



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

STAFF REPORT

Wheatley Conditional Use Permit (CU-15-00003)

TO: Kittitas County Hearing Examiner
FROM: Kittitas County Community Development Services Staff
RE: Wheatley Zoning Conditional Use Permit (CU-15-00003)
DATE: February 4, 2016 (Hearing Date)

I. GENERAL INFORMATION

Requested Action: Ninon Wheatley, applicant, submitted a request to operate an enhanced agricultural facility with farm visits that sells local products, food, wine/beer tasting, and educational classes. Additionally an agricultural processing facility is proposed where Northwest products are repackaged into spice blends, baking mixes, make at home dinners, etc. and sold to businesses. The operation is located on a 5 acre parcel which is zoned Agriculture 20 and has a Land Use Designation of Rural Working.

Location: The proposal is located approximately 1250 feet north of the Thorp I-90 interchange at 9201 N. Thorp Hwy, in a portion of Section 11, T18N, R17E, WM, in Kittitas County, Assessor's map number 18-17-11040-0023.

II. SITE INFORMATION

Total Property Size: 5 acres
Number of Lots: 1; no new lots are being proposed
Domestic Water: existing Group A system
Sewage Disposal: individual septic
Power/Electricity: Puget Sound Energy
Fire Protection: Fire District 1 - Thorp
Irrigation District: West Side Irrigation

Site Characteristics:

North: private properties and agricultural uses
South: private properties, agricultural uses, and Interstate 90
East: private properties and agricultural uses
West: private properties and agricultural uses

Access: The site is accessed off of Thorp Hwy.

Zoning and Development Standards: The subject property is located within the Agriculture 20 zone and allows for the proposed farm visits with enhanced agriculture as an administrative conditional use. There is also a desire to hold community events and seminars on-site not to exceed eight (8) events per year which also requires an administrative conditional use permit. Additionally, there is a request for an agricultural processing facility which requires a conditional use. Since multiple uses are proposed for the site, the review has been consolidated under the full conditional use permit process. The proposed uses are consistent with KCC 17.15.060.1 (A) Agriculture, agriculture processing, farm visit with enhanced agriculture, and small-scale event facility.

III. ADMINISTRATIVE REVIEW

Notice of Application: A zoning conditional use permit and SEPA checklist were submitted to Community Development Services on September 1, 2015 and were deemed incomplete on September 25, 2015. Additional information was received from the applicant on September 28, 2015. On October 2, 2015 the application packet was deemed complete. The affidavit of site posting in accordance with KCC 15A.03.110 was received by CDS on October 2, 2015. The Notice of Application was issued on October 16, 2015. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on November 2, 2015.

IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the subject property as Rural Working. Kittitas County has established the following goals and policies to guide activities within the Rural lands. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

GPO 2.2 Protect, preserve, maintain, and enhance the County's natural resource industry base, natural environment, and rural character, including but not limited to timber, agriculture, mineral, water and energy resources. The County shall avoid land use conflicts with its resource industry by applying low residential densities to lands adjacent to resource lands.

GPO 8.1 Rural lands are characterized by a lower level of services; mixed residential, agricultural and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities.

GPO 8.8 A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses.

GPO 8.13 Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

GPO 8.16 Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

GPO 8.22 Provisions shall be made for roadside stands, framers' markets, "U-pick," and customer share cropping operations.

GPO 10.2 Support the retention and expansion of existing local businesses/industries and recruitment of new business/industries in order to maintain a strong job and wage base.

GPO 10.4 Encourage economic growth while protecting the rural character of the County.

V. ENVIRONMENTAL REVIEW

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Determination of Non-Significance (DNS) was issued on January 13, 2016. The appeal period ended on January 28, 2016 at 5:00 p.m. No appeals were filed.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review

this proposal. All comments have been included in the index file transmitted to the Hearing Examiner.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, this proposal is located within the Rural Working Land Use designation and the following Comprehensive Plan GPOs apply to this proposal: GPO 2.2, 8.1, 8.8, 8.13, 8.16, 8.22, 10.2 and 10.4. It is clear, based on these GPOs, Kittitas County values its rural character, agricultural activities, private property rights, and economic growth that supports the rural nature of the area. As conditioned, this project is consistent with the County's Comprehensive Plan.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

As conditioned, this project is consistent with the provisions of KCC Title 12. The applicant will be required to meet Washington State Department of Transportation Design Manual Exhibits 1340-1 and 1340-2 for construction of a driveway for commercial standards. A transportation concurrency determination was made that no mitigation is required for this project. (Index #18 & 19).

Consistency with the provisions of KCC Title 13, Water and Sewers:

As conditioned, this project is consistent with the provisions of KCC Title 13. The applicant is required to meet KC Environmental Health and WA Department of Health requirements for the existing Group A water system and septic system (Index #1, 16, & 32).

Consistency with the provisions of KCC Title 14, Buildings and Construction:

As conditioned, this project is consistent with the provisions of KCC Title 14. The applicant is working with Kittitas County Community Development Services – Building division regarding necessary remodel and change of use permits for the existing structures on the premises (Index #17).

Consistency with the provision of KCC Title 17.29, Agriculture 20 zoning:

This proposal is consistent with the Kittitas County Zoning Code 17.29. Specifically this project's proposed use is Agriculture: agriculture processing, farm visits with enhanced agriculture sales, and small-scale event facility per KCC 17.15.060.1 (A) Agriculture. The agriculture processing activity requires a zoning conditional use and the farm visit activity with enhanced agriculture sales and small-scale event facility requires an administrative conditional use permit. Since this project is being proposed and processed holistically, the entire project is being considered through the full zoning conditional use permit process.

Consistency with the provisions of KCC Title 17.60A, Conditional Uses:

This proposal, as conditioned, is consistent with the Kittitas County Zoning Code for Conditional Uses KCC Title 17.60A. The proposed conditional use will be adequately served by rural levels of service. The proposed conditional use will be adequately served by rural levels of service. The following is the criteria and responses for recommending approval of a conditional use permit per KCC 17.60A.015 review criteria:

1. *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.*

Applicant Response:

"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.”

Staff Response:

Staff agrees with the applicant’s response. The proposed uses are rural in nature, with agriculture being at the center of the proposal. Additionally, the proposed site will not be further disturbed by the proposed activity since it used to be a Montessori school. As conditioned, this proposal will not be detrimental or injurious to the public health, peace, safety or character of the surrounding neighborhood.

2. *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*
 - A. *The proposed use 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*
 - B. *The applicant shall provide such facilities; or*
 - C. *The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.*

Applicant Response:

“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.”

Staff Response:

Staff agrees with the applicant’s response. This proposal is located within Fire District 1 – Thorp, is accessed off of Thorp Hwy with easy access to I-90, and is utilizing existing structures, water system, and septic system that were in existence when the site housed a Montessori school. Additionally, this activity will not generate additional demand on the school district, since it is not proposing additional residences, or additional use on the surrounding roads as a Transportation Concurrency determined that mitigation was not necessary for the proposed amount of vehicular trips to and from the site. As conditioned, this proposal will not be detrimental to the economic welfare of the county and will not create excessive public cost for facilities and services.

3. *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.*

Applicant Response:

“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 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 regulations regarding septic system size, location and design as well as water testing and treatment.

KCC Title 14 Building 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 Marshals. We will follow all code including marking exit doors and installing sprinkler systems if needed.”

Staff Response:

As described in other sections of this staff report, this proposal complies and is compatible with the Kittitas County Comprehensive Plan and Kittitas County codes. Additionally, the farm visit aspect of this proposal includes, but is not limited to, the growing of fruit & vegetables, the possibility of visitors being able to pick some of the fruits & vegetables grown on-site, and interaction with on-site animals like goats & chickens.

4. *The proposed use will mitigate material impacts of the development, whether environmental or otherwise.*

Applicant Response:

“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.”

Staff Response:

Staff agrees that the proposed use of the property will not require any mitigation because it will be no more intense than the previous use as a school. Additionally, no new buildings or paving will take place other than updating the access to Thorp Hwy per KC Public Works and WSDOT requirements. Additionally, KC Public Works determined that there will not be a significant impact to the County roads serving this proposal and that no mitigation is required.

5. *The proposed use will ensure compatibility with existing neighboring land uses.*

Applicant Response:

“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.”

Staff Response:

Agriculture processing, farm visits providing enhanced agricultural sales, and a small-scale event facility limited to a maximum of eight (8) events per year for community gatherings and educational seminars are uses compatible with the Rural Working character in this area. The proposal is only approximately 1250 feet way from the Thorp I-90 Interchange, there is also a Fruit and Antique Mall and gas station located near the interchange. Additionally, this proposal is in an area where agriculture and mineral lands is the dominate land use with little residential development. The proposal is compatible with the existing neighboring land uses.

6. *The proposed use is consistent with the intent and character of the zoning district in which it is located.*

Applicant Response:

“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.”

Staff Response:

Staff agrees with the applicant’s response. As discussed in other sections of this staff report, the proposed use is consistent with the Agriculture 20 zoning designation.

7. *For conditional uses outside of Urban Growth Areas, the proposed use:*

- A. *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;*

Applicant Response:

“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.”

Staff Response:

Staff agrees with the applicant’s response. As discussed in other sections of this staff report, the proposed use is consistent with the goals, policies, and objectives of the Kittitas County Comprehensive Plan.

B. Preserves “rural character” as defined in the Growth Management Act (RCW 36.70A.030(15));

Applicant Response:

“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.”

Staff Response:

Staff agrees with the applicant’s response. The applicant is proposing to run agriculture based businesses that are consistent with rural character, use existing buildings that are compatible with the rural character of the area, and is consistent with our comprehensive plan and zoning regulations as described in other sections of this staff report.

C. Requires only rural government services; and

Applicant Response:

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

Staff Response:

Staff does not anticipate an increased need for any rural government services.

D. Does not compromise the long term viability of designated resource lands.

Applicant Response:

“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.”

Staff Response:

Staff agrees with the applicant’s response. The subject property is designated as rural working lands and not as resource lands. Regardless, the proposal is compatible with the existing character of the area and meets the rural element of Kittitas County’s Comprehensive Plan and zoning regulations, thereby not compromising the long term viability of designated resource lands.

Consistency with the provisions of KCC Title 17A, Critical Areas:

This proposal is consistent with the provisions of KCC Title 17A, Critical Areas. Staff conducted an administrative critical area review in accordance with KCC 17A and found that this proposal is located within the buffer of Elwin Gibson’s Mineral Resource Land designation (Index #6). Staff has determined that this proposed activity will not have a negative impact on the Mineral Resource Land designation that is separated from this

proposal by Thorp Highway. The Mineral Resource Lands designation of the property to the east of the proposed project puts neighbors on notice that resource activities, including but not limited to, noise and dust are to be expected in the area and that it should not be considered a nuisance to the neighbors. This is similar to the “right to farm” notification. No other critical areas were found to be on site.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

This project is consistent with the provisions of KCC Title 20. The applicant is working with Kittitas County Fire Marshal’s office regarding necessary fire safety requirements for the remodel and change of use permits for the existing structures on the premises (Index #1). Fire and life safety requirements will be addressed during the building permit process.

Agency Comments:

The following agencies provided comments during the comment period: WA Department of Health, KC Community Development Services – Building, KC Public Works, and WA Department of Ecology. Additionally, comments were provided during a pre-application meeting with Kittitas County staff, which was held on May 27, 2015. These comments have been considered and included as conditions of approval to address these agency concerns. Late comments were received from the WA Department of Health and KC Environmental Health Department. All comments received are included in the Index file.

Public Comments:

One (1) public comment was submitted for this proposal at the time of staff review and was considered. This comment is attached to the staff report as part of the Index file.

IX. RECOMMENDATION

As conditioned below, staff finds that the application is not detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 13, Title 14, Title 17.29, Title 17.60A, Title 17A, & Title 20 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Wheatley Zoning Conditional Use Permit subject to the following findings of fact, conclusions and conditions:

Staff Findings of Fact

1. Ninon Wheatley, applicant, submitted a request to operate an enhanced agricultural facility with farm visits that sells local products, food, wine/beer tasting, and educational classes. Additionally an agricultural processing facility is proposed where Northwest products are repackaged into spice blends, baking mixes, make at home dinners, etc. and sold to businesses. The operation is located on a 5 acre parcel which is zoned Agriculture 20 and has a Land Use Designation of Rural Working.
2. The proposal is located approximately 1250 feet north of the Thorp I-90 interchange at 9201 N. Thorp Hwy, in a portion of Section 11, T18N, R17E, WM, in Kittitas County, Assessor’s map number 18-17-11040-0023.
3. Site Information:

Total Property Size:	5 acres
Number of Lots:	1; no new lots are being proposed
Domestic Water:	existing Group A system
Sewage Disposal:	individual septic
Power/Electricity:	Puget Sound Energy
Fire Protection:	Fire District 1 - Thorp
Irrigation District:	West Side Irrigation

4. Site Characteristics:
 - North: private properties and agricultural uses
 - South: private properties, agricultural uses, and Interstate 90
 - East: private properties and agricultural uses
 - West: private properties and agricultural uses
5. The Comprehensive Plan designation is “Rural Working.”
6. The subject property is zoned “Agriculture 20,” which allows for the proposed agriculture processing, farm visits with enhanced agriculture, and small-scale event facility uses as a conditional use.
7. A zoning conditional use permit and SEPA checklist were submitted to Community Development Services on September 1, 2015 and were deemed incomplete on September 25, 2015. Additional information was received from the applicant on September 28, 2015. On October 2, 2015 the application packet was deemed complete. The affidavit of site posting in accordance with KCC 15A.03.110 was received by CDS on October 2, 2015. The Notice of Application was issued on October 16, 2015. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on November 2, 2015.
8. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Determination of Non-Significance (DNS) was issued on January 13, 2016. The appeal period ended on January 28, 2016 at 5:00 p.m. No appeals were filed.
9. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan.
10. This proposal is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.
11. This proposal is consistent with the provisions of KCC Title 13, Water and Sewers as conditioned.
12. This proposal is consistent with the provisions of KCC Title 14, Buildings and Construction as conditioned.
13. This proposal is consistent with the provisions of KCC Title 17.29, Agriculture 20 zoning.
14. This proposal is consistent with the provisions of KCC Title 17.60A, Conditional Uses and meets the criteria of KCC 17.60A.015 (1-7), as conditioned.
15. This proposal is consistent with the provisions of KCC Title 17A, Critical Areas. Staff conducted an administrative critical area review in accordance with KCC 17A and found that this proposal is located within the buffer of Elwin Gibson’s Mineral Resource Land designation (Index #6). Staff has determined that this proposed activity will not have a negative impact on the Mineral Resource Land designation that is separated from this proposal by Thorp Highway. The Mineral Resource Lands designation of the property to the east of the proposed project puts neighbors on notice that resource activities, including but not limited to, noise and dust are to be expected in the area and that it should not be considered a nuisance to the neighbors. This is similar to the “right to farm” notification. No other critical areas were found to be on site.
16. This proposal is consistent with the provisions of KCC Title 20, Fire and Life Safety.
17. The following agencies provided comments during the comment period: WA Department of Health, KC

Community Development Services – Building, KC Public Works, and WA Department of Ecology. Additionally, comments were provided during a pre-application meeting with Kittitas County staff, which was held on May 27, 2015. These comments have been considered and included as conditions of approval to address these agency concerns. Late comments were received from the WA Department of Health and KC Environmental Health Department.

18. One (1) public comment was submitted for this proposal at the time of staff review and was considered.

Staff Conclusions:

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 12 Roads & Bridges, Title 13 Water and Sewers, Title 14 Building and Construction, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.

Recommended Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated September 1, 2015 and subsequent information included in the complete file index except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. All development, design and construction shall comply with Kittitas County Code and the most current version of the International Fire & Building Codes.
4. All remodel and change of use for the structures will require permitting approvals through CDS prior to issuance of the final conditional use permit.
5. The driveway must be constructed to commercial standards, as shown in the WSDOT Design Manual Exhibits 1340-1 and 1340-2. Please contact Kelly Bacon at 509-962-7523 to discuss the requirements and the existing paved apron. A Kittitas County Access Permit is required prior to driveway construction.
6. Contact WA Department of Ecology at 509-457-7126 to determine if an air quality permit is required for the agricultural processing facility. Documentation of permit approval or exemption shall be submitted to Kittitas County CDS prior to issuance of the final conditional use permit.
7. The public water system serving this proposal shall be converted from a Group A-NTNC system to a Group A-TNC prior to issuance of the final conditional use permit.
8. Enhanced agricultural sales activities can only occur on days when farm visit activities are also available to the public.
9. Any and all enhanced agricultural sales activities must end by 10 pm daily.

10. No more than eight (8) small-scale events, limited to community gatherings and educational seminars are allowed per calendar year.
11. All small-scale events must end by 10 pm.
12. The maximum number of attendees allowed at small-scale events shall not exceed the maximum allowed occupancy of the structure used for enhanced agricultural sales. Occupancy of this structure will be determined during the building permit process.
13. Any signage to advertise the activities on-site will be required to obtain a land use permit and meet KCC 17.70 prior to placement. Depending on the specifications of the signage a building permit may also be necessary.