charles A. Cruse, Jr.  
 Professional Land Surveyor  
 License No. 18078

DATE: 3-5-09





## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Thursday, November 14, 2013 4:51 PM  
**To:** 'John Cornell'  
**Subject:** RE: Larson Fruit CUP Application CU-13-07

Yes, that would be helpful.

Thank you.

**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)

---

**From:** John Cornell [<mailto:Johnc@larsonfruit.com>]  
**Sent:** Thursday, November 14, 2013 2:16 PM  
**To:** Lindsey Ozbolt  
**Subject:** RE: Larson Fruit CUP Application CU-13-07

No prob. I'll ck the form out. You want to be copied? johnc

---

**From:** Lindsey Ozbolt [<mailto:lindsey.ozbolt@co.kittitas.wa.us>]  
**Sent:** Thursday, November 14, 2013 11:25 AM  
**To:** John Cornell  
**Cc:** Christina Wollman  
**Subject:** RE: Larson Fruit CUP Application CU-13-07

My apologies John, I did not cc Christina as stated. She is copied on this email.

**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)

---

**From:** Lindsey Ozbolt  
**Sent:** Thursday, November 14, 2013 11:24 AM  
**To:** John Cornell ([Johnc@larsonfruit.com](mailto:Johnc@larsonfruit.com))  
**Subject:** Larson Fruit CUP Application CU-13-07

Good morning John.

It was brought to my attention by our Public Works department that you will need to fill out a Transportation Concurrency application and submit it to them prior to the Public Works department being able to comment on your project request. There is no fee attached with this application.

I have attached the application to this email. Please fill it out and send it back to us. I have cc'd Christina Wollman, Planner II for the county's department of Public Works, on this email in case you have any questions regarding this application.

Regards,

**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)

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14