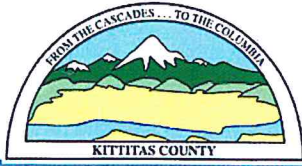


U-13-0007



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

**ZONING CONDITIONAL USE
PERMIT APPLICATION**

(Proposing a use such as a Bed & Breakfast or Campground, per KCC 17.60A)

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

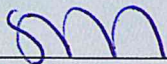
- Site plan of the property with all proposed buildings points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required)
- Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES:

- 1,565.00 Kittitas County Community Development Services (KCCDS)
- 418.00 Kittitas County Department of Public Works
- 329.00 Kittitas County Fire Marshal
- 235.00 Kittitas County Environmental Health

\$2,547.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>9/26/13</u>	RECEIPT # <u>19053</u>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>RECEIVED</p> <p>SEP 26 2013</p> <p>KITTITAS COUNTY CDS</p> <p>DATE STAMP IN BOX</p> </div>

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION



1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Keith Larson, Sec. L0, Inc.
Mailing Address: PO Box 70
City/State/ZIP: Selah, WA 98942
Day Time Phone: 509 697 7208
Email Address: keithl@larsonfruit.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: John Cornelli, project coordinator
Mailing Address: PO Box 70
City/State/ZIP: Selah, WA 98942
Day Time Phone: 509 697 7208
Email Address: johnce@larsonfruit.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 1121 Burbank Creek Road
City/State/ZIP: Yakima, WA 98901

5. **Legal description of property (attach additional sheets as necessary):**

SE 1/4 151927 TRS 15192700-0002

6. **Tax parcel number:** 414233

7. **Property size:** 21 (acres)

8. **Land Use Information:**

**JOINT CONSENT OF SHAREHOLDERS AND DIRECTORS
IN LIEU OF ANNUAL MEETING
OF
LARSON ORCHARDS, INC.**



Pursuant to RCW 23B.07.040, 23B.07.060, 23B.08.210 and 23B.08.230, the undersigned, being all of the shareholders and directors of **LARSON ORCHARDS, INC.**, a Washington corporation (*the "Corporation"*), acting without a meeting, **DO HEREBY UNANIMOUSLY ADOPT AND CONSENT** to the following resolutions and to the taking of the actions therein set forth:

I.

RESOLVED, That as a result of the resignation of Ross H. Larson and Vern K. Larson effective December 30, 2004, the following persons are hereby elected to serve as directors of the Corporation until the next annual meeting of shareholders and until their successors are elected and qualified, to wit:

**KEITH M. LARSON
BARBARA A. WALKENHAUER**

II.

RESOLVED, That the following officers were appointed to serve in their designated capacities until the next annual meeting of directors and until their successors are elected and qualified, to wit:

President	BARBARA A. WALKENHAUER
Vice President	KEITH M. LARSON
Secretary-Treasurer	KEITH M. LARSON

III.

WHEREAS, the Corporation has been operating under the Bylaws that were adopted when the Corporation was formed in 1973, and

WHEREAS, it has been recommended by the Corporation's attorneys that the Bylaws be updated to conform with current law, now, therefore, be it

RESOLVED, That the Bylaws of the Corporation, as amended, be, and they are, hereby vacated, abrogated and repealed, and that there be this day be adopted as the Bylaws of the Corporation the Amended and Restated Bylaws attached hereto as **Exhibit A**.

Zoning: Forest & Range

Comp Plan Land Use Designation: Rural



PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Provision of the zoning code applicable:** 17.60 CU
- 11. **A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):**
 - A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
 - B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or
 - C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

AUTHORIZATION

- 12. 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.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X John M. Corneil

Date:

9/20/13

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

X Kurt M. Larson

Date:

9/24/13



PROJECT DESCRIPTION

PROJECT IS HOUSING FOR TEMPORARY, SEASONAL, FARMWORKERS. (SEE PICTURES OF PREVIOUS PROJECTS WE'VE DONE THAT ARE ATTACHED)

THE SITE OF APPROXIMATELY 2 ACRES SITS ON THE NORTH END OF A 21 AC PARCEL OF FORMER ORCHARD, BORDERED BY BURBANK CREEK TO THE NORTH, AND OUR OTHER EXISTING ORCHARD PROPERTY TO THE SOUTH, EAST, AND WEST, OF APPROXIMATELY 250 ACRES.

THE HOUSING UNITS ON THE SITE WILL LINE UP EAST TO WEST ACROSS THE SITE. ALL UNITS WILL SIT 1,000' OR MORE SOUTH OF THE PRIVATE BURBANK CREEK ROAD AND SOUTH OF THE CREEK HIGH WATER MARK AT LEAST 120 FT. SEE SITE PLAN ATTACHED.

THE PROJECT WILL BE PARTIALLY VISIBLE FROM THE ROAD, OVER TOP OF THE SCRUB TREES/BUSHES ALONG THE CREEK. NEAREST RESIDENCE OF ANY NEIGHBOR IS OVER 1,000 ft AWAY, AND THAT VIEW IS ALSO PARTIALLY BLOCKED BY THE CREEK TREE LINE.

THE EXISTING COMPANY RANCH MANAGERS HOME OVER LOOKS THE NEW PROJECT FROM THE NORTH SIDE OF BURBANK CREEK ROAD. THE HOUSING IS BRAND NEW, LOOKS NICE, AND WILL BE KEPT THAT WAY. LAWN AND WIND BREAK MAY BE ADDED TO KEEP DUST FROM THE ADJACENT EXISTING ORCHARD ROADS AS THE PROJECT PROCEEDS.

WATER AND POWER ARE ON SITE. PERMITS WILL BE OBTAINED FOR THEIR EXTENTION, AND FOR CONSTRUCTION OF ON SITE SEPTIC SYSTEMS MEETING COUNTY AND STATE REGULATIONS.

THE UNITS ARE STATE APPROVED, PRE MANUFACTURED 12 MAN, SELF CONTAINED UNITS. ALL ARE APX 27X52, AND ARE BUILT SPECIFICALLY FOR USE AS THIS TYPE OF HOUSING. THE UNITS WHEELS AND TONGUES ARE REMOVED, AND THEIR PERIMETERS ARE SKIRTED WITH BLOCK FOUNDATION WALLS. COSTRUCTION MEETS STATE/COUNTY BUILDING CODES, AND FEATURE STANDARD RESIDENTIAL STICK FRAME, ENERGY CODE COMPLIANT COSTRUCTION AND APPLIANCES.

THE PROJECT IS SUBJECT TO ANNUAL LICENSING AND BI ANNUAL INSPECTION BY THE STATE. THE CHECKLIST INCLUDES EMPLOYER PROVISION FOR REGULAR GARBAGE SERVICE, PEST CONTROL, AND SAFETY REPAIR AND MAINTENANCE. THE COMPANY ONLY HOUSES ADULT WORKERS, AND IT IS ONLY AVAILABLE DURING THE GROWING/HARVEST SEASON, APPROXIMATELY MAY THROUGH OCTOBER. THE COMPANY ALSO DOES PERIODIC SITE VISITS TO ENSURE COMPLIANCE WITH ALL RELEVANT RULES AND REGULATION.

THE COMPANY ANTICIPATES ONLY INSTALLING 2 UNITS TO BEGIN WITH, DOING THE UNDERGROUND NECESSARY TO SUPPORT THE UNITS BEING INSTALLED. POWER WILL ALL BE SUPPLIED IN THE FIRST PHAZE FROM EXISTING LINES TO UNITS TRANSFORMER. THE WALK WAYS AND PARKING AREA WILL RECEIVE ENOUGH GRAVEL TO KEEP THE DUST AND

LARSON ORCHARDS INC. CONDITIONAL USE APPLICATION TO KITTITAS COUNTY 2013

MUD DOWN. DISTURBED AND NEW SLOPED AREAS AROUND THE UNITS WILL BE SEEDED TO GRASSES TO KEEP DUST DOWN AND MINIMIZE EROSION. LAWN WILL BE ESTABLISHED IN STAGES TO PROVIDE RECREATION AREA, AND PERHAPS SOME BUSH/TREE ETC TO PROVIDE A WIND BREAK, SHADE, OR DUST BARRIER AS IS DETERMINED BY NEED.

CONDITIONAL USE CRITERIA

THE PROPOSED HOUSING IS FOR A LONG ESTABLISHED ORCHARD. THE TRAFFIC GENERATED FROM THE OPERATION IS ALMOST EXCLUSIVELY BETWEEN MARCH AND NOVEMBER. WE ACTUALLY ANTICIPATE TRAFFIC AND THEREFORE NOISE AND DUST AND WEAR AND TEAR ON THE ROAD TO DECLINE FROM PREVIOUS LEVELS ONCE THE UNITS ARE INSTALLED AND IN USE, IN THAT WE WILL NOT HAVE TO TRANSPORT SO MANY IN FROM OTHER RANCHES.

THE ADDITION OF A PROFESSIONALLY DESIGNED AND INSTALLED DRAIN FIELD SYSTEM FOR THE PROJECT, THE COMPANY HOUSING/GROUNDS MAINTENACE, AND CONTRACTED REGULAR GARBAGE PICK UP WILL RESULT IN NO INCREASE TO ANY THREAT TO THE PUBLIC HEALTH BEYOND WHATEVER EXISTS IN THE AREA AT THE PRESENT.

THE STATE REQUIRES WE POST HOUSING RULES REGARDING PROPER BEHAVIOR. THERE IS AN EXISTING RANCH MANAGER, WHO WILL PROVIDE OVERSIGHT. THE COMPANY HAS EXISTING EMPLOYEE POLICIES AGAINST DRUGS, WEAPONS, ETC, WHICH THE WORKERS ARE NOTIFIED OF IN ADVANCE, AND HOW VIOLATIONS WILL BE DISCIPLINED. WE EXPECT TO HAVE THE SAME LEVEL OF PEACE AND SAFETY AS IS PRESENTLY EXPERIENCED BY THE NEIGHBORHOOD.

ESSENTIALLY THERE ARE NO SPECIFIC PUBLIC SERVICES TO BE IMPACTED, OTHER THAN PERHAPS IF A COUNTY SHERIFF OR FIRE CREW WOULD BE CALLED. WE EXPECT NO INCREASE IN EITHER OF THOSE TYPE CALLS TO THE NEIGHBORHOOD AS A RESULT OF THIS PROJECT, AS WE HAVE NOT EXPERIENCED ANY CALLS TO DATE FROM OUR OTHER PROJECTS WHICH HAVE BEEN IN OPERATION FOR UP TO 4 YEARS.

FURTHERMORE, THE PROJECT WILL INCREASE THE TAX BASIS OF THE EXISTING OPERATION, PROVIDING ADDED REVENUE TO THE COUNTY FOR ITS ON GOING PROJECTS ELSEWHERE.

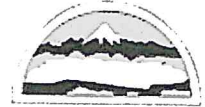
THEREFORE, TAKING ALL THE ABOVE INTO CONSIDERATION, THE PROJECT WILL SATISFY THE CRITERIA SET FORTH BY THE CONDITIONAL USE PERMIT APPLICATION TO:

A. NOT HAVE EITHER A DETRIMENTAL OR AN INJURIOUS EFFECT ON THE PUBLIC HEALTH, PEACE, SAFETY, OR THE EXISTING CHARACTER OF THE ADJOINING PROPERTIES., AND

B. NOT CREATE EXCESSIVE PUBLIC COSTS FOR EITHER FACILITIES OR SERVICES, AS THE

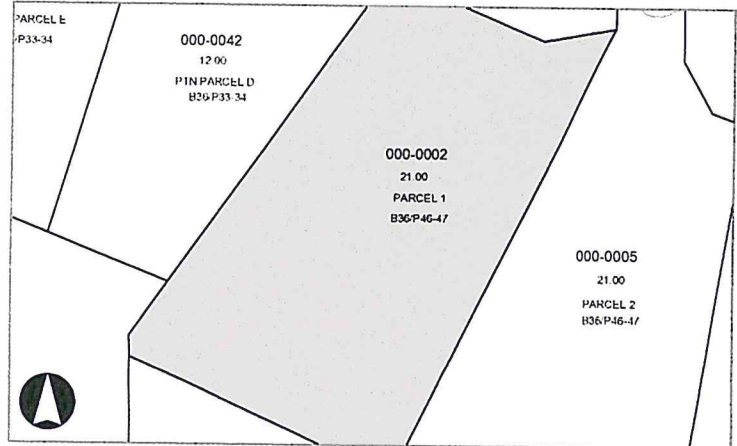
C. ADDED VALUE TO THE TAX ROLES FROM THE COMPANY INVESTMENT, WILL MORE LIKELY THAN NOT PROVIDE SUFFICIENT ECONOMIC BENEFIT TO OFFSET ANY KNOWN OR REASONABLY FORESEEABLE ADDED PUBLIC COSTS OR ENVIRONMENTAL IMPACTS.

Kittitas County Parcel Report Printout



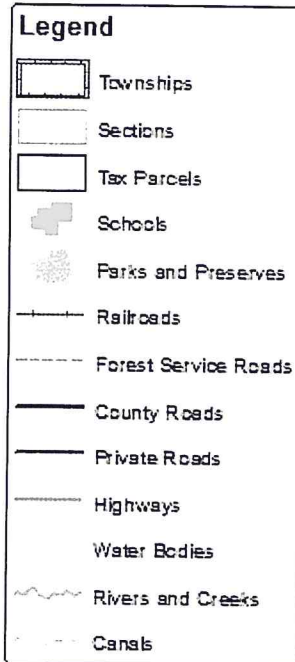
Parcel Info

Parcel # 414233
Map # 15-19-27000-0002
Acres Recorded 21.00000000
Situs Address BURBANK CREEK RD
 ELLENSBURG
Owner Name LARSON ORCHARDS INC
Mailing Address
Address Cont. PO BOX 70
City/State SELAH WA
Zipcode 98942



Critical Areas

Contains > 30% Slope No
DOE G.W. Moratorium No
PHS Site Name MT BALDY BIGHORN SHEEP WINTER RANGE
Roof Hazard HIGH_EXTREEME HAZARD RATING
Roof Class CLASS A
Seismic Category C
Flood Zone
Shore Line
Wetland Code U
FEMA Flood Map 5300950650B
FIRM Zone ZONE C
Coalmine Shaft
Airport Zone
Zone Name Forest & Range
Land Use RURAL
Max Elevation 1574
PG 27
ISO 0.017



Districts

Fire District
Hospital District HOSPITAL DISTRICT 1
Irrigation District
School District Selah School District
Voting District Denmark
Commisioner District 1
Weed District WEED DISTRICT # 9

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