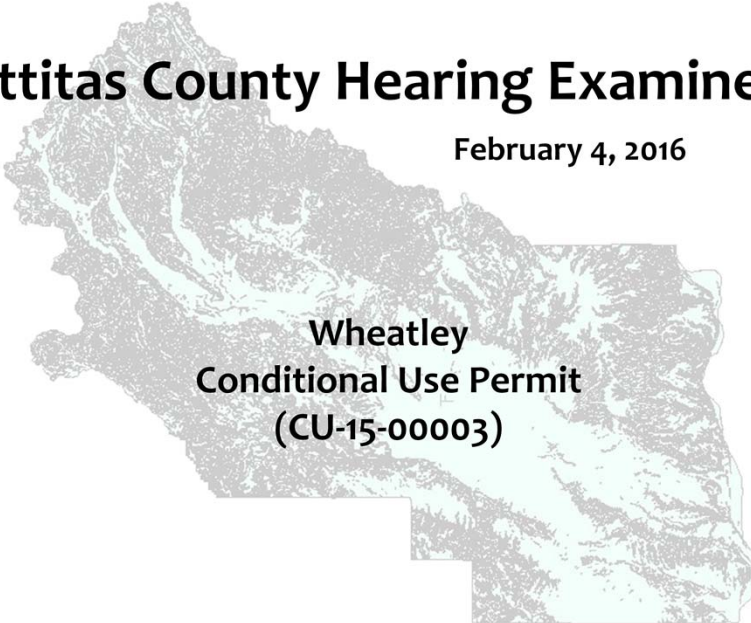


# Kittitas County Hearing Examiner

February 4, 2016

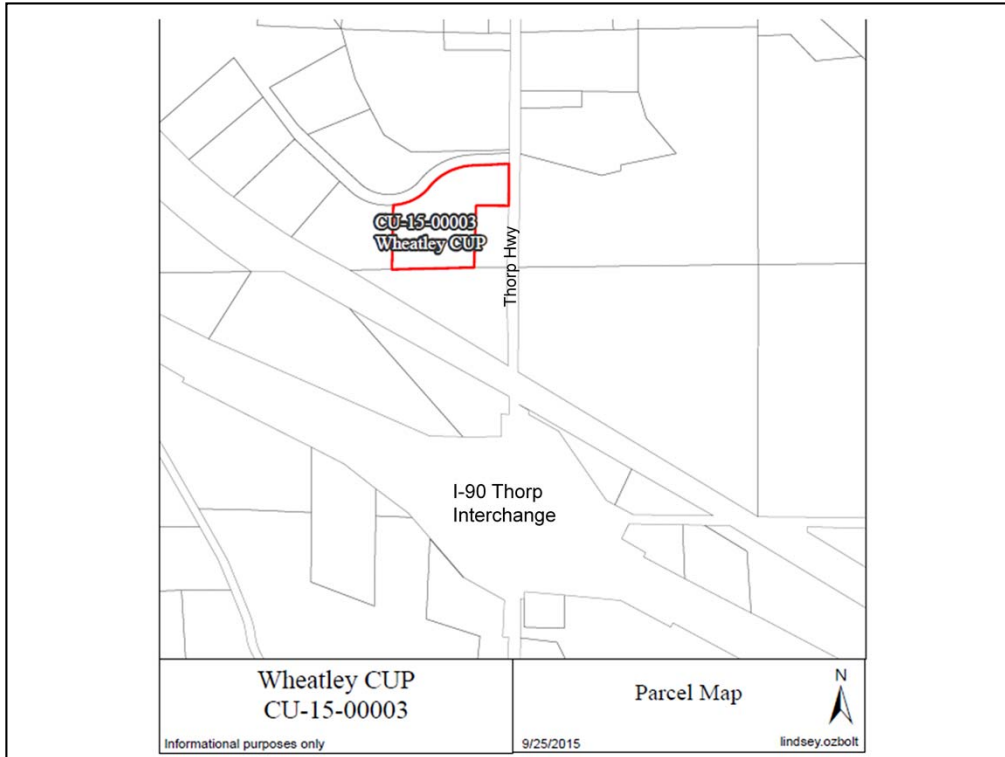


**Wheatley  
Conditional Use Permit  
(CU-15-00003)**

Good Evening Mr. Hearing Examiner

For the record .....

You have before you tonight for consideration the Wheatley Conditional Use Permit



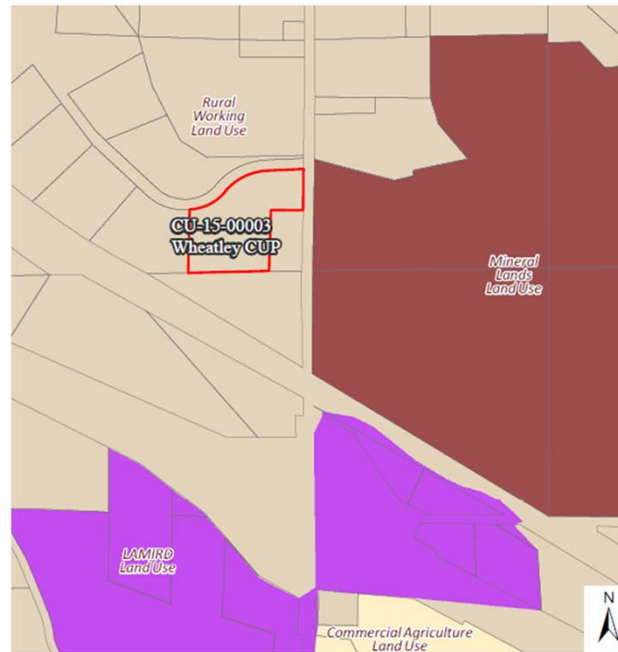
Subject property is located approximately 1250 feet north of the Thorp I-90 interchange and is accessed off of Thorp Hwy.

## Overview of Proposal

- Project acreage: 5 acres
- Number of lots: 1; no new lots are being proposed
- Existing Group A water system and individual septic system
- Land Use: Rural
- Zoning: Agriculture 20

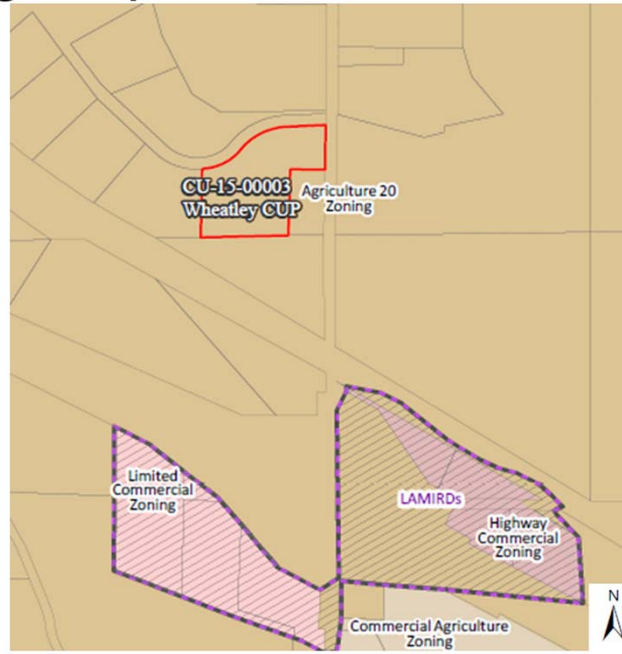
Ninon Wheatley is the applicant and Toni Stroscher is the landowner for this proposal.

# Land Use Map



Land use: Rural

# Zoning Map



Zoning: Agriculture 20

## Project Description

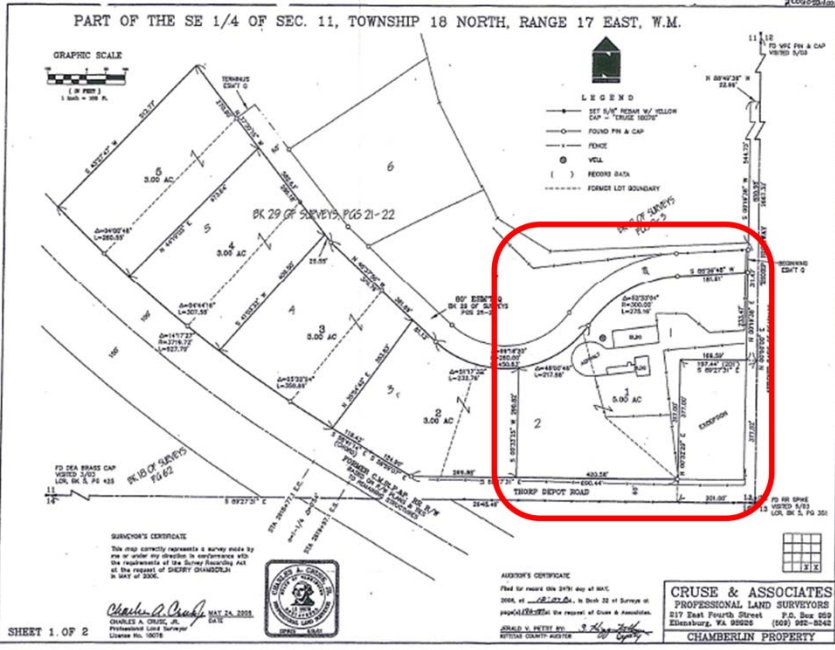
- Farm visits
  - Growing of fruits & vegetables on-site, potential for visitors to pick fruits & vegetables, & interaction with on-site animals like goats & chickens
- Enhanced agricultural facility (allowed with farm visits)
  - Sell local products, food, wine/beer tasting, & educational classes.
- Small-scale events, max 8 per year
  - Limited to community events and seminars
- Agriculture processing
  - Northwest products are repackaged into spice blends, baking mixes, make at home dinners, etc. & sold to other businesses.

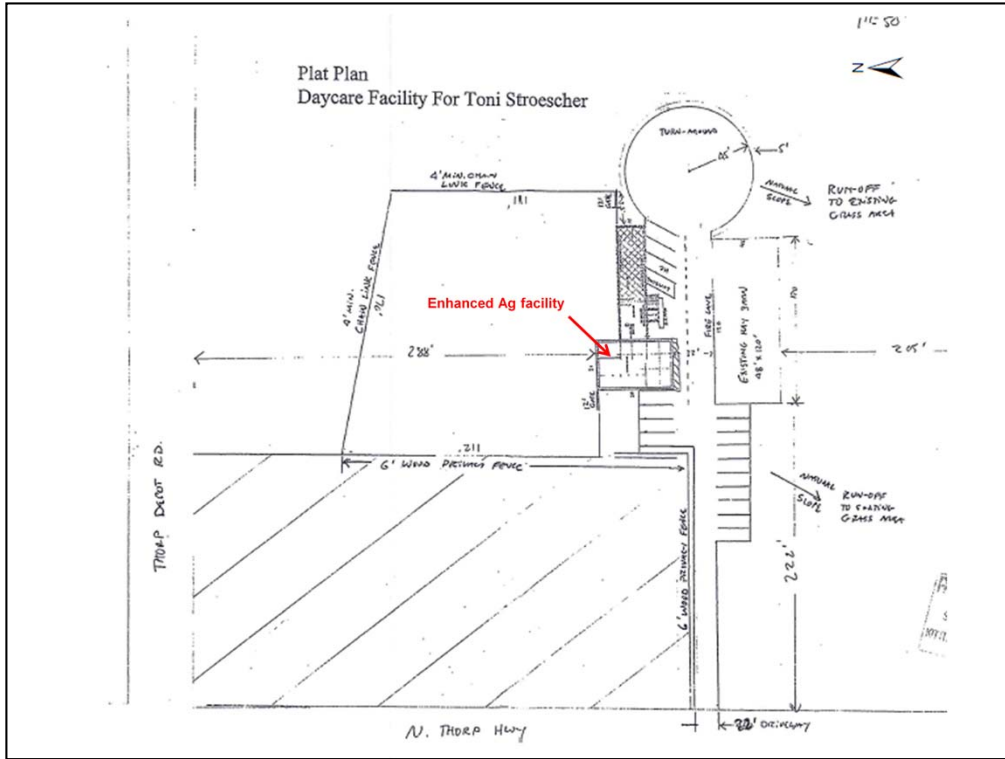
Project narrative can be found in file index #3 and uses described in various sections of the staff report.

There are numerous proposed conditions of approval to support these uses such as:

- 1.) Enhanced agricultural sales activities can only occur on days when farm visit activities are also available to the public.
- 2.) Any and all enhanced agricultural sales activities must end by 10 pm daily.
- 3.) No more than eight (8) small-scale events, limited to community gatherings and educational seminars are allowed per calendar year.
- 4.) All small-scale events must end by 10 pm.
- 5.) 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.

# Site Plan







## Access

- This proposal is accessed from Thorp Hwy approx. 1,250 feet North of the Thorp I-90 interchange.
- Determination of Concurrency: No impact
  - Made by Public Works on Oct. 16, 2015
- Public Works is requiring:
  - The driveway be constructed to commercial standards, as shown in the WSDOT Design Manual Exhibits 1340-1 and 1340-2
  - Kittitas County Access Permit prior to driveway construction.

PW transportation concurrency application found in Index #3

PW comment memo and transportation concurrency determination found in Index #18 & 19

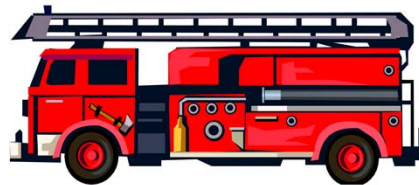
This is listed as proposed condition of approval #5. You can find this in the staff report on page 10.



**Thorp School District**



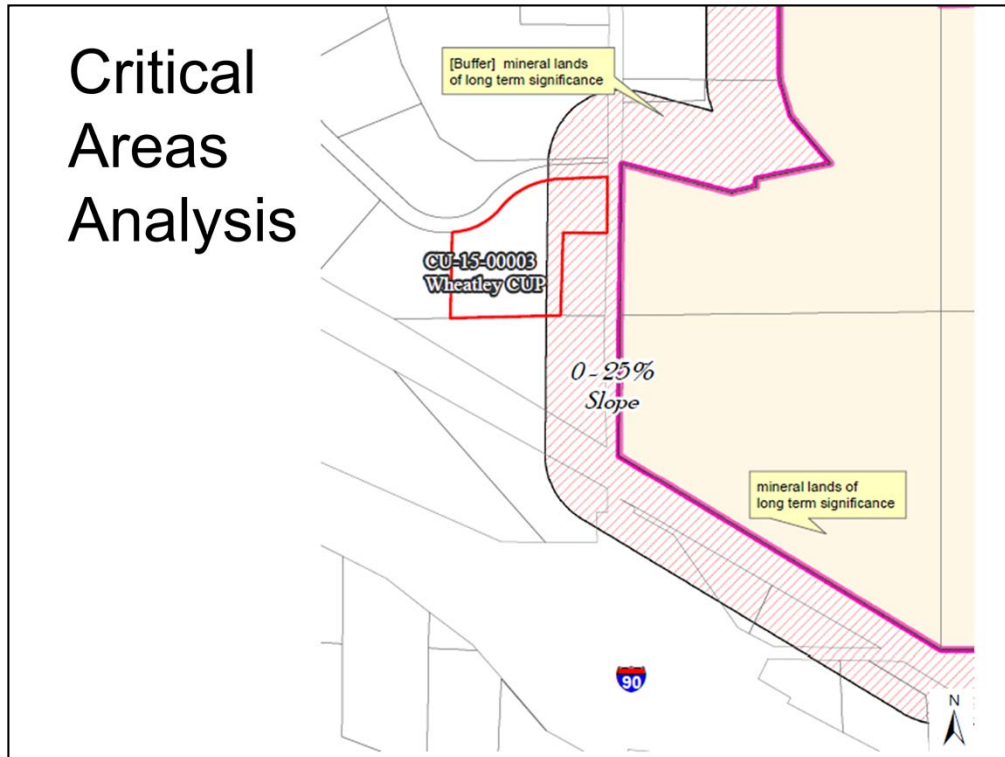
**Fire District 1 – Rural Thorp**



The property is located within the Thorp School District and within Fire District 1 – Rural Thorp.

Both were noticed. No comments were received.

# Critical Areas Analysis



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.

## Notices

- Application was submitted: Sept. 1, 2015
- Notice of Application: Oct. 16, 2015
  - Comment Period ended: Nov. 2, 2015
    - Comments were received from: WA DOH, KC Building, KC DPW, & WA DOE. Other comments were provided during the Pre-App meeting on May 27, 2015.
    - Late comments were received from WA DOH & KC Env. Health.
  - SEPA DNS was issued on Jan. 13, 2016
    - Appeal period ended on Jan. 28, 2016 at 5:00 pm. No appeals were filed.

Pre-application materials can be found in File Index #1

# Project Analysis

- Consistent with:
  - Comprehensive Plan
  - KCC 12 Roads and Bridges, as conditioned
  - KCC 13 Water and Sewers, as conditioned
  - KCC 14 Buildings and Construction, as conditioned
  - KCC 17.29 Ag-20, as conditioned
    - Per KCC 17.15.060.1 (A) Agriculture – agriculture processing, farm visits with enhanced ag sales, and small-scale event facility.
  - KCC 17.60A Conditional Uses.
  - KCC 17A Critical Areas
  - KCC 20 Fire and Life Safety

Staff recommends approval of the Wheatley Conditional Use Permit as conditioned.

Specific responses as to how the application meets the Conditional Use 17.60A criteria is outlined in the staff report beginning on pg. 3.