

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships -- Building Communities"

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 17.60A)

A preapplication conference is REQUIRED per KCC 15A.03.020 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

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, 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 9-12 on the following pages.

APPLICATION FEES

\$3,160.00 Kittitas County Community Development Services (KCCDS)

\$1,140.00 Kittitas County Department of Public Works

\$329.00 Kittitas County Fire Marshal

\$510.00 Kittitas County Environmental Health

\$5,139.00 Fees due for this application when SEPA is not required (One check made payable to KCCDS)

\$6,499.00 Fees due for this application when SEPA is required (SEPA fee: \$1,360.00)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):	DATE:	RECEIPT #	DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

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: Westdale LLC
Mailing Address: 280 Orrion Rd.
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: _____
Email Address: _____

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: Andy Uribe
Mailing Address: 280 Orrion Rd.
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-999-~~000~~ 7186
Email Address: andy@orrionfarms.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Jennifer Andrews, A:A Architects
Mailing Address: Po Box 199
City/State/ZIP: Koslyn, WA 98941
Day Time Phone: 425-445-2941
Email Address: jen@andrewsandrews.com

4. Street address of property:

Address: 4900 Manastash Rd.
City/State/ZIP: Ellensburg, WA 98926

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

CD. 9268-2; SEC 19, TWP 17, RGE 19; PTN NW 1/4 LPTN PARCEL C B23/
P47-49)

6. Tax parcel number: 12701

7. Property size: 31.73 (acres)

8. Land Use Information:

Zoning: AG-20 Comp Plan Land Use Designation: rural working

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:** 17.15.050.2
- 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)**

Date:

X _____

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

Date:

X _____

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

From: [Jeremy Johnston](#)
To: "Andy"
Subject: RE: Your application CU-20-00001 Westdale LLC has been Deemed Complete
Date: Tuesday, July 14, 2020 10:22:13 AM
Attachments: [image003.png](#)

Hi Andy,

Perfect, thank you for the clarification.

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is closed to the public until further notice. At this time I am working remotely and will do my best to respond to you as promptly as possible.

From: Andy <andy@orrionfarms.com>
Sent: Tuesday, July 14, 2020 8:27 AM
To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Subject: RE: Your application CU-20-00001 Westdale LLC has been Deemed Complete

Good morning Jeremy,

We ramp up the number of temporary workers at the Ellensburg location from April to August. The amount of farm labor needed* during this time of year can change month to month.

From September to March most of the temporary laborers leave for the Winter, with many of them moving to the Scottsdale location.

Andy Uribe

Property Manager

Andy@orrionfarms.com

509-899-7186



Sent from [Mail](#) for Windows 10

From: [Jeremy Johnston](#)

Sent: Monday, July 13, 2020 4:16 PM

To: [Andy](#)

Subject: RE: Your application CU-20-00001 Westdale LLC has been Deemed Complete

Hi Andy,

I plan to notice your application this week and begin the comment period. I did want to clarify something before I initiate the comment period. Your application does not appear to specify the general seasons in which these structures will be occupied by workers. I had a neighbor come by our office inquiring what "seasonal" implies as it relates to horses. If you can clarify this, it would be very helpful. Thank you.

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



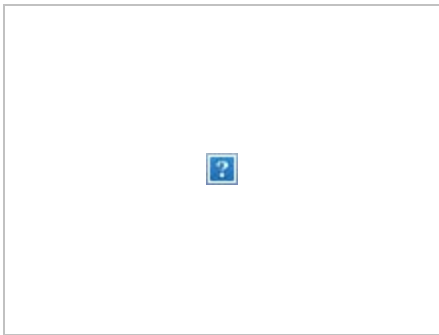
"Building Partnerships-Building Communities"

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From: Andy <andy@orrionfarms.com>
Sent: Wednesday, July 8, 2020 1:59 PM
To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>; Jennifer Andrews <jen@andrewsandrews.com>
Subject: RE: Your application CU-20-00001 Westdale LLC has been Deemed Complete

Attached is the signed affidavit and the picture of the posting.

Andy Uribe
Property Manager
Andy@orrionfarms.com
509-899-7186



Sent from [Mail](#) for Windows 10

From: [Jeremy Johnston](#)
Sent: Wednesday, July 1, 2020 7:54 AM
To: [Andy](#); [Jennifer Andrews](#)
Subject: Your application CU-20-00001 Westdale LLC has been Deemed Complete

Good Morning,

Kittitas County CDS has found your application to be complete. Attached is the deemed complete letter outlining the next steps in the process. A Land Use Posting Sign has been prepared and is ready for pickup. I have also attached an affidavit of posting memo along with a map with specific instructions for the posting site. I will also include these documents with the sign upon pickup. Once the sign is posted please sign the affidavit of posting and return it to our office along with a picture of the sign in place (you can also send these items to my email address if it is more convenient). Please note the sign must remain secured and in place until the end of any appeal period following a determination for your application. Let me know if you have any questions.

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

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The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.
message id: 38eb45916c6dcbdac24bb8719d004a14



Virus-free. www.avast.com

RECEIVED
JUN 04 2020
Kittitas Co. CDS

PROJECT NARRATIVE

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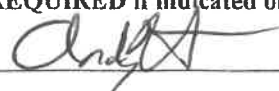
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- B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that:
 - i. It will be adequately serviced 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
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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:

SEPA ENVIRONMENTAL CHECKLIST



Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Seasonal Farmworker Housing**
2. Name of applicant: **Westdale LLC**

3. Address and phone number of applicant and contact person: **Andy Uribe 509-899-7186 / andy@orrionfarms.com**

4. Date checklist prepared: **5/7/2020**

5. Agency requesting checklist: **Kittitas County Community Development**

6. Proposed timing or schedule (including phasing, if applicable): **Summer 2020**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **N/A**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NO

10. List any government approvals or permits that will be needed for your proposal, if known.
Building Permit, Adequate Water Determination, Septic Permit, Access Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Cluster 4 pre-manufactured homes/garages with shared well, shared driveway and individual septic systems in the NE corner of the parcel. Project size is 3.65 acres. Parcel is 31.73 acres

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

4900 Manastash Rd. Ellensburg

Parcel: #12701

Legal Description: CD. 8268-2; SEC. 18, TWP 17, RGE 18; PTN NW ¼ (PTN Parcel C B23/P47-49

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site: Flat

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
0%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
SANDY LOAM AND WASH ROCK

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **NO**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**Minor excavation for single family house foundations, garage foundations and septic system install. Minor grading for new driveway.
All excavated soil to be used as backfill.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

IMPERVIOUS AREA:

-existing structures: 2350 sf

-new structures: 13,100 sf

-existing driveway: 11,400 sf

-new driveways: 24,700 sf

TOTAL IMPERVIOUS: 40,150 SF (.92 acres) – or 2.9%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Silt fencing and mulching during construction as needed

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

**Dust Particulates and Fuel Emissions during construction
Very minor fuel emissions from seasonal residents**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

b. Proposed measures to reduce or control emissions or other impacts to air, if any:

HOMES ARE BEING FABRICATED AT A FACTORY WHICH CUTS EMISSIONS BY OVER 50% AND REDUCES LENGTH OF CONSTRUCTION

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a Type 9 stream on the property

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

A shared well will be used for household water needs. Average of 2400gpd.

Water will not be discharged to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

DOMESTIC SEWAGE

4 – FOUR BEDROOM SEPTIC SYSTEMS

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater: into footing drains/french drains and drywells as needed

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

footing drains/French drains to drywells as needed

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened and endangered species known to be on or near the site.

N/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Native grasses

- e. List all noxious weeds and invasive species known to be on or near the site.

Common Tansy
Common Groundsel
Field Bindweed

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

N/A

- c. Is the site part of a migration route? If so, explain.

N/A

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A

- e. List any invasive animal species known to be on or near the site.

N/A

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Residential heat and water heating to be provided by Propane
Residential power to be electric

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

NO

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Efficient water heater, Efficient furnace, LED lightbulbs, Efficient U-Value windows

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

4) Describe special emergency services that might be required.

N/A

5) Proposed measures to reduce or control environmental health hazards, if any:

Sufficient Sani-Cans for human waste

Limited use of chemicals during construction

Limited Hauling times and distances

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Limited traffic on Manastash Road, Limited farm equipment noise

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site:

Construction will be 7am-4pm Monday thru Friday with attendant construction noise

3) Proposed measures to reduce or control noise impacts, if any:

Using Pre-fab homes will reduce length of construction and noise by over 50%

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Pasture land, ranching, farming. This project will not affect other properties

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This section of the parcel is currently used for storage and will now be parking and residential.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

NO

c. Describe any structures on the site.

SFR and garage

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

AG-20

f. What is the current comprehensive plan designation of the site?

Rural Working

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

NO

i. Approximately how many people would reside or work in the completed project?

20

j. Approximately how many people would the completed project displace?

0

k. Proposed measures to avoid or reduce displacement impacts, if any:

NO IMPACT

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Seasonal farmworker housing supports the agricultural life and economy

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

4 homes – temporary housing for farmworkers (low income)

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

0

c. Proposed measures to reduce or control housing impacts, if any:

Providing parking

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

16'

Cement Board

b. What views in the immediate vicinity would be altered or obstructed?

N/A

b. Proposed measures to reduce or control aesthetic impacts, if any:

Single story, low sloped roof

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Downward facing exterior lights

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light and glare impacts, if any:

shielded, downward facing lights

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Bike riding, horseback riding, hiking,

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

NO

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

NO

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Manastash Rd

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

NO. Over 5 miles

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Adding 8 parking spots. None eliminated

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NO

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This project seeks to eliminate such trips by housing workers at the jobsite.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO

- h. Proposed measures to reduce or control transportation impacts, if any:

Eliminating daily commutes by seasonal farmworkers

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

NO

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities [\[help\]](#)


- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electrical - PUD

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Name of signee Andy Urise
Position and Agency/Organization Property manager
Date Submitted: 6-4-2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD20-01272

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: WESTDALE LLC
280 ORRION RD
ELLENSBURG WA 98926-9122

Cashier: STEPHANIE MIFFLIN **Date:** 06/08/2020
Payment Type: CHECK (3562)

CU-20-00001 Zoning Conditional Use Permit 4900 MANASTASH RD ELLENSBURG

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Conditional Use Permit (Fire)	\$329.00	\$329.00	\$0.00
Conditional Use Permit (Health)	\$510.00	\$510.00	\$0.00
Conditional Use Permit	\$3,160.00	\$3,160.00	\$0.00
Conditional Use Permit (Public Works)	\$1,140.00	\$1,140.00	\$0.00
CU-20-00001 TOTALS:	\$5,139.00	\$5,139.00	\$0.00
TOTAL PAID:		\$5,139.00	



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD20-01273

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/>

Payer/Payee: WESTDALE LLC
280 ORRION RD
ELLENSBURG WA 98926-9122

Cashier: STEPHANIE MIFFLIN **Date:** 06/08/2020
Payment Type: CHECK (3562)

SE-20-00002 SEPA 4900 MANASTASH RD ELLENSBURG

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
SEPA Review (PW)	\$250.00	\$250.00	\$0.00
SEPA Checklist (Health)	\$510.00	\$510.00	\$0.00
SEPA Checklist	\$600.00	\$600.00	\$0.00
SE-20-00002 TOTALS:	\$1,360.00	\$1,360.00	\$0.00
TOTAL PAID:		\$1,360.00	



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

July 1, 2020

Westdale LLC
280 Orrion Rd.
Ellensburg, WA 98926

Andy Uribe
280 Orrion Rd.
Ellensburg, WA 98926

Jennifer Andrews, A&A Architects
PO Box 199
Roslyn, WA 98941

RE: Westdale LLC Conditional Use Application (CU-20-00001)

Dear Applicant,

Your application for a Conditional Use Permit (CU-20-00001) proposing seasonal farm worker housing on 31.73 acres including parcel 12701 has been determined complete as of July 1, 2020.

Continued processing of your application will include, but is not limited to, the following actions:

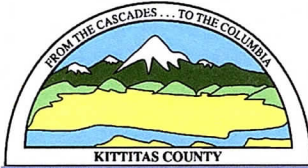
1. Posting of the property by the applicant is required prior to a notice of application. CDS will provide instructions on adequate posting. Signage may be obtained at the Community Development Services offices during regular business hours.
2. A Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons.
3. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
4. Notification of a Public Hearing date.

You may pick up the "Land Use Action" sign at the CDS office during regular business hours to be posted on-site so it is visible to the traveling public and return the signed affidavit of posting to my attention. Please provide photos of site posting with the signed affidavit of posting. After this has been completed I will be able to issue the Notice of Application.

If you have any questions regarding this matter, I can be reached at (509) 962-7065, or by e-mail at jeremy.johnston@co.kittitas.wa.us

Sincerely,

Jeremy Johnston
Planner
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506
jeremy.johnston@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships - Building Communities"

AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

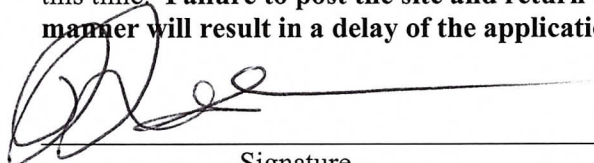
1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE: July 1, 2020	PLANNER: Jeremy Johnston

PROJECT NAME: Westdale LLC Conditional Use	FILE NUMBER: CU-20-00001
---	---------------------------------

PLEASE COMPLETE THE FOLLOWING:

I, David Urie, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**



 Signature

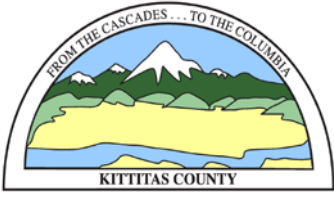
7-6-2020

 Date

Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:
Received _____





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, July 16, 2020
Application Received: Thursday, June 4, 2020
Application Complete: Wednesday, July 1, 2020

Project Name File Number: Westdale LLC (CU-20-00001)

Applicant: Andy Uribe

Location: Parcel 12701 located at 4900 Manastash Rd, Ellensburg, WA. In the NW1/4 of Section 18, Township 17N, Range 18E

Proposal: The proposed project would add four manufactured homes for the purposes of farm labor shelter. Farm labor shelter is an allowed use in the Agriculture 20 zone with a conditional use permit.

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 <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use Permits" under permit number "CU-20-00001 Westdale LLC," Phone: (509) 962-7506.

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Wednesday, July 30, 2020**. Any person has the right to comment on the application and request a copy of the decision once made

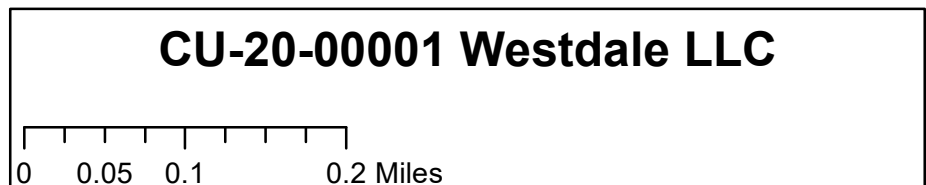
Environmental Review: The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code. 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. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

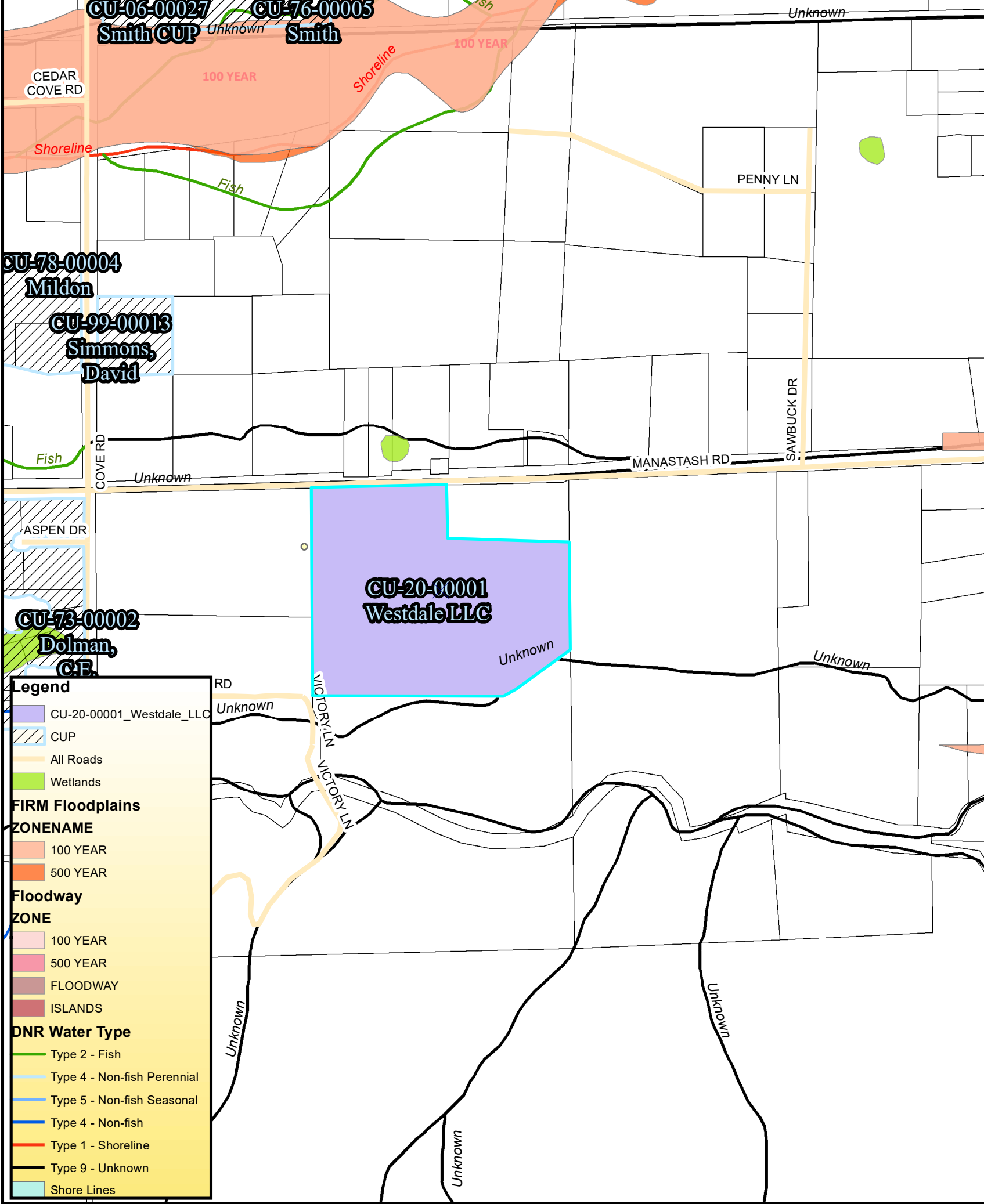
Required Permits: Conditional Use Permit, SEPA

Required Studies: None

Designated Permit Coordinator (staff contact): Jeremy Johnston, Staff Planner: (509) 962-7065; email at jeremy.johnston@co.kittitas.wa.us



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Legend

- CU-20-00001_Westdale_LLC
- CUP
- All Roads
- Wetlands

FIRM Floodplains

ZONENAME

- 100 YEAR
- 500 YEAR

Floodway

ZONE

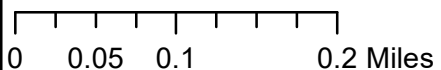
- 100 YEAR
- 500 YEAR
- FLOODWAY
- ISLANDS

DNR Water Type

- Type 2 - Fish
- Type 4 - Non-fish Perennial
- Type 5 - Non-fish Seasonal
- Type 4 - Non-fish
- Type 1 - Shoreline
- Type 9 - Unknown
- Shore Lines

CU-20-00001 Westdale LLC

Critical Areas Map



CU-76-00005
Smith

CU-06-00027
Smith CUP

CEDAR
COVE RD

PENNY LN

CU-78-00004
Mildon

CU-99-00013
Simmons,
David

COVE RD

MANASTASH RD

SAWBUCK DR

*Kittitas Valley
Fire and Rescue
(Fire District 2)*

ASPEN DR

CU-73-00002
Dolman,
CE.

CU-20-00001
Westdale LLC

ORRION RD

VICTORY LN
VICTORY LN

Legend

- CU-20-00001_Westdale_LLC
- CUP
- All Roads

CU-20-00001 Westdale LLC

Fire District Map

0 0.05 0.1 0.2 Miles



CU-76-00005
Smith

CU-06-00027
Smith CUP

CEDAR COVE RD

COVE RD

PENNY LN

CU-78-00004
Mildon

SAWBUCK DR

MANASTASH RD

Rural Residential Land Use
Rural Working Land Use

ASPEN DR

CU-20-00001
Westdale LLC

CU-73-00002
Dolman,
CE.

ORRION RD

VICTORY LN
VICTORY LN

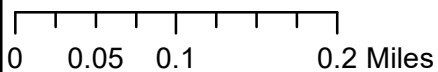
Commercial Agriculture Land Use

Legend

- CU-20-00001_Westdale_LLC
- CUP
- All Roads

CU-20-00001 Westdale LLC

Land Use Map





CU-20-00001 Westdale LLC

0 0.4 0.8 1.6 Miles

VicinityView Map

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CU-76-00005
Smith

CU-06-00027
Smith CUP

CEDAR
COVE RD

PENNY LN

Agriculture 5
Zoning

CU-78-00004
Mildon

COVE RD

MANASTASH RD

SAWBUCK DR

Agriculture 20
Zoning

ASPEN DR

CU-73-00002
Dolman,
CE.

CU-20-00001
Westdale LLC

ORRION RD

VICTORY LN

VICTORY LN

Commercial
Agriculture
Zoning

Legend

- CU-20-00001_Westdale_LLC
- CUP
- All Roads

CU-20-00001 Westdale LLC

Zoning Map

0 0.05 0.1 0.2 Miles





KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Westdale LLC, Conditional Use Permit (CU-20-00001)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: 7/16/2020

I certify that the following documentation:

- Notice of Application: Westdale LLC, Conditional Use Permit

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.



Signature

Jeremy Johnston
Planner II
County of Kittitas
State of Washington

Subscribed and sworn to before me this 16th day of July, 2020





Kathy Boots

Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 10-13-2020

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF Printed at 07/14/20 10:46 by mw018

Acct #: 84329 Ad #: 2026162 Status: New WHOLD

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 07/16/2020 Stop: 07/16/2020
Times Ord: 1 Times Run: ***
STD6 2.00 X 7.55 Words: 322
Total STD6 15.10
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 131.82
Affidavits: 1

Contact: STEPH MIFFLIN
Phone: (509)962-7506
Fax#:
Email: lindsey.ozbolt@co.kittitas.w
Agency:

Ad Descrpt: N/APP CU2000001 WESTDALE
Given by: JEREMY JOHNSTON
P.O. #: CU2000001/J JOHNSTON
Created: mw018 07/14/20 10:40
Last Changed: mw018 07/14/20 10:45

PUB ZONE EDT TP RUN DATES
DR A 97 S 07/16
DRWN LEG2 97 S 07/16

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414
Fax (509)925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 07/14/20 10:46 by mw018

Acct #: 84329

Ad #: 2026162

Status: New WHOLD WHOI

NOTICE OF APPLICATION

Project Name (File Number): Westdale LLC (CU-20-00001)

Applicant: Westdale LLC, Andy Uribe (agent)

Location: Parcel 12701 located at 4900 Manastash Rd, Ellensburg, WA. In the NW1/4 of Section 18, Township 17N, Range 18E.

Proposal: The proposed project would add four manufactured homes for the purposes of farm labor shelter. Farm labor shelter is an allowed use in the Agriculture 20 zone with a conditional use permit.

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 <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use Permits" under permit number "CU-20-00001 Westdale LLC," Phone: (509) 962 7506.

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Wednesday, July 30, 2020. 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. 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. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, SEPA

Required Studies: None

Designated Permit Coordinator (staff contact): Jeremy Johnston, Staff Planner: (509) 962-7065; email at jeremy.johnston@co.kittitas.wa.us

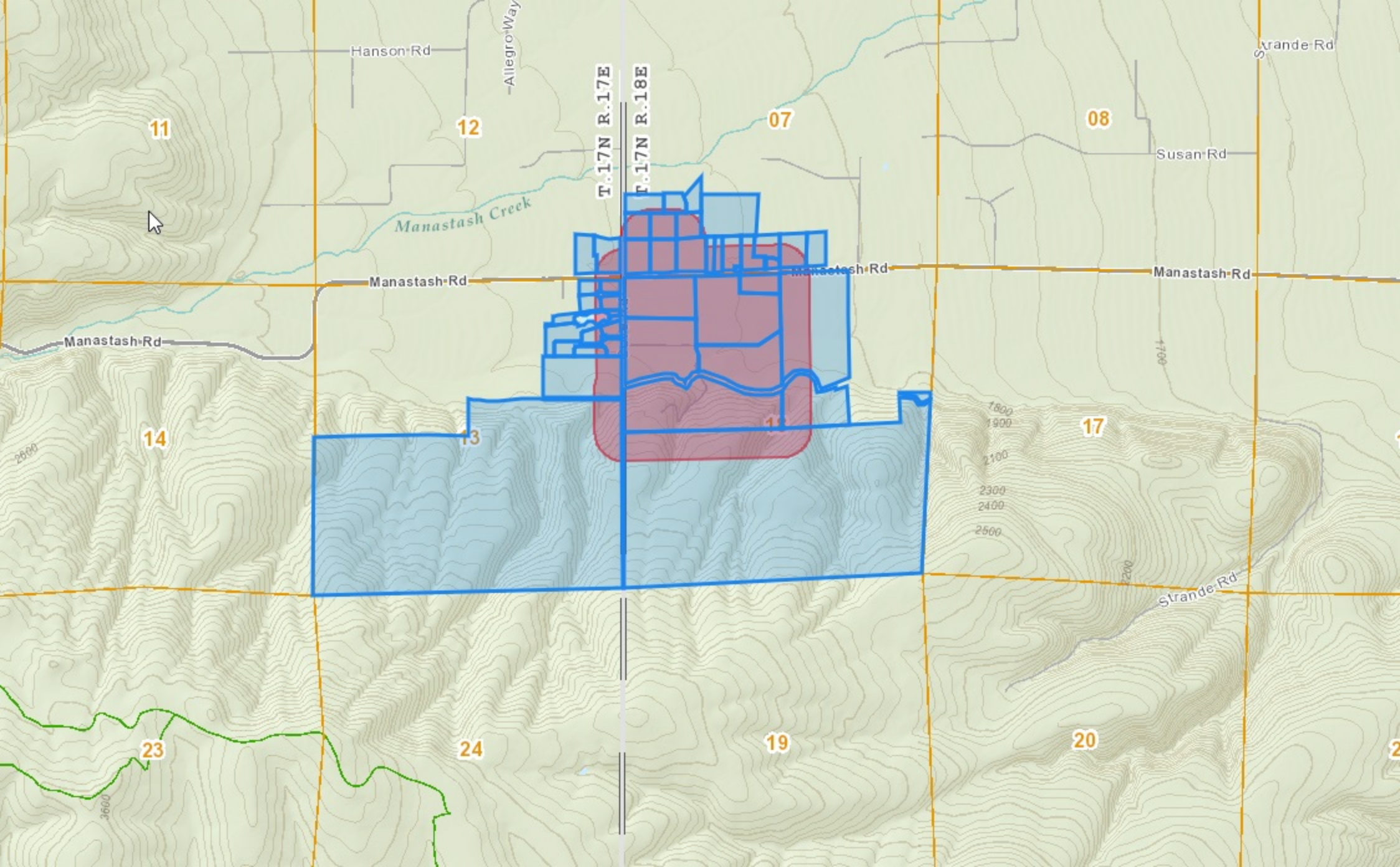
Notice of Application: Thursday, July 16, 2020

Application Received: Thursday, June 4, 2020

Application Complete: Wednesday, July 1, 2020

Publication Date: Thursday, July 16, 2020

Publish Daily Record: Thursday, July 16, 2020



NORTH COVE LAKE HOMEOWNERS ASSOCIATION null null, null null	SULLIVAN EDWARD L. 5133 MANASTASH RD ELLENSBURG, WA 98926	DUNCAN CRAIG D ETUX 6320 COVE RD ELLENSBURG, WA 98926-7966
LEVINE BRADLEY R. ETUX 5271 MANASTASH ROAD ELLENSBURG, WA 98926	MANASTASH FARMS LLC 5111 MANASTASH RD ELLENSBURG, WA 98926	ANFINSON SCOTT E & CORRINE 5445 MANASTASH RD ELLENSBURG, WA 98926-7892
WESTDALE LLC 280 ORRION RD ELLENSBURG, WA 98926-9122	BOGDEN MITCHAEAL PO BOX 47 THORP, WA 98946-0047	MFSR E LLC PO BOX 393 NORTH BEND, WA 98045
TAX JAMES & APRIL 14237 73RD AVE NE KIRKLAND, WA 98034-4932	HAMMOND KENNETH A & BRITTA JO 7321 COVE RD ELLENSBURG, WA 98926-7817	STORLIE KENNETH G 1304 NW 61ST ST VANCOUVER, WA 98663
STULTZ CAROL 12104 56TH PL SE SNOHOMISH, WA 98290-5500	SOUTH COVE LAKE HOMEOWNERS ASSOCIATION null null, null null	FULLER AUDRA-JIEN 6390 COVE RD ELLENSBURG, WA 98926-7966
STATE OF WASH WILDLIFE 600 CAPITOL WAY N OLYMPIA, WA 98501-1076	WESTDALE LLC 1201 3RD AVE SEATTLE, WA 98101-3029	POULTER LORI 5321 MANASTASH RD ELLENSBURG, WA 98926
HUNDTOFT DAVID JAMES & JOANN HEATHER 110 W 6TH AVE PMB 292 ELLENSBURG, WA 98926-3106	HOSMER WILLIAM A & CAMI L 2220 E GAME FARM RD ELLENSBURG, WA 98926-7281	MANASTASH GRANGE 924 S CAPITOL WAY S OLYMPIA, WA 98501-1210
FRISTAD ERIN M PO BOX 832 ELLENSBURG, WA 98926-1922	SCHLIESMAN JORDAN & KAYLA 51 ASPEN DR ELLENSBURG, WA 98926-5513	PIERCE JUDITH C. 4601 MANASTASH RD ELLENSBURG, WA 98926-7825
STORLIE ROBERT M. 4971 MANASTASH RD ELLENSBURG, WA 98926	SULLIVAN ALLEN ERIC 5111 MANASTASH RD ELLENSBURG, WA 98926-7820	PIERCE JACK D. 4891 MANASTASH RD ELLENSBURG, WA 98926
SIMPSON FAMILY TRUST 6630 COVE RD ELLENSBURG, WA 98926-8224	LAGRON GUISLAIN H ETUX 2219 240TH AVE SE SAMMAMISH, WA 98075	

From: [Jeremy Johnston](#)
To: [Pat Nicholson](#); [Ryan McAllister](#); [Kim Dawson](#); [Julie Kjorsvik](#); [Toni Berkshire](#); [Jesse Cox](#); [Holly Erdman](#); [Lisa Lawrence](#); [Patti Johnson](#); [Candie Leader](#); [Gail Weyand](#); ["jessica@yakama.com"](#); ["jmarvin@yakama.com"](#); ["johnson@yakama.com"](#); ["enviroreview@yakama.com"](#); ["sepaunit@ecy.wa.gov"](#); ["gcle461@ecy.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["migi461@ECY.WA.GOV"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Mike Flory](#); [Douglas Mitchell](#); [Jeremy Larson](#); [Steph Mifflin](#); ["russell.mau@doh.wa.gov"](#); ["becky.kennedy@dnr.wa.gov"](#); ["cindy.preston@dnr.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["lhendrix@usbr.gov"](#); ["Michael.j.daniels3.civ@mail.mil"](#); ["mark.a.gradwohl.civ@mail.mil"](#); [RichElliott](#); ["ECY RE SEPA REGISTER"](#)
Subject: Notice of Application CU-20-00001 Westdale LLC
Date: Thursday, July 16, 2020 8:55:12 AM
Attachments: [CU-20-00001 Westdale LLC Notice of Application.pdf](#)
[SE-20-00002 Westdake LLC SEPA Checklist.pdf](#)

Good Morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-20-00001 Westdale LLC. The applicant is proposing the construction of four manufactured homes for seasonal farm worker housing. All application documents can be found at the links below. I have also attached the SEPA Checklist for recording. Please let me know if you have any issues accessing the materials. Please submit any comments for this application by 5pm on July 30, 2020. If CDS does not receive comments by this date, we will assume your agency has no interest in the application. Thank you.

[CU-20-00001 Westdale LLC Internal Link](#)

[CU-20-00001 Westdale LLC External Link](#)

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is closed to the public until further notice. At this time I am working remotely and will do my best to respond to you as promptly as possible.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Planning Review Team
DATE: July 27, 2020
SUBJECT: CU-20-00001 Westdale LLC

The Department of Public Works has reviewed the Westdale LLC Conditional Use Permit CU-20-00001 and has the following comments:

Access:

- A. An access permit is required for the shared driveway. The access off Victory Lane will be constructed to current Kittitas County joint-use driveway standards. The access must be constructed and inspected prior to the occupancy of any home.
- B. A separate address will be required for each home.
- C. A grading permit will be required for any grading or fill over 100 cubic yards.

Stormwater:

Kittitas County had adopted the Stormwater Management Manual for Eastern Washington. All new development and redevelopment, unless certain exemptions are met, are required to meet the requirements for:

- Core Element 1 – Preparation of Stormwater Site Plan
- Core Element 2 – Construction Stormwater Pollution Prevention
- Core Element 3 – Source Control of Pollution
- Core Element 4 – Preservation of Natural Drainage Systems

Projects that will create greater than 5,000 square feet of impervious surface need to provide an engineered stormwater plan to Public Works that demonstrates how the project meets the requirements for all the applicable Core Elements, including also:

- Core Element 5 – Runoff Treatment (if Pollution Generating Impervious Surfaces > 5,000 sq. ft.)
- Core Element 6 – Flow Control (if Impervious Surfaces > 10,000 sq. ft.)
- Core Element 7 – Operations and Maintenance (If thresholds for core element 5 or 6 are met)

From: [Holly Erdman](#)
To: [Jeremy Johnston](#)
Subject: RE: Notice of Application CU-20-00001 Westdale LLC
Date: Wednesday, July 29, 2020 3:56:59 PM

Jeremy,

The applicant will need to get the approval of either a Group B or a Group A water system to serve the 4 farm worker housing proposed. It will be determined which system will be required depending upon the population of people anticipated. The well site will need to be approved as a potable well source.

Thank you,

Holly Erdman

From: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Sent: Thursday, July 16, 2020 8:55 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'migi461@ECY.WA.GOV' <migi461@ECY.WA.GOV>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'cindy.preston@dnr.wa.gov' <cindy.preston@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; RichElliott <elliotttr@kvfr.org>; 'ECY RE SEPA REGISTER' <separegister@ecy.wa.gov>
Subject: Notice of Application CU-20-00001 Westdale LLC

Good Morning,

From: Rich Elliott
To: [Jeremy Johnston](#)
Cc: [Joe Delvo](#); [Pat Nicholson](#); [Ryan McAllister](#); [John Sinclair](#)
Subject: RE: [Ext] Notice of Application CU-20-00001 Westdale LLC
Date: Thursday, July 16, 2020 1:41:52 PM

KVFR is not the AHJ for fire code matters however we have an operational interest in this project. We make the following recommendations and defer to KCFMO for code application:

- Appendix D (current fire code at time of building permit) compliance for access and turnaround.
- Compliant addressing on county road and on housing units – visible from both directions of travel.
- **Strongly – recommend that the residential units be equipped with alarm and 13R sprinklers due to possible transient/high density occupancy and likely response times exceeding 10 minutes.**

Thank you

Rich Elliott – Deputy Fire Chief
Kittitas Valley Fire and Rescue
509-201-6280

From: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Sent: Thursday, July 16, 2020 8:55 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'migi461@ECY.WA.GOV' <migi461@ECY.WA.GOV>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; jennifer.nelson@dfw.wa.gov; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'cindy.preston@dnr.wa.gov' <cindy.preston@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>;

From: [Pat Nicholson](#)
To: [Jeremy Johnston](#)
Cc: [Joe Delvo](#); [Ryan McAllister](#); [John Sinclair](#); [RichElliott](#)
Subject: RE: [Ext] Notice of Application CU-20-00001 Westdale LLC
Date: Thursday, July 16, 2020 3:20:28 PM

Jeremy,

Access to be IFC and public works compliant for fire access road.
Streetside addressing visible from the road on each structure.
All structures subject to annual fire and life safety inspections.
Knox access to be installed on primary gate.

Upon building permit application and plan review, the requirement for a fire alarm system and/or sprinkler system will be determined at that time. I do not have enough information to determine R occupancy type, occupant load, etc.

Project subject to WUI.

Thanks,

Pat

From: RichElliott <elliotttr@kvfr.org>
Sent: Thursday, July 16, 2020 1:42 PM
To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Cc: Joe Delvo <delvoj@kvfr.org>; Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; John Sinclair <sinclairj@kvfr.org>
Subject: RE: [Ext] Notice of Application CU-20-00001 Westdale LLC

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- **Strongly – recommend that the residential units be equipped with alarm and 13R sprinklers due to possible transient/high density occupancy and likely response times exceeding 10 minutes.**

Thank you

Rich Elliott – Deputy Fire Chief
Kittitas Valley Fire and Rescue
509-201-6280

From: Mau, Russell E (DOH)
To: [Jeremy Johnston](#)
Cc: [Holly Erdman](#); [Smits, Brenda M \(DOH\)](#); [Hayden, Kathryn E \(DOH\)](#); [Iwagoshi, Stan](#)
Subject: RE: Notice of Application CU-20-00001 Westdale LLC
Date: Tuesday, July 28, 2020 7:23:09 AM

Mr. Johnston:

The Department of Health (DOH) Office of Drinking Water (ODW) has the following comments:

1. If these farmworker housing units are connecting to an existing water system, then the applicant needs to identify that water system, so the DOH ODW can confirm water availability.
2. If these farmworker housing units are connecting to a new water system, then the applicant needs to submit a water system application, including source approval, to DOH ODW for review and subsequent approval.

These constitute my complete set of comments regarding drinking water.

If you have questions or concerns, please contact me.

Thanks,

Russell E. Mau, PhD, PE
Regional Engineer
Office of Drinking Water
Washington State Department of Health
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov

From: Jeremy Johnston [mailto:jeremy.johnston@co.kittitas.wa.us]
Sent: Thursday, July 16, 2020 8:55 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; 'migi461@ECY.WA.GOV' <migi461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>;



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

July 27, 2020

Jeremy Johnston
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: CU-20-00001

Dear Jeremy Johnston:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the addition of four manufactured homes (cluster) for the purposes of farm labor shelter. This project is proposed by Andy Uribe for Westdale LLC. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> . Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, 509-454-7277 or email wendy.neet@ecy.wa.gov , with questions about this permit.

Jeremy Johnston
July 27, 2020
Page 2

WATER RESOURCES

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at 509-454-7872 or email at christopher.kossik@ecy.wa.gov .

Sincerely,

Tricia Sawyer

Tricia Sawyer on behalf of Gwen Clear
Environmental Review Coordinator
Central Regional Office
509-575-2012
crosepa@ecy.wa.gov

202003666

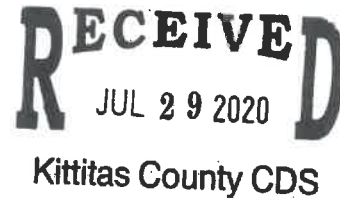
July 25, 2020

To: Kittitas County
Community Development services

Atten: Jeremy Johnston

Re: Westdale LLC CU-20-00001
Conditional use Application
Farm Labor Shelter

From: Tom Chini *TC.*
6121 Manastash Road
Ellensburg WA 98926
509-929-4646



I have read the read the environmental checklist and project narrative and I request that the following questions and comments be considered:

17.15.050.2 para d. "the shelters are owned and maintained by the owner or operator of an agricultural operation, which clearly demonstrates the need for farm laborers";

Comment: The key word is "clearly". While labor may be necessary, how much is not established. A little further down Victory Lane the owner has constructed 3 or 4 homes that appear to be occupied year around by employees (labor) and their families. Additionally the larger agricultural buildings contain a number of apartments. Some investigation as to the number of year around and part time employees currently on site would seem warranted.

There are currently 19 mailboxes serving Westdale LLC (Orion Farms). Six 6 off Victory Lane and Thirteen 13 off Orion Road.

It seems reasonable to establish the size of the parent operation; The number of living units available; The work required and performed; The number of employees required full time and part time. There is currently a SFR on the site proposed for these units. There is currently a SFR immediately North of this site. There are at least two SFR's immediately South of this site. Since these seasonal units are to house labor for the entire parent site, should there not be an inventory of the parent operation in question.

Westdale LLC owns six or more parcels that are contiguous totaling 100 plus acres; All of which are operated as one horse ranch. At least four of the parcels are 20 acres or more.

Question: The Code says there may be 4 shelters. What is the definition of a shelter?

Question: Can the owner make the same statement and request for each parcel?

1/2 Westdale

Question: How were four; four bedroom units established why not more or less bedrooms. Again, what defines a shelter.

Question: Will these units be occupied by families, or by 20 workers?

Question: At the end of the “season” where will these families or workers go to live?

Question: What is “the season”? How long is it? When does it start? When does it end? Is there any penalty for living in the units after the season? What is to prevent year around occupancy?

Comment: The narrative 12A states “It is desirable as it eases the burden of temporary housing on the community (especially which has a low-income housing shortage.) The Kittitas County Housing Authority has 49 units of low income housing currently under construction. 20-1 bedroom, 29-2 bedroom. The City of Ellensburg is working with a developer to construct 18 low income single family homes on land owned by the City. The city has also accepted a proposal from Hope Source for a 5 unit low income development also on land owned by the City. $49+18+5=72$ new units.

Comment: Further down the Manastash Road are two large agricultural operations , approx 400 acres each. They are hay and grain operations. To my knowledge they do not provide seasonal housing. A friend in the Badger pocket area farms about 460 acres, He does this by himself with the assistance of 1 full time, year around person.

Comment: This operation is different than most farms that we are familiar with in the valley. There is a need to fully understand the labor needs of this operation before granting what may or probably will become a non-conforming use. Remember this operation already has 19 mailboxes.

Paragraph 12 C. e. “Should the parent agricultural operation cease or convert to non-agricultural use then the farm labor shelters shall conform to with all applicable buildings and health regulations.”

What they will not conform to should conditions change is the Zoning Code. If the parent operation ceases what happens to these units? Do the units remain and become rental property? They cannot be sold as SFR’s .

Summary:

- 1) Establish the need for the number of seasonal employees.
- 2) Establish the season, which should reasonably be less than 6 months
- 3) Establish a substantial penalty for use longer than the season
- 4) Require that the units be removed or relocated to meet the zoning requirements for SFR’s when no longer needed for seasonal housing
- 5) Please do not create a future non conforming use.

2/2 westdale



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

July 30, 2020

Jeremy Johnston
Planner II
Kittitas County
411 Ruby St., Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2020-07-04912
Property: Kittitas County_Westdale LLC Seasonal Farmworker Housing Construction Project
(CU-20-00001)
Re: Inadvertent Discovery Plan Requested

Dear Jeremy Johnston:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. However, due to the small footprint of the project, DAHP is not requesting a cultural resources survey at this time. We do ask that you prepare an inadvertent discovery plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 586-3082
Sydney.Hanson@dahp.wa.gov



From: [Mike Flory](#)
To: [Jeremy Johnston](#)
Cc: [Dan Carlson](#)
Subject: RE: Notice of Application CU-20-00001 Westdale LLC
Date: Thursday, August 20, 2020 3:20:29 PM

Hi Jeremy,

I apologize this is late so I don't expect or need it to be part of the official record...

If they are building farmworker housing, they don't need a building permit through the county for the actual living buildings. They apply to the State Dept of Health for building permit and inspections.

Any other building, even if it supports the housing, say like a community laundry room or something does require a local building permit.

If it's appropriate, do you mind letting the applicant know please?

Michael Flory
Certified Building Official

Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
P: 509.933.8222 mike.flory@co.kittitas.wa.us

To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>

To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>

To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>

From: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>

Sent: Thursday, July 16, 2020 8:55 AM

To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; 'jessica@yakama.com' <jessica@yakama.com>; 'jmarvin@yakama.com' <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>; 'gcle461@ecy.wa.gov' <gcle461@ecy.wa.gov>; 'lowh461@ECY.WA.GOV' <lowh461@ECY.WA.GOV>; 'migi461@ECY.WA.GOV' <migi461@ECY.WA.GOV>; 'Scott.Downes@dfw.wa.gov' <Scott.Downes@dfw.wa.gov>; 'Jennifer.Nelson@dfw.wa.gov' <Jennifer.Nelson@dfw.wa.gov>; 'Elizabeth.Torrey@dfw.wa.gov' <Elizabeth.Torrey@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'helmsk@cwu.edu' <helmsk@cwu.edu>; 'mike.flory@co.kittitas.wa.us'; Douglas Mitchell

<douglas.mitchell@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; 'russell.mau@doh.wa.gov' <russell.mau@doh.wa.gov>; 'becky.kennedy@dnr.wa.gov' <becky.kennedy@dnr.wa.gov>; 'cindy.preston@dnr.wa.gov' <cindy.preston@dnr.wa.gov>; 'rivers@dnr.wa.gov' <rivers@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'lhendrix@usbr.gov' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; RichElliott <elliotttr@kvfr.org>; 'ECY RE SEPA REGISTER' <separegister@ecy.wa.gov>
Subject: Notice of Application CU-20-00001 Westdale LLC

Good Morning,

Kittitas County CDS is requesting comment on the Conditional Use application CU-20-00001 Westdale LLC. The applicant is proposing the construction of four manufactured homes for seasonal farm worker housing. All application documents can be found at the links below. I have also attached the SEPA Checklist for recording. Please let me know if you have any issues accessing the materials. Please submit any comments for this application by 5pm on July 30, 2020. If CDS does not receive comments by this date, we will assume your agency has no interest in the application. Thank you.

[CU-20-00001 Westdale LLC Internal Link](#)

[CU-20-00001 Westdale LLC External Link](#)

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is closed to the public until further notice. At this time I am working remotely and will do my best to respond to you as promptly as possible.

The information transmitted by this email is intended only for the person or entity to which it is addressed. This email may contain confidential and/or privileged material. If you are not the intended recipient of this message, be aware that any use, review, retransmission, distribution, or reproduction is strictly prohibited. If you received this in error, please contact the sender immediately and delete the material from all devices.

message id: 38eb45916c6dcbdac24bb8719d004a14

From: [Jeremy Johnston](#)
To: "Andy"; "Jennifer Andrews"
Subject: CU-20-00001 Westdale LLC Transmittal of Comments
Date: Monday, August 3, 2020 10:09:13 AM
Attachments: [CU-20-00001 Westdale LLC Transmittal of Comments.pdf](#)
[Combined Comments CU-20-00001 Westdale LLC.pdf](#)

Good Morning,

The comment period for your application has concluded. Attached is a transmittal of comments letter and a bookmarked pdf of all of the comments provided. Feel free to provide CDS with response to any comments you wish, but please do so by August 18, 2020 at 5pm. Let me know if you have any questions.

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

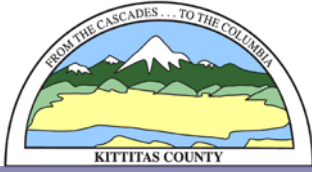
(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is closed to the public until further notice. At this time I am working remotely and will do my best to respond to you as promptly as possible.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

August 3, 2020

Westdale LLC.
ATTN: Andy Uribe
280 Orrion Rd.
Ellensburg, WA 98926

RE: Westdale LLC Conditional Use Application (CU-20-00001)

Dear Applicant,

Enclosed are the comments received regarding the Conditional Use Permit Application (CU-20-00001) during the comment period:

July 27, 2020	Kittitas County Public Works
July 29, 2020	Kittitas County Public Health – Holly Erdman
July 16, 2020	Kittitas Valley Fire and Rescue-Rich Elliott
July 16, 2020	Kittitas County Fire Marshal
July 28, 2020	Department of Health – Russell Mau
July 27, 2020	Department of Ecology – Tricia Sawyer
July 29, 2020	Tom Chini
July 30, 2020	Department of Archeology and Historic Preservation

Please review all comments and notify me of any questions. Feel free to respond to any comments submitted by 5 pm on August 18, 2020. I will be issuing a decision recommendation based in part on the comments received. You will be notified if any of these comments require further action.

Sincerely,

Jeremy Johnston
Planner II
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506
jeremy.johnston@co.kittitas.wa.us



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

DETERMINATION OF NONSIGNIFICANCE

File: CU-20-00001 Westdale LLC

Description: The proposed project would add four manufactured homes for the purposes of farm labor shelter. The proposed farm labor shelters will be utilized between the months of April and August. Farm labor shelter is an allowed use in the Agriculture 20 zone with a conditional use permit.

Proponent: Westdale LLC (landowner), Jennifer Andrews (agent)

Location: Parcel 12701 located at 4900 Manastash Rd, Ellensburg, WA. In the NW1/4 of Section 18, Township 17N, Range 18E.


Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request, or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Conditional Use," and then "CU-20-00001 Westdale LLC."

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **January 4, 2021 at 5pm**. To the Kittitas County Community Development Services, 411 N Ruby St, Suite 2, Ellensburg WA 98926.

For questions contact Staff Planner: Jeremy Johnston, 509-962-7065, jeremy.johnston@co.kittitas.wa.us

**Responsible
Official:**

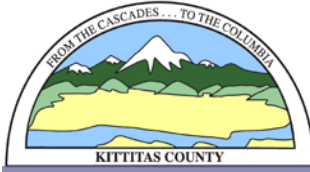

Jeremy Johnston
Kittitas County Planning Official

Address: Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
(509) 962-7506

Date: December 16, 2020

Pursuant to Chapter 15A.07 KCC, this DNS may be appealed by submitting specific factual objections in writing with a fee of \$1,540.00 to the Kittitas County Community Development Services, 411 N Ruby St, Suite 2,

Ellensburg, WA 98926. Timely appeals must be received no later than 5:00pm January 4, 2021. Aggrieved parties are encouraged to contact CDS at (509) 962-7506 for more information on the appeal process.



Notice of SEPA Action and Public Hearing Westdale LLC CU-20-00001

To: Adjacent Property Owners
Applicant

From: Jeremy Johnston, Planner

Date: December 16, 2020

Subject: Westdale LLC (CU-20-00001)

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on January 14, 2021 to conduct a virtual public hearing to consider the Westdale LLC Conditional Use application (CU-20-00001). The proposed project would add four manufactured homes for the purposes of farm labor shelter to be occupied between the months of April and August.

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link:
2. <https://kittitascounty.webex.com/kittitascounty/j.php?MTID=mca07cf130305c03ff28b8e10bc1b98f2>
3. By <https://kittitascountywebex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 146 732 8890 Meeting Password: 3PZhAJZX2z7
4. By telephone: 1-408-418-9388, Meeting Number: 1467328890

Instruction for how to participate in virtual public hearings may be found at:

<https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on, December 16, 2020, issue a Final Determination of Non-Significance (DNS) for the Westdale LLC application (CU-20-00001)

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, agency comments and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before January 4, 2021 by 5:00 PM.

Anyone with an interest in this matter is urged to attend this noticed virtual hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under “Conditional Use” file number “CU-20-00001 Westdale LLC or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Planning Official: Jeremy Johnston

Dated: December 16, 2020

Publish in: Daily Record- December 16 & December 23, 2020



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Westdale LLC, Conditional Use Permit (CU-20-00001)


NOTIFICATION OF: Notice of SEPA Action and Virtual Hearing

NOTIFICATION MAIL DATE: 12/16/2020

I certify that the following documentation:

- Notice of SEPA Action and Virtual Public Hearing: Westdale LLC, Conditional Use Permit

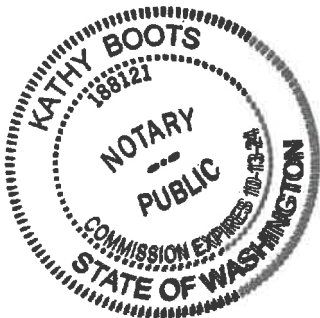
has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.




Signature

Jeremy Johnston
Planning Official
County of Kittitas
State of Washington

Subscribed and sworn to before me this 16th day of December, 2020





Kathy Boots
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 10-13-2024

Jeremy Johnston

From: Jeremy Johnston
Sent: Wednesday, December 16, 2020 1:28 PM
To: 'separegister@ecy.wa.gov'; Candie Leader; Jesse Cox; RichElliott; Pat Nicholson; 'ECY RE CRO SEPA Coordinator'; 'russell.mau@doh.wa.gov'; 'Hanson, Sydney (DAHP)'; Mike Flory
Cc: 'Jennifer Andrews'; 'Andy'; Jeff Smith
Subject: Notice of SEPA Action and Virtual Public Hearing CU-20-00001 Westdale LLC
Attachments: CU-20-00001 Westdale LLC DNS Signed.pdf; SE-20-00002 Westdake LLC SEPA Checklist.pdf; CU-20-00001 Westdale LLC Notice of Application.pdf; CU-20-00001 Westdale LLC Notice of Hearing and DNS.pdf

Good Afternoon,

Kittitas County CDS has issued a DNS for the Conditional Use application CU-20-00001 Westdale LLC. This application was originally noticed on July 16, 2020 utilizing the Optional SEPA DNS process. Attached are the original notice of application, Notice of SEPA Action and Virtual Public Hearing Memo, SEPA checklist, and SEPA determination documents for SEPA recording. Please let me know if you have any questions.

Jeremy Johnston, MURP

Kittitas County CDS, Interim Planning Official

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is currently in Phase 3 and is open to the public in a limited capacity. At this time many of us are on a rotating schedule working from home and in the office; during this time I will do my best to respond to you as promptly as possible.

Jeremy Johnston, Planning Official

Kittitas County Community Development Services

Jeremy.johnston@co.kittitas.wa.us

(509) 962-7065

Tom Chini
6121 Manastash Road
Ellensburg, WA 98926

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414
Fax (509) 925-5696

ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 12/14/20 12:36 by mwo18

Acct #: 84329

Ad #: 2039984

Status: New WHOLD WHOI

**Notice of SEPA Action and Public Hearing
Westdale LLC
CU-20-00001**

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 6:00 p.m. on January 14, 2021 to conduct a virtual public hearing to consider the Westdale LLC Conditional Use application (CU-20-00001). The proposed project would add four manufactured homes for the purposes of farm labor shelter. Farm labor shelter is an allowed use in the Agriculture 20 zone with a conditional use permit.

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing: Meeting Link: <https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m07117cc5280239c615075e9e19b98cf4>
2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 146 487 6596 Meeting Password: Hearing
3. By telephone: 1-408-418-9388, Meeting Number: 1464876596

Instruction for how to participate in virtual public hearings may be found at <https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

NOTICE IS HEREBY given that pursuant to WAC 197-11-355, Kittitas County Community Development Services did on, December 16, 2020, issue a Final Determination of Non-Significance (DNS) for the Westdale LLC application (CU-20-00001)

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, agency comments and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21C RCW shall be commenced on or before January 4, 2021 by 5:00 PM.

Anyone with an interest in this matter is urged to attend this noticed virtual hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use" file number "CU-20-00001 Westdale LLC," or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Planning Official: Jeremy Johnston

Dated: December 16, 2020

PUBLISH: Daily Record: December 16 & December 23, 2020

PUBLISH: NKC Tribune: December 17, 2020

From: Gretchen Simpson
To: [Jeremy Johnston](mailto:Jeremy.Johnston@co.kittitas.wa.us)
Subject: Re: Jeremy Johnston and Staff
Date: Thursday, August 6, 2020 2:01:32 PM

Thank you for your response and including my comments for the next phase Jeremy.

Regards,
Gretchen

On Thu, Aug 6, 2020 at 8:50 AM Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us> wrote:

Hi Gretchen,

Thank you for noting your concerns regarding the Westdale application. The comment period has concluded for this project, but I will add your email address to the notification list for any determinations regarding this application. Regarding your specific concerns, the applicant is requesting approval for temporary farm housing between the months of April and August.

Jeremy Johnston, MURP

Kittitas County CDS, Planner II

(509) 962-7065

jeremy.johnston@co.kittitas.wa.us



"Building Partnerships-Building Communities"

Please Note: In an effort to mitigate the spread of COVID-19 and the Governor's "Safe Start" reopening plan, Kittitas County Community Development Services is closed to the public until further notice. At this time I am working remotely and will do my best to respond to you as promptly as possible.

From: CDS User <planning@co.kittitas.wa.us>
Sent: Thursday, August 6, 2020 8:17 AM
To: Jeremy Johnston <jeremy.johnston@co.kittitas.wa.us>
Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; Dan Carlson <dan.carlson@co.kittitas.wa.us>
Subject: FW: Jeremy Johnston and Staff

From: Gretchen Simpson [gretchen.simpson0@gmail.com]
Sent: Wednesday, August 05, 2020 4:41 PM
To: CDS User
Subject: Jeremy Johnston and Staff

I am writing as a concerned citizen regarding the Land Use Action for

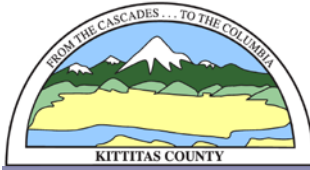
Conditional Use Permits - CU-20-00001 Westdale LLC.

Westdale is requesting for four temporary homes that are 2,800 square feet with a two car garage with NO Definition of the word temporary. This puts a strain on the entire county given the structure of our tax system that uses permit fees to fund programs. Temporary homes with no definition of temporary or seasonal do not have to pay taxes yet receive benefits. Regulations need to be put into place in order to maintain sustainability. Temporary needs to be defined to ensure the homes are not flooded with an abundance of people that do not take care of the land. Kindly do your jobs and implement what temporary or seasonal mean before approving this land use.

Regards,

Gretchen Simpson

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message id: 38eb45916c6dcbdac24bb8719d004a14



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

Westdale Farm Labor Shelter Conditional Use Permit (CU-20-00001)

TO: Kittitas County Hearing Examiner
FROM: Jeremy Johnston, Planning Official
RE: Westdale Farm Labor Shelter Conditional Use Permit (CU-20-00001)
DATE: January 14, 2020 (Hearing Date)

I. GENERAL INFORMATION

Requested Action: The proposed project would add four manufactured homes for the purposes of farm labor shelter. The proposed farm labor shelters will be utilized primarily between the months of April and August. Farm labor shelter is an allowed use in the Agriculture 20 zone with a conditional use permit.

Location: Parcel 12701 located at 4900 Manastash Rd, Ellensburg, WA. In the NW1/4 of Section 18, Township 17N, Range 18E.

II. SITE INFORMATION

Total Property Size:	31.73 Acres
Number of Lots:	1
Domestic Water:	Well
Sewage Disposal:	Onsite septic
Fire Protection:	Fire District 2 (KVFR)
Irrigation District:	KRD

Site Characteristics:

North: Primarily privately-owned single family residential and agriculture uses

South: Private and State lands, undeveloped and residential uses

East: Primarily privately-owned single family residential and agriculture uses

West: Primarily privately-owned single family residential and agriculture uses.

Access: The site is accessed from Manastash Rd, approximately 3.65 miles west of the city of Ellensburg.

III. ZONING AND DEVELOPMENT STANDARDS

The parcels involved in this proposal are in a land use designation of *Rural Working* and zoning designation of *Agriculture-20*. The proposed project is classified as a “Farm Labor Shelter.” Farm Labor Shelters are an allowed use within Agriculture-20 Zone under KCC 17.15.060-1 with a conditional use permit when consistent with footnote #4 of this section. The footnote outlines five (5) criteria for Farm labor Shelter uses within the Agriculture-20 Zone. These criteria are examined in Section VIII “Project Analysis” of this staff report.

IV. ADMINISTRATIVE REVIEW

Deem Complete: A conditional use permit application (See Index #1) for Farm Labor Shelter (CU-20-00001) was submitted to Kittitas County Community Development Services department on June 4, 2020. The application was deemed complete (See Index #6) on July 1, 2020. The site was posted in accordance with KCC 15A.03.110 on July 16, 2020 (See Index #7).

Notice of Application: A notice of application (See Index #8 and #10) for the Westdale LLC Farm Labor Shelter Conditional Use Permit (CU-20-00001) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on July 16, 2020, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #8 and #10). The comment period concluded on July 30, 2020.

V. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan has established specific goals and policies associated with Rural Resource lands. The Rural Working land use designation “encourage farming, ranching and storage of agriculture products, and some commercial and industrial uses compatible with the rural environment and supporting agriculture and/or forest activities.” The following goals and policies guide activities on Rural Resource lands throughout the County. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

RR-G2: Opportunities should exist for traditional rural lifestyle and rural based economies.

Staff Consistency Statement: The proposed project would add seasonal farm worker shelter to support the established use. The applicant has operated an Arabian Horse farm since the 1980's on the property. Horses have historically been associated with agriculture and a rural lifestyle.

RR-G5: Activities generally should not require extension of urban governmental services.

Staff Consistency Statement: The proposal notes the use of an established well on the parcel to service the new farm shelters. On-site septic systems are proposed for each dwelling. No extension of urban government services will be required for this proposal.

RR-G9: The County should continue to explore ways to provide rural economic opportunity.

Staff Consistency Statement: The proposed project will allow the applicant to provide seasonal housing to its farm laborers. This provides economic opportunities for the workers as well as the applicant to meet their labor needs without stressing local temporary housing stocks.

RP-15: 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.

Staff Consistency Statement: The proposed project is consistent with the rural designation as a livestock use.

This application is consistent with the goals, policies, and objectives of the Kittitas County Comprehensive Plan as outlined above.

VI. ENVIRONMENTAL REVIEW

A SEPA Checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. During the combined comment period environmental concerns were raised by public agencies with no comments submitted from private citizens and neighbors. CDS has considered these comments and found no significant environmental risks with the proposed project. Following the concurrent comment period, CDS issued a Determination of Non-Significance on December 16, 2020 (See Index #21). The appeal period for the SEPA DNS concluded on January 4, 2021. No appeals were filed.

In addition, CDS performed a critical area review of the property. A type 9 stream was found along the southern border of the parcel. The proposed project location is well outside of the buffer for the type 9 stream.

VII. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review. All comment submittals can be found in their entirety in Index #s 11-19. The following parties provided substantive comments during the comment period.

Agency Comments: Washington State Department of Ecology, Washington State Department of Health, Kittitas County Fire Marshal, KVFR, DAHP, Kittitas County Public Health and Kittitas County Public Works.

Washington State Department of Ecology (DOE):

DOE provided comments noting the requirement of an NPDES Construction Stormwater General Permit if the project anticipates disturbing ground with the potential for stormwater discharge off-site. DOE also noted authorization requirements for any diverting of surface water and withdraw of ground water (See Index #16)

Washington State Department of Health (DOH):

DOH provided comment stating that the project applicant will need to confirm water availability and if a new water system is used the applicant will be required to submit a water system application. (See Index #15)

Kittitas County Public Health:

KC Public Health noted the requirement of a Group A or B water system depending on anticipated use levels. Public Health also noted that the well site will need to be approved as a potable water source.

Kittitas County Fire Marshal:

The Kittitas County Fire Marshal stated that the access will need to be IFC and KC Title 12 compliant. Additionally, the Fire Marshal noted the need for visible streetside addressing, annual fire safety inspections and the need for a knox box should a gate be utilized. The Fire Marshal reserved the right to require fire suppression systems upon review of building permit submittals. (See Index #14)

Kittitas Valley Fire and Rescue:

Rich Elliott of KVFR echoed many of the requirements noted by the Kittitas County Fire Marshal. Mr. Elliott strongly recommended that the new farm labor shelters include 13R sprinkler systems. (See Index #13)

Kittitas County Public Works:

Kittitas County Public Works described access permit, grading permit, addressing requirements and stormwater requirements and thresholds. (See Index #11)

Department of Archeology and Historic Preservation (DAHP):

DAHP identified the project area as having a high probability of Cultural Resources. DAHP recommended an Inadvertent Discovery Plan be prepared prior to ground disturbing activities. (See Index #18)

Public Comments: Two public comments were received for this project. One of the commenters provided comment after the conclusion of the comment period.

Tom Chini:

Mr. Chini raised concerns about whether the need for farm labor shelter has been “clearly” established as described in the footnote associated with the use. Mr. Chini raised several questions he felt should be clarified and considered prior to a determination. These questions related to the definition of a shelter, the length of the season in which the shelters will be used, what happens to shelters if the use is discontinued, and the actual need for the labor. Please see the full comment letter (Index # 17) for the complete set of concerns.

Gretchen Simpson (submitted after comment period):

Mrs. Simpson raised concerns regarding what “temporary” means in the context of this application and raised concerns about a strain on the County tax system for projects of this kind. (See Index #24)

VIII. 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 V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G2, RR-G5, RR-G9, and RP-15.

Provided the applicant follows and maintains the goals and policies, they shall be in compliance with the Kittitas County Comprehensive Plan. Therefore, the County and applicant are in compliance with the Comprehensive Plan.

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

KCC 17.60A.015 provides the following review criteria to be considered in a conditional use analysis:

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: “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.” (See Index #2)

Staff Response: The project will establish four manufactured homes for seasonal labor. The temporary housing needs in Kittitas County associated with farm labor and educational institutions are significant. As a result, these housing options can be limited and subject to demand fluctuations. The addition of farm labor shelter specific to the Orrion operation will create less burden on the temporary housing stock within Kittitas County. The proposed dwellings will be subject to all water, septic, building and occupancy standards established in Kittitas County Code and will be established on the applicant’s property. CDS agrees that the applicant has demonstrated consistency with KCC 17.60A(1).

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: “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.” (See Index #2)

Staff Response: As proposed, the project will be adequately serviced by existing facilities and will not require additional public costs. The applicant is proposing private water and septic systems subject to Kittitas County Health standards. This staff report includes conditions to ensure the driveway will meet Kittitas County access standards. The addition of four manufactured homes is not anticipated to have any notable impact on fire and police services. The addition of these labor shelters will not be economically detrimental to the public. CDS finds that the applicant’s proposal, as conditioned, consistent with KCC 17.60A(2).

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: Please see consistency with footnote #4 below. (See Index #2)

Staff Response: The use is consistent, as conditioned, with the relevant development standards and criteria including KCC 17.15.060. 1 footnote #4 as described below. The Farm Labor Shelter use is permitted in the Agriculture 20 zone through a Conditional Use Permit. CDS finds that the applicant’s proposal, as conditioned, consistent with KCC 17.60A(3).

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

Applicant Response: “Minimize haul distances, reduce vehicle idling time, use manufactured homes to lessen the construction timeline, use best practices to minimize soil erosion” (See Index #2)

Staff Response: The proposal, as conditioned, will mitigate material impacts of the development. No significant environmental impacts are anticipated from this project. The recommended approval conditions include a requirement for consistency with all local, State and Federal standards and regulations. CDS finds that the applicant’s proposal, as conditioned, consistent with KCC 17.60A(4).

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

Applicant Response: “Consistent with other housing and farm buildings to the North and South on Victory Lane as well as to the North of Manstash Rd.” (See Index #2)

Staff Response: Neighboring land uses include other agricultural and residential uses. The character and scale of the proposed use will be compatible with adjacent uses. CDS finds that the applicant’s proposal, as conditioned, consistent with KCC 17.60A(5).

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

Applicant Response: “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 farmland. (By locating the homes together, cottage housing style, the majority of the acreage is left alone.)” (See Index #2)

Staff Response: The proposed use is an accessory to an existing horse ranch which has been in operation since the 1980’s. Agriculture uses are consistent with the Agriculture 20 zone. CDS finds that the applicant’s proposal, as conditioned, consistent with KCC 17.60A(6).

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;*
- b. *Preserves “rural character” as defined in the Growth Management Act*
- c. *Requires only rural government services ; and*
- d. *Does not compromise the long term viability of designated resource lands.*

Applicant Response: “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.” (See Index #2)

Staff Response: The proposal is consistent with the Kittitas County Comprehensive Plan as described above in section “V.” The proposed use is an accessory to an agriculture use which is consistent with rural character. The proposal will only require rural government services and does not endanger the long-term viability of designated resource lands. CDS finds that the applicant’s proposal, as conditioned, consistent with KCC 17.60A(7).

Kittitas County CDS finds the application, as conditioned, to be consistent with the Conditional Use Review criteria established in KCC17.60A as described above.

Consistency with KCC 17.15.060.2, Allowed Uses in Rural Non-LAMIRD Lands, Footnote #4:

The following criteria are established in KCC 17.15.060.2 as required for Farm Labor Shelter uses within the Agriculture-20 Zone.

- 1) “The shelters are 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;”

Staff Analysis: The proposal includes the addition of four manufactured homes for the purposes of housing seasonal farm workers. This staff report has been conditioned to ensure the use will not be extended beyond this stated intention.

- 2) “The shelters must conform with all applicable building and health regulations;”

Staff Analysis: The proposal will be subject to all local, State and Federal regulations. The structures proposed will be subject to review for consistency with all building and health regulations.

- 3) “The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;”

Staff Analysis: The proposal includes four shelters. The associated parcel exceeds the minimum 20-acre threshold.

- 4) “The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;”

Staff Analysis: Orrion Farms operates a horse breeding operation. The raising of animals to be sold is classified as an agricultural product use under Kittitas County definitions (KCC 17.08.033). The applicant has expressed a need for these farm labor shelters to meet the labor demands of their agricultural operation.

- 5) “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.”

Staff Analysis: This staff report has been conditioned to ensure the conformance with all applicable building and health regulations, should the agricultural operation cease.

Staff Conclusions: Kittitas County CDS finds the application, as conditioned, is consistent with KCC 17.15.060.2 footnote #4.

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

CDS conducted an administrative critical area review in accordance with KCC 17A and found no critical areas on the project site that will be impacted by the proposal.

Consistency with the provisions of the KCC Title 14.04, Building Code:

Any future buildings must be consistent with International Building Codes.

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

As conditioned, the proposal is consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:
As conditioned, the proposal is consistent with the provisions of KCC Title 20.

Agency Comments:
The following agencies provided comments during the comment period: Washington State Department of Ecology, Washington State Department of Health, Kittitas County Fire Marshal, KVFR, DAHP, Kittitas County Public Health and Kittitas County Public Works. (Index #11-19).

Public Comments:
Two public comments were received for this proposal. Tom Chini submitted comment during the comment period and Gretchen Simpson submitted comment after the comment period. (See Index #17)

IX. Findings of Fact

1. The proposed project would add four manufactured homes for the purposes of farm labor shelter. The proposed farm labor shelters will be utilized between the months of April and August. Farm labor shelter is an allowed use in the Agriculture 20 zone with a conditional use permit.

2. Site Information

Total Property Size:	31.73 Acres
Number of Lots:	1
Domestic Water:	Well
Sewage Disposal:	Onsite septic
Power/Electricity:	PSE
Fire Protection:	Fire District 2 (KVFR)
Irrigation District:	KRD

3. Site Characteristics:

- North: Primarily privately-owned single family residential and agriculture uses
- South: Private and State lands, undeveloped and residential uses
- East: Primarily privately-owned single family residential and agriculture uses
- West: Primarily privately-owned single family residential and agriculture uses.

4. Access: The site is accessed from Manastash Rd, approximately 3.65 miles west of the city of Ellensburg.

5. The Comprehensive Plan land use designation is Rural Working and the zoning designation is Agriculture 20.

6. The project includes 4 manufactured homes for Farm Labor Shelter. Farm Labor Shelters are a permitted use within the Agriculture 20 zone with a conditional use permit.

7. A conditional use permit application (See Index #1) for Farm Labor Shelter (CU-20-00001) was submitted to Kittitas County Community Development Services department on June 4, 2020. The application was deemed complete (See Index #6) on July 1, 2020. The site was posted in accordance with KCC 15A.03.110 on July 16, 2020 (See Index #7).

8. A notice of application (See Index #8) for the Westdale LLC Farm Labor Shelter Conditional Use Permit (CU-20-00001) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on July 16, 2020, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #8 and 10). The comment period concluded on July 30, 2020.

9. A SEPA Checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. During the combined comment period environmental concerns were raised by public agencies with no comments submitted from private citizens and neighbors. CDS has considered these comments and found no significant environmental risks with the proposed project. Following the concurrent comment period, CDS issued a Determination of Non-Significance on December 16, 2020 (See Index #21). The appeal period for the SEPA DNS concluded on January 4, 2021. No appeals were filed.

In addition, CDS performed a critical area review of the property. A type 9 stream was found along the southern border of the parcel. The proposed project location is well outside of the buffer for the type 9 stream.

10. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G2, RR-G5, RR-G9, and RP-15.

12. Road Standards and access requirements are subject to the standards outlined in Kittitas County Code Title 12.

13. The following agencies provided comments during the comment period: Washington State Department of Ecology, Washington State Department of Health, Kittitas County Fire Marshal, KVFR, DAHP, Kittitas County Public Health and Kittitas County Public Works. (Index #11-19).

14. CDS received one public comment during the comment period and one public comment after the conclusion of the comment period.

16. The proposal, as conditioned, is consistent with the goals and policies of the Kittitas County Comprehensive Plan.

17. This proposal, as conditioned, is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.

18. This proposal, as conditioned, is consistent with the provisions of KCC Title 14, Buildings and Construction as conditioned.

19. This proposal, as conditioned, is consistent with the provisions of KCC 17.60A, Conditional Uses and meets the criteria of KCC 17.15.060.2 footnote #4.

21. This proposal, as conditioned, is consistent with the provisions of KCC 17A, Critical Areas.

22. This proposal, as conditioned, is consistent with KCC 20, Fire Life and Safety.

X. Conclusions:

1. As conditioned, the development 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 17 Zoning, Title 17A Critical Areas, Title 14.04 Building Code, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

XI. Recommendation and Conditions of Approval:

Kittitas County recommends *preliminary approval* of the Westdale LLC Conditional Use CU-20-00001 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

1. The project shall proceed in substantial conformance with the plans and application materials on file with CDS dated June 4, 2020 and subsequent information included in the complete file index except as amended by the conditions herein.
2. The applicant shall comply with all local, State and Federal environmental standards and regulations in place at the time of building application submittal.
3. The proposed manufactured homes will require permitting through the Washington State Department of Health for building permits and inspections. Any separate communal accessory buildings will require permitting through Kittitas County CDS Building.
4. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed. The structures shall not be utilized for purposes inconsistent with that defined as Farm Labor Shelter in Kittitas County Code Title 17.
5. An access permit is required for the shared driveway. The access off Victory Lane will be constructed to current Kittitas County joint-use driveway standards.
6. The access must be constructed and inspected prior to the occupancy of any home.
7. A separate address will be required for each home.
8. A grading permit will be required for any grading or fill over 100 cubic yards.
9. The applicant shall work with Kittitas County Public Works to assure all Kittitas County stormwater requirements are met. Evidence of Public Works approval shall be required for final approval.
10. The applicant shall comply with all water and septic standards as outlined in Kittitas County

Code Title 13 to the satisfaction of Kittitas County Public Health.

11. The applicant shall comply with Kittitas County Title 20 Fire Life Safety requirements. The Kittitas County Fire Marshal reserves the right to require fire suppression systems.
12. StreetSide addressing shall be visible from the road on each structure.
13. All structures will be subject to annual fire and life safety inspections.
14. Knox access will be required for gate access.
15. A grading permit through Kittitas County Public Works will be required for any dirt work exceeding 100 cubic yards of material.
16. Should ground disturbing or other activities related to the proposed subdivision result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
17. It is a proponent's responsibility to demonstrate compliance with the approval conditions of a conditional use permit. Compliance with all conditions must be demonstrated in writing to Kittitas County CDS prior to Final Conditional Use Permit issuance. Final approval of a Conditional Use Permit is required within 5 years of the approval date pursuant to KCC 17.60A.090.

