



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Friday, October 16, 2015 (publish on Saturday, October 17, 2015)  
**Application Received:** Tuesday, September 1, 2015  
**Application Complete:** Friday, October 2, 2015

**Project File Number (s):** CU-15-00003  
**Project Name:** Wheatley Zoning Conditional Use Permit  
**Applicant/Agent:** Ninon Wheatley, applicant

**Location:** 1 parcel (5 acres), 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, bearing Assessor's map number 18-17-11040-0023.

**Proposal:** Ninon Wheatley has submitted a conditional use permit application to operate in the Agricultural 20 zone an enhanced agricultural facility with farm visits that sells local products, food, wine/beer tasting, and educational classes. Additionally an agriculture processing facility is proposed where Northwest products are repackaged into spice blends, baking mixes, make at home dinners, etc. and sold to businesses. The proposed uses are allowed with a conditional use permit in the Agriculture 20 zone per KCC 17.15.060.1.A – agriculture processing, small-scale event, u-pick, and farm visit with enhanced agriculture sales.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits> Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Monday, November 2, 2015. Any person has the right to comment on the application and request a copy of the decision once made.

**Environmental Review (SEPA):** The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

**Required Permits:** Conditional Use Permit, Building Permit (s) & others as deemed necessary.

**Required Studies:** None at this time.

**Designated Permit Coordinator (staff contact):** Lindsey Ozbolt, Planner II: (509) 962-7637; email at [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)