

CU-15-00003

ZONING CONDITIONAL AND ADMINISTRATIVE CONDITIONAL USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 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 showing lot area, proposed buildings, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
- Project Narrative responding to Questions 9-11 on the following pages.

APPROVAL REQUESTED

Conditional Use

Administrative Conditional Use

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 Fees due for this application when SEPA is not required (One check made payable to KCCDS)

\$3,107.00 Fees due for this application when SEPA is required (SEPA fee: \$560.00)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

mm

DATE:

9/1/15

RECEIPT #

24895

RECEIVED

SEP 01 2015

KITTTAS COUNTY
CDS

DATE STAMP IN BOX

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: Nanon Wheatley
Mailing Address: PO Box 102
City/State/ZIP: Thorp, Wa 98946
Day Time Phone: 509-964-2520
Email Address: nwheat@fairpoint.net

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

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: 9201 N. Thorp Hwy
City/State/ZIP: Thorp, Wa 98946

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

6. Tax parcel number: 583233

7. Property size: 5 Acres (acres)

8. Land Use Information:

Zoning: Ag 20 Comp Plan Land Use Designation: Rural

9. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A Group B Individual Shared Cistern Other: _____

PROJECT NARRATIVE

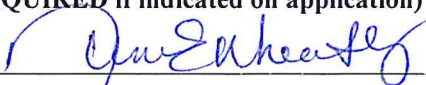
Include responses as an attachment to this application

- 10. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 11. **Provision of the zoning code applicable:** 17.08.255A, 17.08.032, 17.08.034A 17.15.060, 17.15.06C
- 12. **A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 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:
 - i. 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
 - ii. The applicant shall provide such facilities; or
 - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
 - C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.
 - D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
 - E. The proposed use will ensure compatibility with existing neighboring land uses.
 - F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
 - G. For conditional uses outside of Urban Growth Areas, the proposed use:
 - i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
 - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long term viability of designated resource lands.

AUTHORIZATION

- 13. 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 

Date:
8-27-15

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

Date:



10. Narrative Project Description:

The proposed business will be an enhanced agricultural facility with farm visits that sells local products. It will be located on five acres at 9201 N Thorp Hwy. The building is serviced by a class A well and has its own septic system. The building is approximately 3300 square feet.

It will serve fresh sandwiches and burgers made from product grown on site and/or locally. It will also have a small area to sell bulk goods and local specialty items. Local wine and beer will be available both in bottles and on tap.

On Friday and Saturday the business will be open late as a tasting room or beer lounge for local wines and beers.

It will grow produce including, but not limited to, rhubarb, raspberries, strawberries, lettuce, tomatoes, cucumbers and carrots etc. to supplement supply from other local farmers.

Seating will be available within a converted hay barn that highlights our agricultural setting and Kittitas County's rural character. There will be seating for 30 people. Based on past experiences we expect to serve a maximum of 50 meals total per day. In the past, we served a maximum of 30 meals per day.

The business will also provide educational opportunities to local residents of Thorp and Kittitas Valley through a variety of classes. Proposed classes include dutch oven cooking, soap making, and gardening in the on site farm. There will also be the possibility of interacting with on site animals, including goats, chickens, etc. Visitor will also be able to pick fruits and vegetables directly from the garden.

The business will provide employment opportunities to the residents of Kittitas Valley in many forms. Up to 6 employees will be able to work in the kitchen, baking goods from scratch with quality Northwest grains and local produce. Most, if not all, foods will be made entirely from scratch.

Events hosted at the business will provide community building. Events will include educational seminars listed above, ice cream socials and even pumpkin carving with pumpkins grown right next door. It is our goal to provide at least one event quarterly and no more than 8 annually.

Agricultural Processing Facility

On the same lot of land we are proposing a small agricultural processing business in one of the outlying buildings. The building is approximately 2500 square feet and serviced by the same class A well with a septic system.

The business will receive products from around the Northwest and repackage them to be sold to businesses all over the United States. As the bulk beans, peas, lentils, potatoes, spices, grains etc. are reassembled they will be made into easy to make at home dinners, spice blends, baking mixes and more.

At our current facility we produce 5,800 cases of product each year, about 111 cases per week. This larger facility would allow us to increase our capacity.

The business currently employs 2 full time and 3 part time employees. As we increase in size our employment would also increase and we would be able to offer more jobs to local residents.

Traffic to and from this facility is minimal because the business processes base agricultural products and sells to stores instead of directly to the consumer. This diminishes traffic to only a few employees, daily freight pickups from FedEx or UPS box vans and the occasional delivery of bulk products.

11. The following are the applicable parts of the zoning code; Kittitas County Code Sections 17.08.255A Farm Visit; 17.08.032 Agricultural Processing; 17.08.034A Agricultural sales-enhanced; KCC Section 17.15.060 Farm Visit as an Administrative Conditional Use which is provisioned for in KCC chapter 17.15.060 Farm Visit with enhanced agricultural sales.

12 A. The proposed use is both essential and desirable to the community of Thorp. We have approached all the neighbors within 500 feet of the land and they are not only okay with the project but excited. Thorp has been without a store or community meeting spot for 8 years and we are ready for a new one. A meeting point is essential to the health of small rural communities such as Thorp. The new businesses will not only provide jobs and economic stimulation to a rural community but they will provide a location in which community bonds can be strengthened. The proposed businesses will also be beneficial to the area and its farmers by offering a new avenue in which to sell their products and get them to the consumer.

12 B. The proposed project will not place any excessive costs on the community of Thorp or on Kittitas County. It is already serviced with a road, located within the district 1 fire department, easily accessible for garbage pick up, serviced by phone lines and electrical. Costs for changes to comply with county health and building codes will be incurred by the landowners, not the public.

12 C. "KCC Title 17 Zoning - The proposed use as outlined in the application narrative is consistent with the provisions of Kittitas County Code Title 17.08.255A Farm Visit as an Administrative Conditional Use which is provisioned for in KCC chapter 17.15.060 Farm Visit with enhanced agricultural sales."

KCC Title 8 Health, Welfare, and Sanitation

The businesses will receive annual inspections by the WSDA and the County Health inspectors to make sure the businesses are meeting sufficient safety and health standards including handling of food and disposing of wastes. There will also be no smoking within the buildings.

KCC Chapter 9.45 Noise

The proposed uses will not be a nuisance or make noises that will unreasonably disturb the peace of our neighbors.

KCC Title 10 Vehicles and Traffic & KCC Title 12 Roads and Bridges

Parking for guests and customers will be provided onsite; county property and/or right of way will not be utilized in any way.

KCC Title 13 Water and Sewers

We have been working with the Kittitas County Public health to ensure we follow all county

and state regulation regarding septic system size, location and design as well as water testing and treatment.

KCC Title 14 Buildings and Construction

No new building will take place on the property but there will be remodel in both of the large buildings on the property. The remodel will be done and overseen by licensed contractors who are familiar with the building code. Any changes to the property will fall within the code.

KCC Title 15A Permit Application Process

As the applicant we have made ourselves familiar with the KCCP, the applicable code and the permit process we will be required to go through

KCC Title 17 Zoning

We have made ourselves very familiar with the zoning code for Ag20 and we believe that the proposed uses are consistent with the goals and uses of Ag20. Our uses hold true to the rural character of the county and preserve the land for historically rural and farm uses.

KCC Title 20 Fire and Life Safety

We have been in contact with the Kittitas County Fire Marshalls. We will follow all code including marking exit doors and installing sprinkler systems if needed.

12 D. Impacts on the environment or the land will be minimal since the buildings are already there. The economic stimulation in Thorp will offset any of the small-scale impacts that may be incurred by having more traffic to and from the business.

12 E. The proposed businesses are compatible with the neighboring land uses. Both farmers and residents in neighboring areas will not be negatively influenced by the proposed plans. Residents will be benefited by increasing their options for fresh local products and prepared foods. Farmers will also be benefited by increasing their avenues to bring their products to the public. The business will also engage in small scale farming itself to supplement local products used in its kitchen. Neither business would be positively impacted by limiting the ability to farm for itself or its neighbors. The agricultural processing facility is small scale and has very little foot traffic since the business sells mainly to other stores. Therefore, the processing will not interfere with its neighbors.

12 F.

Ag 20 zoning is meant to preserve fertile farmland for future generations. The proposed business is located in a rural county and zoned as Ag 20. The business will fit into the restrictions placed on the land with said zoning. The business will grow crops to prepare and sell to its customers. It will also repackage crops from other farmers in order to make ready to make dinners. It is in the best interest of the business to use the land available to grow crops and food stuffs.

12 G. i. The businesses are consistent with the Kittitas County comprehensive plan for a number of reasons. Rural working lands are supposed to encourage “commercial and industrial uses compatible with rural environment” (KCCP 2-16). The proposed businesses both encourage economic growth and work within the rural character of the Kittitas County

The KCCP seek to preserve the rural character of the valley and enhance the community. Both businesses will preserve the rural character of the town and add to of Thorp. The businesses will keep land open for a traditional rural life style and rural based activities (KCCP 8-2) by

preserving the acreage for larger scale farming and by participating in small scale farming to supplement crops bought from other local farmers.

The Kittitas County Comprehensive Plan states that a purpose of rural lands is to provide rural economic opportunity (KCCP 8-6). Both businesses provide jobs and economic opportunity in Thorp, a small unincorporated community dominated by farms and farmers. Both businesses are built on the ideals of wholesome meals made from fresh unprocessed products.

The Comprehensive plan states, “A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service and industrial uses.” (GPO 8.8)

According to GPO 8.16, planning will give preference to uses that are related to agriculture. Both businesses support agriculture by buying from local farmers and by growing crops for the kitchen and prepared foods.

ii. The businesses at 9201 N Thorp Hwy will not hurt the rural character of the valley or the town of Thorp. By using a building that is already standing and remodeled from an old hay barn we are keeping space open and preserving the visual and natural landscape. Both businesses create opportunities for rural based economic growth while keeping space for Thorp’s rural lifestyle to persist.

iii. The businesses require only rural government services. Thorp will not need to be included in any urban government because of these businesses.

iv. By working in buildings that are already in place and using the open land for growing food stuffs and crops, the businesses in Thorp will not compromise long term viability of resource lands. They will, in fact, preserve the land in order to continue to reap gains off the land.



KITTITAS COUNTY
WASHINGTON



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Marsha Weyand
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

- Assessor
- Treasurer
- Appraisal
- MapSifter

Parcel

Parcel#: 583233 **Owner Name:** STROSCHER, ANTOINETTE
DOR Code: 83 - Resource - Agriculture Current Use **Address1:**
Situs: 9201 N THORP HWY THORP **Address2:** 210 N SAMPSON ST
Map Number: 18-17-11040-0023 **City, State:** ELLENSBURG WA
Status: **Zip:** 98926-3429
Description: ACRES 5.00, CD. 7257; PTN SE1/4 (PARCEL 1, B32/P186-187); LESS 8.70 CM R/W; SEC 11, TWP 18, RGE 17
Comment:

2015 Market Value		2015 Taxable Value		2015 Assessment Data	
Land:	\$80,000	Land:	\$44,560	District:	11 - COR SD400 F01 H01 C1 CO COF ST
Improvements:	\$161,840	Improvements:	\$161,840	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$241,840	Total	\$206,400	Total Acres:	5.00000

Ownership

Owner's Name	Ownership %
STROSCHER, ANTOINETTE	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
06/13/06	2006-1419	1	2006-1419	CHAMBERLIN, SHERRY A	STROSCHER, ANTOINETTE	\$0
03/01/98	5378	9	5378	DYK, MELVIN L. ETUX &	CHAMBERLIN, SHERRY A	\$315,000
04/01/92	3392800	8	3392800	LEAVITT ETUX, M. DALE	DYK, MELVIN L. ETUX &	\$101,000

Building Permits

Permit No.	Date	Description	Amount
99-10074	10/18/1999	100%-REMODEL 5000 SF	\$250,783.00
99-07015	7/7/1999	100%-RESOB MOVE BLDG	\$0.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2015	STROSCHER, ANTOINETTE	\$80,000	\$161,840	\$0	\$241,840	\$0	\$206,400
2014	STROSCHER, ANTOINETTE	\$90,000	\$155,240	\$0	\$245,240	\$0	\$203,240
2013	STROSCHER, ANTOINETTE	\$90,000	\$155,240	\$0	\$245,240	\$0	\$203,240
2012	STROSCHER, ANTOINETTE	\$90,000	\$155,240	\$0	\$245,240	\$0	\$203,240
2011	STROSCHER, ANTOINETTE	\$90,000	\$155,240	\$0	\$245,240	\$0	\$203,240

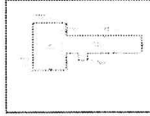
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Parcel Comments

No Comments Available

Property Images

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