



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: April 1, 2014

ACTION REQUESTED: Board signature of the Resolution approving 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).

The Board of County Commissioners conducted a closed record meeting on March 18, 2014 for the purpose of considering the Larson Fruit Conditional Use Permit (CU-13-00007). A motion was made and seconded approving this proposal subject to correction of minor scrivener errors in the Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval document (see Exhibit A), motion carried with a vote of 3-0.

INTERACTION: Community Development Services and the Board of County Commissioners

ATTACHMENTS: Resolution for signature

STAFF

RECOMMENDATION: Staff recommends that the Kittitas County Board of County Commissioners sign the resolution for Larson Fruit Conditional Use Permit (CU-13-00007).

HANLDING: Return signed resolution to CDS Staff Planner for issuance of the Notice of Decision and subsequent issuance of the Conditional Use Permit once all conditions have been met.

RESPONSIBLE STAFF: Lindsey Ozbolt, Planner II