

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):

Em

DATE:

10-29-14

RECEIPT #

06-14-0005



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: Mary Gonzalez
Mailing Address: 1006 Emerson Rd
City/State/ZIP: Ellensburg Wa 98926
Day Time Phone: 509 899 6251
Email Address: medna52@yahoo.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: TJ McDonald
Mailing Address: 1006 Emerson Rd
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 360 241 4303
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Zack Dekker
Mailing Address: 1006 Emerson Rd
City/State/ZIP: _____
Day Time Phone: 509 949 2002
Email Address: _____

4. Street address of property:

Address: 1006 Emerson Rd
City/State/ZIP: Ellensburg, WA, 98926

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

ACRES 15.03, Erdman Short Plat 04-02, Lot 2, Sec. 27, TWP 17, RGE 19

6. Tax parcel number: 17-19-27053-0002 / 196660

7. Property size: 15.03 (acres)

8. Land Use Information:

Zoning: Comm. Ag

Comp Plan Land Use Designation: _____

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:** 17.15.050-1
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)

Date:

X Mary Longley

10/28/14

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

Date:

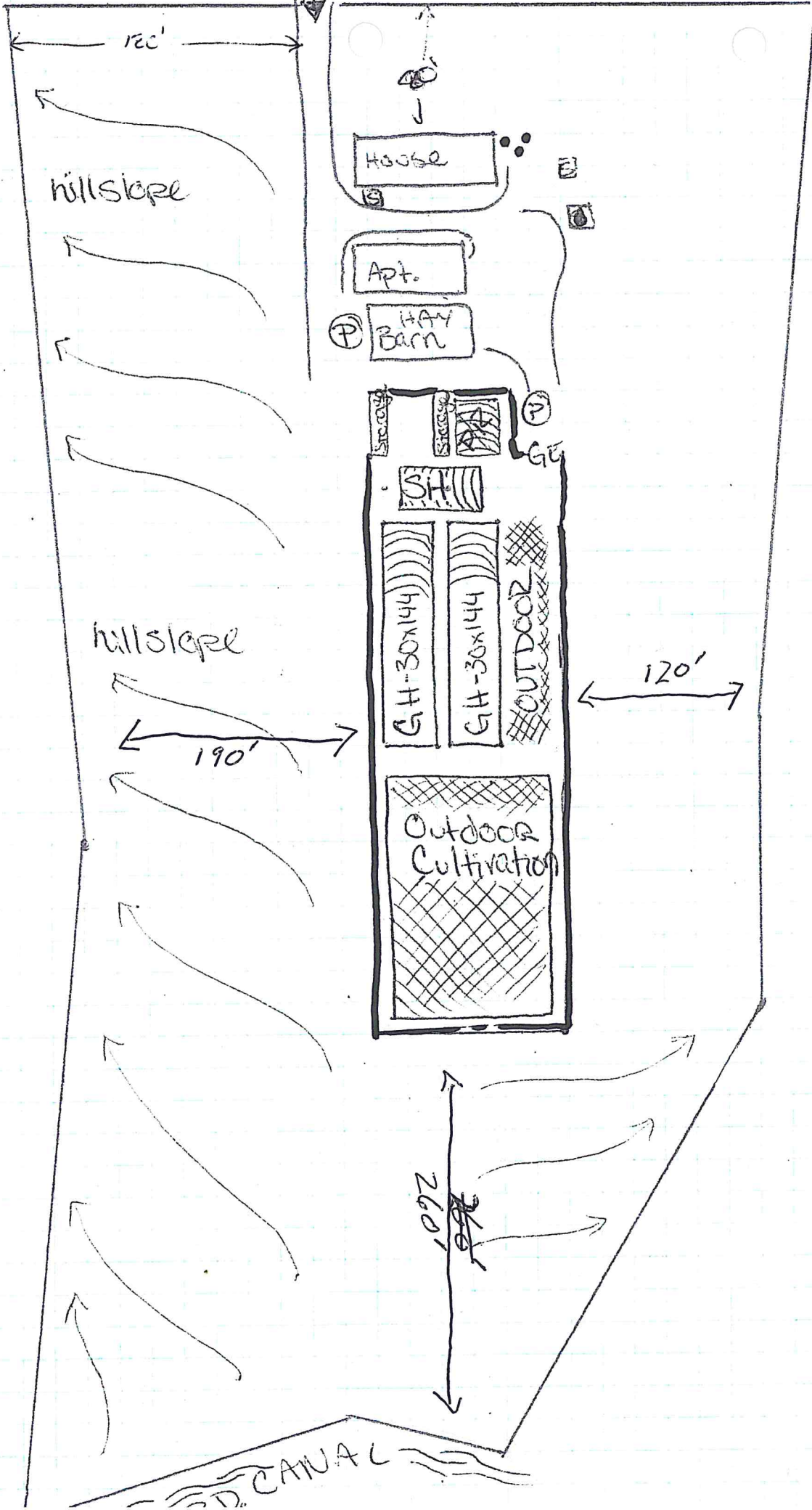
X Tom Carl

10/28/14

ROA

PHASE 1

wetlands



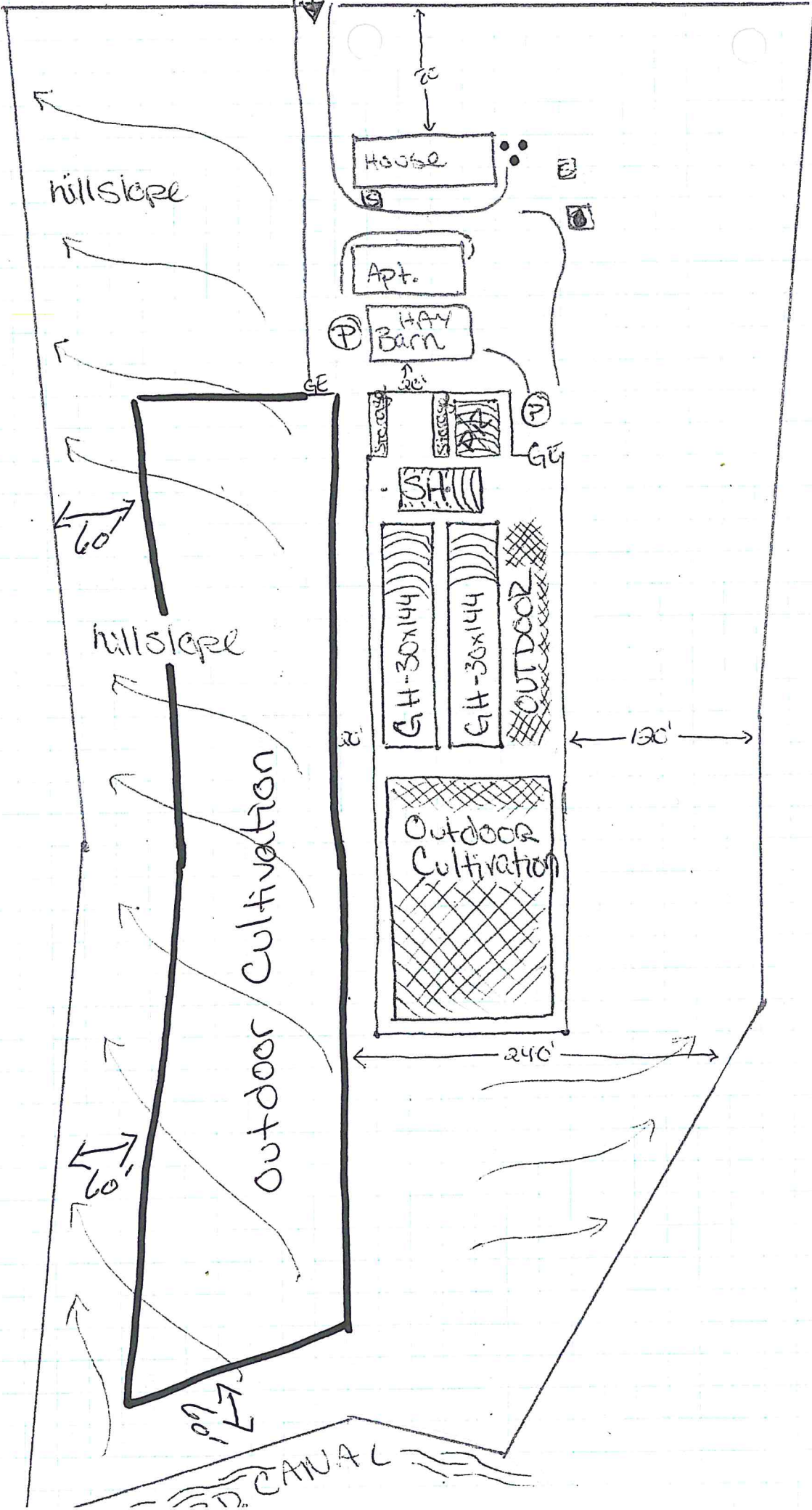
□ ≈ 20'

KEY

- Ⓟ - Parking
- PA - Point of Access
- - Pump house
- S/H - Staging House
- Ⓢ - Shed
- PR - Processing Room
- GE - gate entrance
- - septic drain.

PHASE 2

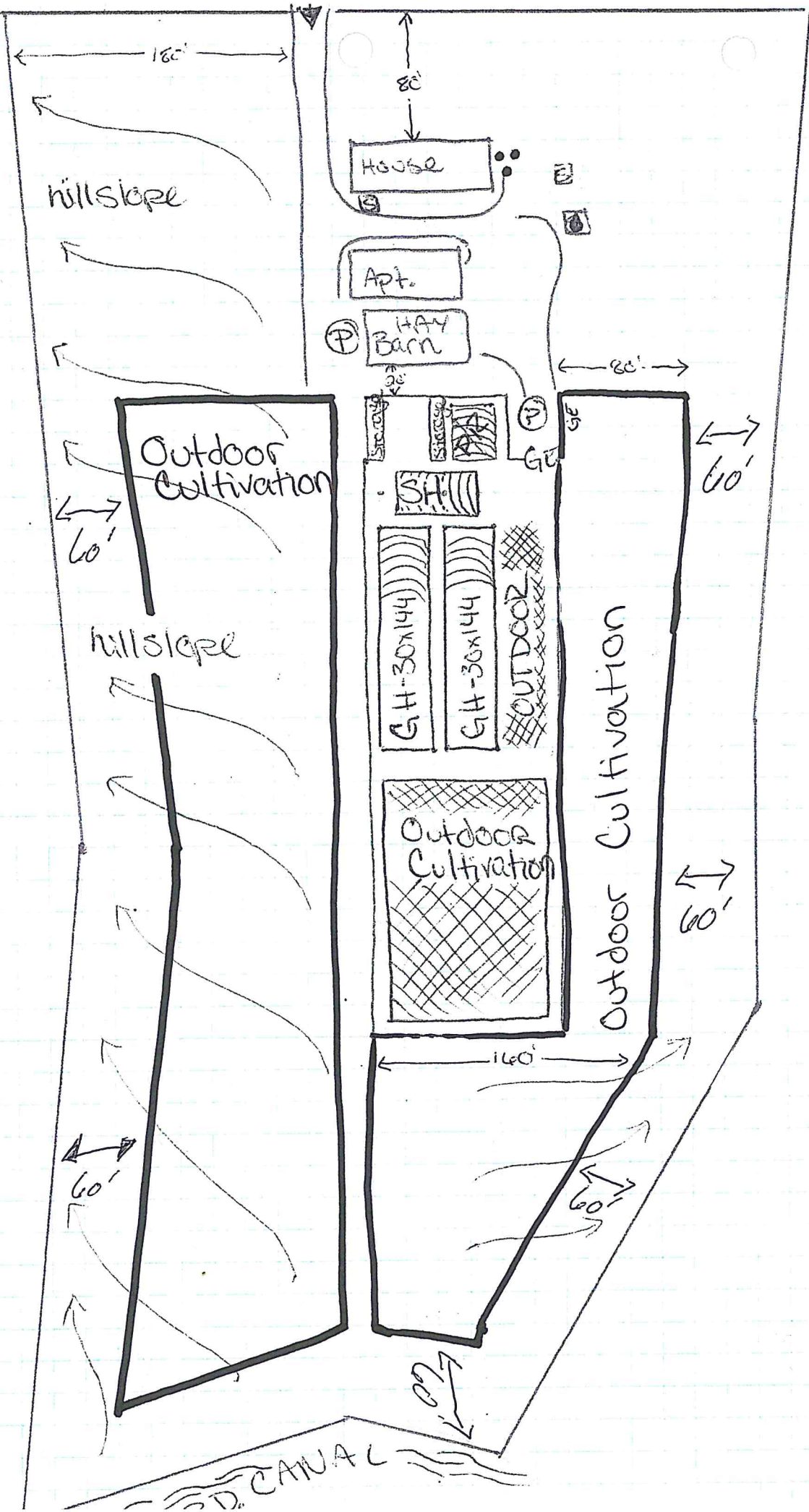
wetlands



- KEY
- Ⓟ - Parking
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 - S/H - Staging House
 - ☒ - Shed
 - PR - Processing Room
 - GE - gate entrance
 - - Septic drain.

PHASE 3

wetlands



- KEY
- Ⓟ - Parking
 - PA - Point of Access
 - ⦿ - Pump house
 - S/H - Staging House
 - ▣ - Shed
 - P/R - Processing Room
 - GE - gate entrance
 - - septic drain.

#9

Please include at minimum the following information in your description: describe your project size, location, water supply, sewage disposal and all qualitative feature of the proposal; include every element of the proposal in the description.

Our project will grow in phases, to begin less than 1 acre of land will be use for production. In the next 5 years we intend on growing our operation to a full size of about 7 acres of production. Our Processing side will stay very minimal, basic packaging and such, in a year or so when revenue allows, all processing will be performed at other processing sites. Our location is Zoned Commercial Agricultural and is located at 1006 Emerson Rd Ellensburg, WA. All of our water supply will be purchased from local vendors, until KRD water is cleaner and use becomes acceptable. We are currently ready to store and control at least 5,000 gallons; as more is required we will add more storage capacity if needed. Sewage disposal will be very natural, we will use controlled burning and composting. Standard trash services are already in place for non-organic waste. Our growing style is similar and traditional to hay farming, cutting several crops annually, using semi-arid climate and simple clean watering systems.

11

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.

This proposed use is essential and desirable to the public by producing clean, sun-grown cannabis; this product is tracked, taxed, and legally sold to adults in Washington State, which will help eliminate the black market and focus State police resources on dangerous drug trafficking and other serious crimes. Our farm is totally enclosed by an 8' solid metal fence. This is required by state law, but our specific fence, was designed with public health, peace, and safety in mind. We built with green barn metal to match existing buildings, solid material to block all visual distractions, and sturdy enough to safely contain our operation. We comply with all regulated signage, access control limitations, and tracking of our product; the tax dollars our farm contributes will support State determined social and educational programs that benefit our communities.

B. The Proposed use at the propose location will not be unreasonably detrimental to the economics welfare of the county and that is will not create excessive public cost for facilities and services finding that it will be adequately serviced by existing facilities such as highways, roads, police, and fire protection, irrigation and drainage structures, refuse disposal, water and sewage, and schools; or 2) that the applicant shall provide such facilities.

Our operation is on a 15 acre lot, although only 10 acres is required; our farm is also zoned commercial agriculture when other lesser zoning is available. We waited for our county commissioners to decide this issue to choose our location. This allowed our farm to be fully compliant with Kittitas County zoning ordinances and to be in a commercial setting. The advantage are not limited to:

- 1) Our facility will require no extra building or public costs to open or operate;
- 2) Our power demands will remain low and no new service is needed;
- 3) Our operation may seem large in size, but our mission is to keep labor low and operate like a traditional farm; and
- 4) If more facilities are needed we will provide for expansion.

C. Demonstrate that the proposed use will be sufficient economic benefit to offset additional public costs or economic detriment.

Above all our operation will not raise the public costs in any meaningful way, but we will add significant economic benefits. First, we will not provide hundreds of jobs, but will provide specialized training to create highly efficient and highly paying jobs. Second, the product we produce will be taxed higher than any other crop in our valley, our farm alone will create hundreds of thousands in tax dollars. Finally, the hundreds of thousands of dollars that my business spends for day-to-day operations is currently spent locally and we will continue to use local businesses. We love our valley and plan to invest significantly, now and in the future.