

**CONDITIONAL USE PERMIT
NOTICE OF APPLICATION**

Project Name: Steigleder Conditional Use Permit
Project File Number: CU-13-00002
Applicant: Kathy and Terry Christman
Application Received: Monday, February 11, 2013
Application Complete: Monday, March 11, 2013
Notice of Application: Monday, March 25, 2013

Location: 1 parcel, located approximately 1 mile southeast of Thorp at 8341 S. Thorp Hwy, in a portion of Section 13, T18N, R17E, WM in Kittitas County, bearing Assessor's map number 18-17-13020-0014.

Proposal: Kathy and Terry Christman have submitted a conditional use application for a produce stand on approximately 2.95 acres. The subject property is zoned Commercial Agriculture. This use falls under KCC 17.31.030(3) commercial activity associated with agriculture and KCC 17.31.030(10) home occupations which involve outdoor work or activities.

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

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Tuesday, April 9, 2013. 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, Title 17A Critical Areas, and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

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

Required Permits: Conditional Use Permit

Required Studies: None.

The following development regulations will be used for project mitigation and consistency:

- Kittitas County Comprehensive Plan & Zoning Ordinance.

Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Staff Planner: (509) 962-7506; email at lindsey.ozbolt@co.kittitas.wa.us

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