

**KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES**

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

@DS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

RECEIVED

MAY 13 2014

**ZONING CONDITIONAL USE**  
**PERMIT APPLICATION**

KITTTITAS COUNTY  
CDS

*(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:

5/13/14

RECEIPT #

21190

**PAID**

MAY 13 2014

**KITTTITAS CO.**

**CDS**  
DATE STAMP IN BOX

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

FORM LAST REVISED: 1-02-2013

Page 1 of 3

**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: Sean Graham

Mailing Address: 4732 193<sup>rd</sup> PL SE

City/State/ZIP: Issaquah, WA 98027

Day Time Phone: 206-769-7880

Email Address: seanfreightwing@gmail.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: Michael Graham

Mailing Address: 5810 Naneum Rd.

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: 814-769-1278

Email Address: mikefreightwing@gmail.com

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

4. **Street address of property:**

Address: 5810 Naneum Rd.

City/State/ZIP: Ellensburg, WA 98926

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

Hanson Short Plat Amendment 13-00008, Lot 1A, SEC 18, TWP 19, RGE 16  
Map Number 18-19-16051-0001

6. **Tax parcel number:** 104334

7. **Property size:** 10 Acres (acres)

8. **Land Use Information:**

Zoning: AG-20

Comp Plan Land Use Designation: Rural Working

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**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.

The proposed project pertains to farming operations related to the exercise of a Washington State Liquor Control Board (WSLCB) I-502 tier 3 production and processing license. This activity will occur in a secured space of approximately 93,600 sq. ft. with the area of growing canopy permitted by license being 21,000 sq. ft. The secured space will be located on a 10 acre property at 5810 Naneum Rd., Ellensburg, WA.

Water for the farming operations will be drawn from groundwater using an existing permit exempt well. Water needs for the operation are estimated to average of 1,000 gallons per day over the growing season. Water could alternatively be purchased and delivered to the site by truck. There will be no sewage generated from farming operations outside of the restroom requirements of employees on site whose needs will be met from facilities located in the farmhouse or a professionally serviced portable restroom. A septic field is located to the south of the farmhouse.

**10. Provision of the zoning code applicable:** KCC 17-15-060

**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.

The site was specifically chosen to be compliant with Washington State I-502 requirements and consistent with the agricultural focus of the Kittitas County AG-20 zone. The area is predominantly farm land with limited residential development. All efforts are being undertaken to not only maintain the rural character of the area, but to improve and enhance the natural beauty of this country setting.

The operation is strategically placed with a setback of over 350' from the closest public access on Naneum Rd. The secured area is hidden from view by the use of 8' high sight obscure fencing. From the west on Naneum Rd., the line of sight to the secure area is obscured by mature trees, an orchard, farm house, outbuildings and pastures. To the north of the property are open hay fields and the fence in this direction is obscured by mature trees, a barn and hedge rows. To the east of the property are open hay fields, the fence in this direction will be obscured by ornamental vines. To the south of the property are 3 residences, the operation is set back over 100' in this direction and the fence is to be obscured with ornamental vines.

The farming activity conducted on site will be consistent with standard agricultural practices in the area and will also follow the stringent rules applied to marijuana production from the WSLCB and the Washington State Department of Agriculture. Security on site will be a professionally installed system compliant with the rules set forward by the WSLCB. The WSLCB and authorized agents will maintain unrestricted 24/7 access to the secure licensed area to ensure that all compliance measures are being followed. Retail sales of product by I-502 producers

and processors is forbidden and there will be no public signage publicizing the business conducted on the farm.

The processing activity conducted on the site will primarily be the harvesting and trimming of marijuana flowers and will be compliant with the rules set forward by the WSLCB.

- 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.

The operation will not create any detrimental economic impacts to the county and will in fact make a substantial contribution to the local economy. Annual revenue from the activity would be expected to be over 1 million dollars with much of this revenue coming back into the local economy. Local fencing, security and electric contractors are to be utilized and many of the materials required for operation are to be sourced from local vendors. New opportunities for employment will be created in the county with a fair living wage. Access to the site will be off Naneum Rd., and no road improvements will be necessary for the limited traffic (average of 10 vehicles per day) coming and going from the site. There are adequate provisions for parking on site and drainage, refuse disposal, and water/sewer requirements are already in place and will be no different than that required from any typical farm operation with the exception of marijuana plant waste which will be disposed of in accordance with WSLCB regulations.

There are no particular fire concerns as a result of the project and access to police protection should not present unreasonable difficulty. The site is located 8.9 miles from the Kittitas County Sheriff Public Safety Building at 307 W Umptanum RD, Ellensburg WA 98926. This proximity to the Sheriff's operation base provides for a fast response time in the event of an emergency while still being far enough removed from the more residential areas of the county.

The proposed use should not be detrimental to real estate values in the area. It is possible that a small minority of people opposed to the marijuana issue could be reluctant to locate near an I-502 production operation, but it is just as likely that new workers benefiting from this employment would be eager to locate as close as possible to these locations.

This business will provide employment for approximately 6 full time positions and 8 seasonal positions. The benefits provided to the families of those employed will make a substantial positive difference in their lives and will also contribute to the economy of Kittitas County.

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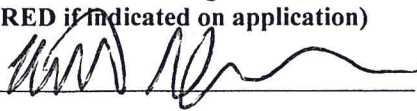
AUTHORIZATION

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: Date:

(REQUIRED if indicated on application)

X  May 13, 2014

Signature of Land Owner of Record Date: May 13, 2014

(Required for application submittal):

X 

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