

**Seasonal Housing to be located at 4900 Manastash Road**  
**Conditional Use Permit Supporting Documentation: Project Narrative**

**10. Narrative Project Description**

Westdale LLC (Owner) seeks a Conditional Use Permit to allow the construction of four manufactured homes for the sole purpose of housing seasonal farm workers.

The 4 manufactured homes will be clustered together and accessed off Victory Lane Driveway

The water system will be a shared well.

Each home will have a septic system.

Each home will have an assigned parking area.



**11. Provision of the Code: 17.15.050.2**

**12. Criteria**

**A. The proposed use is essential and desirable:**

\*Seasonal farm labor is essential to agriculture business and providing housing for the laborers is a long-standing practice. These homes seek to be humane, community-centered, code compliant, clean, well kept, and safe for these visiting workers.

\*It is desirable as it eases the burden of temporary housing on the community (especially this community which has a low-income housing shortage.)

\*It is economically desirable as it will allow the locally owned business of Orrion Farms to be more efficient, more profitable and more successful and thereby serve the community in greater ways.

**B. The proposed use will not be detrimental to the community's economic welfare:**

\*Four homes in this area, used on a seasonal basis will not overtax the existing community resources such as fire, schools, and police. Additionally, they will not overtax the local traffic as all four homes will be accessed through the same driveway and the driveway will be located off Victory Lane (existing) rather than Manastash Road. Furthermore, the project eliminates the daily commute of these workers during the labor season.

\*The owners plan to install sufficient power, water and septic systems to serve the four homes.

**C. The proposed use complies with the criteria listed in Code 17.15.050.2**

- a. *Owners to attest that the pre-manufactured homes will be used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;*
- b. *Owners will complete all necessary documentation to obtain building permits and attest that the project will conform with all applicable building and health regulations;*
- c. *The codes says the number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area; the project seeks to have 4 shelters on 31 acres*
- d. *The shelters are owned and maintained by the owner or operator of an agricultural operation (Westdale LLC dba Orrion Farms), which clearly demonstrates the need for farm laborers;*
- e. *Should the parent agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.*

**D. The proposed use will mitigate the material impact of the construction where able:**

Minimize haul distances, reduce vehicle idling time, use manufactured homes to lessen the construction timeline, use best practices to minimize soil erosion.

**E. The proposed use of farm housing is compatible with neighboring land:**

Consistent with other housing and farm buildings to the North and South on Victory Lane as well as to the North of Manstash Rd.

**F. The proposed use is consistent with the intent of the AG-20 zone which is:**

*to preserve farming and rural lifestyles (providing farm workers housing is a long tradition in the ranching community and can be critical to a well-functioning agriculture business)*

*and to preserve the farm land. (By locating the homes together, cottage housing style, the majority of the acreage is left alone.)*

**G. The proposed use is located outside the UGA and is consistent with the County Comprehensive plan and preserves Rural Character in the following ways:**

\* in that the open spaces and natural visual landscape remains the predominate characteristic;

\*it extends opportunities for rural lifestyle and rural economies;

\* compatible with fish/wildlife habitat by being located over 200 ft from the stream as req'd;

\* by clustering the homes it prevents sprawl;

\* allows workers to live and work in a rural area, closer to their daily jobs thus eliminating daily vehicle commuting

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**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:** 17.15.050.2

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):**

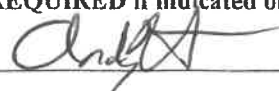
- A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
- B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare 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(16\*\*));
  - iii. Requires only rural government services; and
  - iv. Does not compromise the long term viability of designated resource lands.

*\*\*PLEASE NOTE THAT RCW 36.70A.030(16) IS THE CORRECT CITATION IT IS INCORRECTLY CITED IN KCC 17.60A.015.7(B). THIS WILL BE CORRECTED DURING THE 2019 ANNUAL DOCKET PROCESS.*

**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:  
6-4-2020

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

Date:  
\_\_\_\_\_