

Lindsey Ozbolt

From: Michael Flory
Sent: Monday, March 04, 2013 9:57 AM
To: Steph Mifflin; Joe Gilbert; Holly Duncan; James Rivard; Christina Wollman; Kelly Bacon; Lindsey Ozbolt; Doc Hansen
Cc: Rose Shriner; Mandy Weed; Kirk Holmes
Subject: Larson Fruit Farmworker Housing

Good morning all~

Steph is trying to schedule the Larson Fruit Farmworker Housing pre-app.
This is a tough month for everyone's schedule.

The applicant intends to use MFH for these living quarters and therefore the building department will treat these like any other MFH permit and inspections. We will permit over the counter once all EH, PW, and Planning processes are complete and satisfactory.

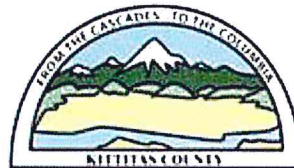
Building does not specifically need to attend the pre-app as long as the applicant is given the MFH permit checklist. Please schedule at the earliest convenience for everyone else.

Here are the WAC's regarding Temporary Farmworker Housing for your review:

<http://apps.leg.wa.gov/wac/default.aspx?cite=246-359&full=true#246-359-001>

Michael Flory Certified Plans Examiner

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"Building Partnerships-Building Communities"

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Lindsey Ozbolt

From: John Cornell [Johnc@larsonfruit.com]
Sent: Tuesday, February 19, 2013 11:49 AM
To: Lindsey Ozbolt
Subject: RE: Inquiry

Thank you, Lindsey, I'll be bk to you with a meeting request asap. cordially, JohnC

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Tuesday, February 19, 2013 8:07 AM
To: John Cornell
Subject: RE: Inquiry

Good morning John.

Yes, the pre-app meeting would occur prior to your submittal of the CUP and SEPA applications. This is a time for all of the pertinent departments to meet with you to discuss your project prior to submittal and try to pinpoint or discuss some of the issues or concerns of your proposed project. Pre-app meetings are usually held on Wednesdays and scheduled in advance.

Please let me know if you have any other questions.

Sincerely,

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

From: John Cornell [mailto:Johnc@larsonfruit.com]
Sent: Friday, February 15, 2013 4:16 PM
To: Lindsey Ozbolt
Subject: RE: Inquiry

Thank you Lindsey. I'd like to discuss the water situation with Holly before filing our app pkg. You suggested a 'pre' mtg would be useful. Can this happen before a cup/sepa app is filed? Or did I misunderstand that part. Pls advise. cordially, johnc

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Friday, February 15, 2013 9:08 AM
To: John Cornell; Rose Shriner
Cc: Steph Mifflin; Michael Flory
Subject: RE: Inquiry

Hi John.

It is hard to give an estimate on the amount of time it takes to process a conditional use and sepa application because it is dependent on a number of factors. A general estimate is probably 3-6 months. The CUP process requires an open record hearing before the County Hearing Examiner who then will make a written recommendation to the Board of County Commissioners. The Board then holds a closed record hearing to make the decision.

If and when approval is granted on a CUP, the applicant has a total of 5 years to completely develop the uses. Expiration is addressed in our code KCC 17.60A.090. I have included it below for your reference.

17.60A.090 Expiration.

A conditional use permit shall become void five years after approval or such other time period as established by the Board of Adjustment if the use is not completely developed. Said extension shall not exceed a total of ten years and said phases and timelines shall be clearly spelled out in the application. (Ord. 2007-22, 2007)

The Board of Adjustment that is referenced in the code language above has been dissolved and the process now includes the Hearing Examiner and Board of County Commissioners.

Please let me know if you need any further information.

Regards,

Lindsey Ozbolt
Staff Planner

Kittitas County Community Development Services
411 North Ruby St., Suite 2
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Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us

From: John Cornell [mailto:Johnc@larsonfruit.com]
Sent: Wednesday, February 13, 2013 8:26 AM
To: Lindsey Ozbolt; Rose Shriner
Cc: Steph Mifflin; Michael Flory
Subject: RE: Inquiry

Lindsey, thank you for the quick response.

Ballpark – length of time to process conditional use and sepa once county has them? Once approved, how long are the permits good for?

JohnC

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Tuesday, February 12, 2013 2:25 PM
To: Rose Shriner
Cc: Steph Mifflin; Michael Flory; John Cornell
Subject: RE: Inquiry

Hello John.

The property you are inquiring about has a Forest & Range zoning designation. Farm labor structures are considered a conditional use for this zone.

Our zoning code can be found at the following link: <http://www.co.kittitas.wa.us/boc/countycode/title17.aspx>

The specific section is found in KCC 17.56.030.45 and quoted below:

1. Farm labor shelters, provided that:
 - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four per twenty acre parcel;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed;

If this is something you are interested in pursuing you would need to file a conditional use application and sepa checklist (I have attached both of these applications to this email). We encourage that you attend a pre-application meeting with our staff prior to submittal so that the basis of your project can be discussed with the various departments involved in the processing of the application.

The conditional use application will have to go through a public hearing and a closed record hearing to decide on approval or denial.

I would encourage you to speak with Mike Flory in our Building department prior to considering the CUP application to understand if the type of structures you are considering will meet County Building requirements. Mike can be reached at 509-962-7506 and has been Cc'd on this email.

Please do not hesitate to contact me if you have any further questions.

Sincerely,

Lindsey Ozbolt
Staff Planner

Kittitas County Community Development Services
411 North Ruby St., Suite 2
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From: Rose Shriner
Sent: Tuesday, February 12, 2013 12:32 PM
To: Lindsey Ozbolt
Cc: Steph Mifflin; Michael Flory; 'johnc@larsonfruit.com'
Subject: Inquiry

Lindsey- Can you contact John about zoning and then if he has building questions forward it on to Mike?

Hello, my name is John Cornell. I am housing coordinator for Larson Orchards, Inc. of Selah, WA. I am contacting you to research the possibility of locating two new pre built farm worker housing units on our orchard property at 1121 Burbank Creek Rd, off hwy 821 Canyon Highway.

From the parcel search map system, the proposed location at first appeared to reside on parcel #15-19-27000-0005/ parcel # 15-19-27000-0002 . I overlayed the aerial pik and the two maps don't line up, so project may cross over. A surveyor can sort that out.

I perused the zoning code a little and am not sure we are zoned for temporary farm worker housing out there, so I'd like to get that clarified asap. Could you refer me to the appropriate party there to discuss our type of proposal further?

Cordially, John Cornell

John Cornell [Johnc@larsonfruit.com]
EH&S Director
Larson Fruit Company
509-697-7208

Rose Shriner
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