

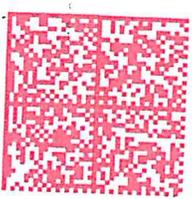
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RETURN TO SENDER  
NO MAIL RETURN  
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CLEMENSON, WINFRED G ETUX  
1331 ROZA VIEW DR  
YAKIMA WA 98901

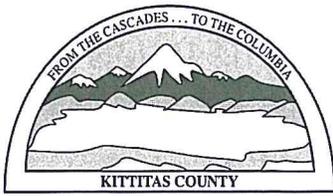
**RECEIVED**  
DEC 09 2013  
KITITAS COUNTY  
CDS

9890133333 R003



**FP** US POSTAGE  
\$ 00.46  
Mailed From 98926  
12/05/2013  
1STCLASS RTL  
031A 0005180813





# KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

## CORRECTED - NOTICE OF APPLICATION

**Corrected Notice of Application:** Thursday, December 5, 2013  
**Notice of Application:** Wednesday, December 4, 2013  
**Application Received:** Thursday, September 26, 2013  
**Application Complete:** Wednesday, November 6, 2013

**Project Name File Number:** CU-13-00007  
**Project Name:** Larson Fruit Co. Conditional Use Permit  
**Applicant:** Keith Larson

**Location:** 1 parcel, located approximately 1 mile east of SR 821 (Canyon Hwy) on Burbank Creek Road, in a portion of Section 27, T. 15 N., R. 19 E., W.M. in Kittitas County, bearing Assessor's map number 15-19-27000-0002.

**Proposal:** An application has been submitted requesting a conditional use permit for farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest and range. The applicant is proposing a total of 4 units. This proposed use is consistent with KCC 17.15.060.1 (F) farm labor shelter.

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**Required Permits:** Conditional Use Permit

**Required Studies:** None.

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

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

**KITTITAS COUNTY**  
COMMUNITY DEVELOPMENT SERVICES  
411 NORTH RUBY STREET, SUITE 2  
ELLENSBURG, WA 98926

RECEIVED  
DEC 09 2013  
KITTITAS COUNTY  
CD3

*Handwritten signature*

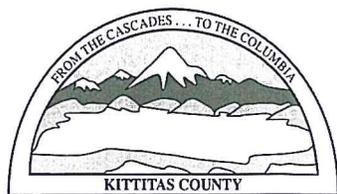
CLEMENSON, WINFRED G ETUX  
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**FP** US POSTAGE  
**\$ 00.46**  
1ST CLASS RTL  
Mailed From 98926  
12/04/2013  
031A 0005180813

9892663002

NIXIE 992 DE 2009 0012/07/13  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD  
BC: 9892663002 \*1589-00438-04-35  
9892663002



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[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

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15

**KITTITAS COUNTY**  
COMMUNITY DEVELOPMENT SERVICES  
411 NORTH RUBY STREET, SUITE 2  
ELLENSBURG, WA 98926

**RECEIVED**  
DEC 09 2013  
KITTITAS COUNTY  
CN

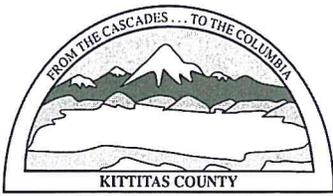
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351 BURBANK CR RD  
YAKIMA WA 98901

9892605300  
9890189889 RD



**US POSTAGE**  
**\$ 00.46**  
1ST CLASS RTL  
Mailed From 98926  
12/04/2013  
031A 0005180813

X 992 NFE 100991210012/05/13  
FORWARD TIME EXP RTN TO SEND  
SCHRIER, JOHN  
351B CRESTFIELD RD  
YAKIMA WA 98903-2400  
RETURN TO SENDER  
|||||



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[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

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Building Partnerships - Building Communities

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15

## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Wednesday, December 11, 2013 8:46 AM  
**To:** Christina Wollman; Holmstrom, Rick (HolmstR@wsdot.wa.gov); Kaiser, Mark (KaiserM@wsdot.wa.gov)  
**Subject:** RE: CU-13-00007 Larson Fruit Corrected - Notice of Application

Christina,

Thank you for catching this and passing it on to Rick and Mark.

I will make sure they are on the list for any further correspondence on this proposal.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

---

**From:** Christina Wollman  
**Sent:** Wednesday, December 11, 2013 8:30 AM  
**To:** Holmstrom, Rick (HolmstR@wsdot.wa.gov); Kaiser, Mark (KaiserM@wsdot.wa.gov)  
**Cc:** Lindsey Ozbolt  
**Subject:** FW: CU-13-00007 Larson Fruit Corrected - Notice of Application

Hi Rick and Mark,

I don't see that you were notified of this project. It's farmworker housing on Burbank Creek Road. Their transportation concurrency application states that traffic will be decreased by this project because the workers will live on site instead of being transported on site each day during the picking season. That application is attached. Please let me know if you have any concerns with this project because as of now Public Works will have no conditions.

The link below does not work. Use <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>

Thank you,

*Christina Wollman, AICP CFM*

Planner II | Floodplain Manager  
[p] 509.962.7051 | [f] 509.962.7663

---

**From:** Lindsey Ozbolt  
**Sent:** Thursday, December 05, 2013 9:24 AM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgjenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'J Markell'; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'tribune@nkctribune.com'; James Rivard; Erin

Moore; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'tribune@nkctribune.com', 'J Markell'; Mike Johnston; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; Michael Flory; Lou Whitford; Joe Gilbert  
**Cc:** Doc Hansen; Allison Kimball (brooksideconsulting@gmail.com); John Cornell (Johnc@larsonfruit.com)  
**Subject:** CU-13-00007 Larson Fruit Corrected - Notice of Application

Corrected – Notice of Application CU-13-00007 Larson Fruit Co.

This is a corrected Notice of Application as the legal description was incorrect in the first notice. The comment period now ends on December 20, 2013 by 5:00 pm.

Kittitas County has received a land use application CU-13-00007 Larson Fruit Co. Please see the attached Notice of Application. Agencies within the county network may review the application master file via the T-drive. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

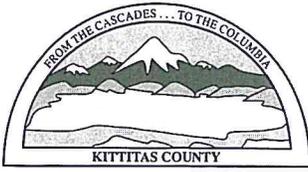
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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

**Affidavit of Mailing & Publication**

PROPOSAL NAME: Larson Fruit Co. Conditional Use Permit (CU-13-00007)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: December 5, 2013

I certify that the following documentation:

- Corrected Notice of Application Larson Fruit Co. Conditional Use Permit (CU-13-00007)

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.

*Lindsey M Ozbolt*

Signature

Lindsey Ozbolt  
Community Development Services Planner  
County of Kittitas  
State of Washington

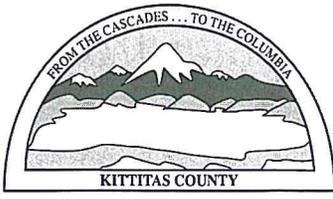
Subscribed and sworn to before me this 5<sup>th</sup> day of December 2013.



*Amanda J. Weed*

Amanda J. Weed  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: August 25, 2015



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Building Partnerships - Building Communities

## CORRECTED - NOTICE OF APPLICATION

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13

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 12/05/13 09:35 by dde18

Acct #: 84329

Ad #: 1014118

Status: N

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

Start: 12/06/2013 Stop: 12/06/2013  
Times Ord: 1 Times Run: \*\*\*  
STD6 2.00 X 8.33 Words: 401  
Total STD6 16.66  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 143.28  
# Affidavits: 1

Contact: MANDY  
Phone: (509)962-7506  
Fax#:  
Email:  
Agency:

Ad Descrpt: N/APP CU-13-00007  
Given by: \*  
Created: dde18 12/04/13 12:46  
Last Changed: dde18 12/05/13 09:35

COMMENTS:

COPIED from AD 980686

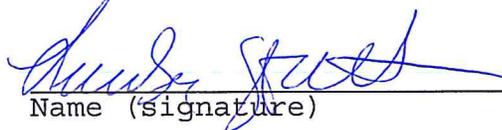
PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	12/06			
IN	A		97 S	12/06			

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.

Lindsay Ozboff  
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

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 12/05/13 09:35 by dde18

Acct #: 84329

Ad #: 1014118

Status: N

**CONDITIONAL USE PERMIT  
NOTICE OF APPLICATION**

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Publish Daily Record: December 6, 2013

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 12/05/13 08:25 by dde18

Acct #: 84329

Ad #: 1014118

Status: N

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

Start: 12/06/2013 Stop: 12/06/2013  
Times Ord: 1 Times Run: \*\*\*  
STD6 2.00 X 8.20 Words: 394  
Total STD6 16.40  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 141.04  
# Affidavits: 1

Contact: MANDY  
Phone: (509)962-7506  
Fax#:  
Email:  
Agency:

Ad Descrpt: N/APP CU-13-00007  
Given by: \*  
Created: dde18 12/04/13 12:46  
Last Changed: dde18 12/05/13 08:25

COMMENTS:

COPIED from AD 980686

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	12/06			
IN	A		97 S	12/06			

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Lindsay Orbolt  
Name (print or type)

Lindsay M. Orbolt  
Name (signature)

(CONTINUED ON NEXT PAGE)

Please see my changes on next page.  
Sorry for the confusion.

Lindsay

DAILY RECORD/KITTITAS PUB  
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PO BOX 1570  
POCATELLO ID 83204

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Salesperson: DANIELLE RENWICK

Printed at 12/05/13 08:25 by dde18

Acct #: 84329

Ad #: 1014118

Status: N

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Application Complete: Wednesday, November 6, 2013

Project Name File Number: CU-13-00007  
Project Name: Larson Fruit Co. Conditional Use Permit  
Applicant: Keith Larson

Location: 1 parcel, located approximately 1 mile east of SR 821 (Canyon Hwy) on Burbank Creek Road, in a portion of Section 27, T. 15 N., R. 19 E., W.M., in Kittitas County, bearing Assessor's map number 15-19-27000-0002.

Proposal: An application has been submitted requesting a conditional use permit for farm worker housing approximately 2 acres of a 21 acre parcel that is zoned Forest and range. The applicant is proposing a total of 4 units. This proposed use is consistent with KCC 17.15.060.1 (F) farm labor shelter.

Materials Available for Review: The submitted application and related file 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 *Friday, December 20, 2013*, on ~~Thursday, December 19, 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 NonSignificance (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 Permits

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; e-mail at [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

Publish Daily Record: December 6, 2013

CONDITIONAL USE PERMIT  
CORRECTED - NOTICE OF APPLICATION

**Corrected Notice of Application:** Thursday, December 5, 2013  
**Notice of Application:** Wednesday, December 4, 2013  
**Application Received:** Thursday, September 26, 2013  
**Application Complete:** Wednesday, November 6, 2013

**Project Name File Number:** CU-13-00007  
**Project Name:** Larson Fruit Co. Conditional Use Permit  
**Applicant:** Keith Larson

**Location:** 1 parcel, located approximately 1 mile east of SR 821 (Canyon Hwy) on Burbank Creek Road, in a portion of Section 15, T. 19 N., R. 27 E., W.M. in Kittitas County, bearing Assessor's map number 15-19-27000-0002.

**Proposal:** An application has been submitted requesting a conditional use permit for farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest and range. The applicant is proposing a total of 4 units. This proposed use is consistent with KCC 17.15.060.1 (F) farm labor shelter.

**Materials Available for Review:** The submitted application and related file 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 Friday, December 20, 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](mailto:lindsey.ozbolt@co.kittitas.wa.us)

Publish Daily Record: December 6, 2013

## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Thursday, December 05, 2013 9:24 AM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'J Markell'; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'tribune@nkctribune.com'; James Rivard; Erin Moore; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'tribune@nkctribune.com'; 'J Markell'; Mike Johnston; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; Michael Flory; Lou Whitford; Joe Gilbert  
**Cc:** Doc Hansen; Allison Kimball (brooksideconsulting@gmail.com); John Cornell (Johnc@larsonfruit.com)  
**Subject:** CU-13-00007 Larson Fruit Corrected - Notice of Application  
**Attachments:** CU-13-00007 Larson Fruit Notice of Application - CORRECTED.pdf

Corrected – Notice of Application CU-13-00007 Larson Fruit Co.

This is a corrected Notice of Application as the legal description was incorrect in the first notice. The comment period now ends on December 20, 2013 by 5:00 pm.

Kittitas County has received a land use application CU-13-00007 Larson Fruit Co. Please see the attached Notice of Application. Agencies within the county network may review the application master file via the T-drive. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

## Lindsey Ozbolt

---

**From:** Microsoft Outlook  
**To:** 'J Markell'; 'tribune@nkctribune.com'; 'J Markell'; 'tribune@nkctribune.com'  
**Sent:** Thursday, December 05, 2013 9:24 AM  
**Subject:** Undeliverable: CU-13-00007 Larson Fruit Corrected - Notice of Application

### Delivery has failed to these recipients or distribution lists:

'J Markell'

The recipient's e-mail address was not found in the recipient's e-mail system. Microsoft Exchange will not try to redeliver this message for you. Please check the e-mail address and try resending this message, or provide the following diagnostic text to your system administrator.

'tribune@nkctribune.com'

The recipient's e-mail address was not found in the recipient's e-mail system. Microsoft Exchange will not try to redeliver this message for you. Please check the e-mail address and try resending this message, or provide the following diagnostic text to your system administrator.

'J Markell'

The recipient's e-mail address was not found in the recipient's e-mail system. Microsoft Exchange will not try to redeliver this message for you. Please check the e-mail address and try resending this message, or provide the following diagnostic text to your system administrator.

'tribune@nkctribune.com'

The recipient's e-mail address was not found in the recipient's e-mail system. Microsoft Exchange will not try to redeliver this message for you. Please check the e-mail address and try resending this message, or provide the following diagnostic text to your system administrator.

---

Sent by Microsoft Exchange Server 2007

### Diagnostic information for administrators:

Generating server: glamdring.co.kittitas.wa.us

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

Original message headers:

Received: from glamdring.co.kittitas.wa.us ([fe80::c438:a42c:b900:8734]) by glamdring.co.kittitas.wa.us (::1) with mapi; Thu, 5 Dec 2013 09:24:27 -0800  
Content-Type: application/ms-tnef; name="winmail.dat"  
Content-Transfer-Encoding: binary  
From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>  
To: Bill Steele <bill.steele@co.kittitas.wa.us>, Brenda Larsen <brenda.larsen@co.kittitas.wa.us>, "Brent Renfrow (Brent.Renfrow@dfw.wa.gov)" <Brent.Renfrow@dfw.wa.gov>, "Candie M. Leader" <candie.leader@co.kittitas.wa.us>, Christina Wollman <christina.wollman@co.kittitas.wa.us>, "Cindy Preston (cindy.preston@dnr.wa.gov)" <cindy.preston@dnr.wa.gov>, "CROSEPACOORDINATOR@ECY.WA.GOV" <CROSEPACOORDINATOR@ECY.WA.GOV>, "enviroreview@yakama.com" <enviroreview@yakama.com>, Erin Moore <erin.moore@co.kittitas.wa.us>, "Gretchen.Kaehler@DAHP.wa.gov" <Gretchen.Kaehler@DAHP.wa.gov>, Holly Duncan <holly.duncan@co.kittitas.wa.us>, "Jan Jorgenson (jorgenja@cwu.edu)" <jorgenja@cwu.edu>, "Jessica Lally (jessica@yakama.com)" <jessica@yakama.com>, "jmarvin@yakama.com" <jmarvin@yakama.com>, "J Markell" <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us>, "Johnson Meninick (johnson@yakama.com)" <johnson@yakama.com>, "Julie Kjorsvik" <julie.kjorsvik@co.kittitas.wa.us>, Kim Dawson <kim.dawson@co.kittitas.wa.us>, "linda.hazlett@dnr.wa.gov" <linda.hazlett@dnr.wa.gov>, Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>, Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>, Mike Johnston <mjohnston@kvnews.com>, "nelmsk@cwu.edu" <nelmsk@cwu.edu>, Patti Johnson <patti.johnson@co.kittitas.wa.us>, "russell.mau@doh.wa.gov" <russell.mau@doh.wa.gov>, "Teske, Mark S" <Mark.Teske@dfw.wa.gov>, "rivers@dnr.wa.gov" <rivers@dnr.wa.gov>, "Thalia Sachtleben (enviroreview@yakama.com)" <enviroreview@yakama.com>, "Tom Justus (tom.justus@doh.wa.gov)" <tom.justus@doh.wa.gov>, "tribune@nkctribune.com" <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us>, James Rivard <james.rivard@co.kittitas.wa.us>, Erin Moore <erin.moore@co.kittitas.wa.us>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, "tribune@nkctribune.com" <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us>, 'J Markell' <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us>, Mike Johnston <mjohnston@kvnews.com>, "darren.habel@usace.army.mil" <darren.habel@usace.army.mil>, "separegister@ecy.wa.gov" <separegister@ecy.wa.gov>, Michael Flory <mike.flory@co.kittitas.wa.us>, Lou Whitford <lou.whitford@co.kittitas.wa.us>, Joe Gilbert <joe.gilbert@co.kittitas.wa.us>  
CC: Doc Hansen <doc.hansen@co.kittitas.wa.us>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, "John Cornell (Johnc@larsonfruit.com)" <Johnc@larsonfruit.com>  
Disposition-Notification-To: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>  
Return-Receipt-To: <lindsey.ozbolt@co.kittitas.wa.us>  
Date: Thu, 5 Dec 2013 09:24:27 -0800  
Subject: CU-13-00007 Larson Fruit Corrected - Notice of Application  
Thread-Topic: CU-13-00007 Larson Fruit Corrected - Notice of Application  
Thread-Index: Ac7x21VacvBkPx3zRxSR8tTi66ygCg==  
Message-ID: <C97566EEC920FD4D8A425CFC93E067035022B9EE39@glamdring.co.kittitas.wa.us>

Reply-To: Jeff Watson <jeff.watson@co.kittitas.wa.us>, Dan Valoff  
<IMCEAEX-\_O=Kittitas\_OU=COURTHSE\_cn=Recipients\_cn=dan+2Evaloff@co.kittitas.wa.us>  
Accept-Language: en-US  
Content-Language: en-US  
X-MS-Has-Attach: yes  
X-MS-TNEF-Correlator: <C97566EEC920FD4D8A425CFC93E067035022B9EE39@glamdring.co.kittitas.wa.us>  
MIME-Version: 1.0

## Lindsey Ozbolt

---

**From:** Microsoft Outlook  
**To:** Erin Moore; Brenda Larsen; Candie M. Leader; Doc Hansen; Bill Steele; Michael Flory; Christina Wollman; Lisa Lawrence; Joe Gilbert; Lou Whitford; Patti Johnson; Kim Dawson; Lisa Iammarino; Holly Duncan; James Rivard; Julie Kjorsvik  
**Sent:** Thursday, December 05, 2013 9:25 AM  
**Subject:** Delivered: CU-13-00007 Larson Fruit Corrected - Notice of Application

### Your message has been delivered to the following recipients:

[Erin Moore](#)

[Brenda Larsen](#)

[Candie M. Leader](#)

[Doc Hansen](#)

[Bill Steele](#)

[Michael Flory](#)

[Christina Wollman](#)

[Lisa Lawrence](#)

[Joe Gilbert](#)

[Lou Whitford](#)

[Patti Johnson](#)

[Kim Dawson](#)

[Lisa Iammarino](#)

[Holly Duncan](#)

[James Rivard](#)

[Julie Kjorsvik](#)

Subject: CU-13-00007 Larson Fruit Corrected - Notice of Application

---

Sent by Microsoft Exchange Server 2007

## Lindsey Ozbolt

---

**From:** Microsoft Outlook  
**To:** 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACCOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; 'Gretchen.Kaehler@DAHP.wa.gov'; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; 'linda.hazlett@dnr.wa.gov'; 'Mike Johnston'; 'nelmsk@cwu.edu'; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'Mike Johnston'; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; Allison Kimball (brooksideconsulting@gmail.com); John Cornell (Johnc@larsonfruit.com)  
**Sent:** Thursday, December 05, 2013 9:25 AM  
**Subject:** Relayed: CU-13-00007 Larson Fruit Corrected - Notice of Application

**Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:**

'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'

'Cindy Preston (cindy.preston@dnr.wa.gov)'

'CROSEPACCOORDINATOR@ECY.WA.GOV'

'enviroreview@yakama.com'

'Gretchen.Kaehler@DAHP.wa.gov'

'Jan Jorgenson (jorgenja@cwu.edu)'

'Jessica Lally (jessica@yakama.com)'

'jmarvin@yakama.com'

'Johnson Meninick (johnson@yakama.com)'

'linda.hazlett@dnr.wa.gov'

Mike Johnston

'nelmsk@cwu.edu'

'russell.mau@doh.wa.gov'

'Teske, Mark S'

'rivers@dnr.wa.gov'

'Thalia Sachtleben (enviroreview@yakama.com)'

'Tom Justus (tom.justus@doh.wa.gov)'

'Allison Kimball (brooksideconsulting@gmail.com)'

Mike Johnston

'darren.habel@usace.army.mil'

'separegister@ecy.wa.gov'

Allison Kimball (brooksideconsulting@gmail.com)

John Cornell (Johnc@larsonfruit.com)

Subject: CU-13-00007 Larson Fruit Corrected - Notice of Application

---

Sent by Microsoft Exchange Server 2007

## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Thursday, December 05, 2013 8:18 AM  
**To:** 'HAZLETT, LINDA (DNR)'  
**Subject:** RE: Notice of Application

Thank you for letting me know. You are correct.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

---

**From:** HAZLETT, LINDA (DNR) [<mailto:LINDA.HAZLETT@dnr.wa.gov>]  
**Sent:** Thursday, December 05, 2013 8:10 AM  
**To:** Lindsey Ozbolt  
**Subject:** RE: Notice of Application

I think your legal description is incorrect. Looks like Sec 27, T. 15, R 19.

**Linda Hazlett**  
Assistant Land Manager  
Southeast Region  
Washington State Department of Natural Resources  
(509) 925 0907  
[linda.hazlett@dnr.wa.gov](mailto:linda.hazlett@dnr.wa.gov)  
[www.dnr.wa.gov](http://www.dnr.wa.gov)

---

**From:** Lindsey Ozbolt [<mailto:lindsey.ozbolt@co.kittitas.wa.us>]  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**To:** Bill Steele; Brenda Larsen; Renfrow, Brent D (DFW); Candie M. Leader; Christina Wollman; PRESTON, CINDY (DNR); ECY RE CRO SEPA COORDINATOR; 'enviroreview@yakama.com'; Erin Moore; Kaehler, Gretchen (DAHP); Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; HAZLETT, LINDA (DNR); Lisa Iammarino; Lisa Lawrence; Johnston, Mike (DOHi); 'nelmsk@cwu.edu'; Patti Johnson; Mau, Russell E (DOH); Teske, Mark S (DFW); DNR RE AQ LEASING RIVERS; 'Thalia Sachtleben (enviroreview@yakama.com)'; Justus, Tom; [tribune@nkctribune.com](mailto:tribune@nkctribune.com); Rivard, James (DOHi); Erin Moore; Allison Kimball ([brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)); [tribune@nkctribune.com](mailto:tribune@nkctribune.com); J Markell; Johnston, Mike (DOHi); 'darren.habel@usace.army.mil'; ECY RE SEPA REGISTER; Michael Flory; Lou Whitford; Joe Gilbert  
**Cc:** Doc Hansen; Allison Kimball ([brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)); John Cornell ([Johnc@larsonfruit.com](mailto:Johnc@larsonfruit.com))  
**Subject:** Notice of Application

Kittitas County has received a land use application CU-13-00007 Larson Fruit Co. Please see the attached Notice of Application. Agencies within the county network may review the application master file via the T-drive. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

---

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcdbdac24bb8719d004a14

ALLEN, LESLIE  
PO BOX 623  
SELAH WA 98942-0623

CLEMENSON, WINFRED G ETUX  
1331 ROZA VIEW DR  
YAKIMA WA 98901

COOK, COREY B  
PO BOX 471  
SELAH WA 98942

DORMAIER, DUANE D ETUX  
104 N 67TH AVE  
YAKIMA WA 98908

ESSEX, VICTORIA K  
PO BOX 29322  
BELLINGHAM WA 98228

GEORGE, WILFORD C ETUX  
540 ROZA VIEW DR  
YAKIMA WA 98901

HURSH, H PERRY ETUX  
721 BURBANK CREEK RD  
YAKIMA WA 98901

LARSON ORCHARDS INC  
PO BOX 70  
SELAH WA 98942

L'HEUREUX, JAMES W ETUX  
1260 BURBANK CREEK RD  
YAKIMA WA 98901

LICHOTA, MAREK & EVA  
170 BOONE LN  
SELAH WA 98942-9509

PHIFER, CLYDE H & SHIRLEY J  
2487 E TABLE ROCK RD  
BOISE ID 83712-7560

POOL, BRADLEY G  
723 BURBANK CREEK RD  
YAKIMA WA 98901

SATTLER, DONALD A ETUX  
207 HALL AVE  
YAKIMA WA 98902

SCHRIER, JOHN A. ETUX  
351 BURBANK CR RD  
YAKIMA WA 98901

SIEBER, OTTO  
1117 BOYLSTON AVE E  
SEATTLE WA 98102-4302

THORP, MARTHA M  
P.O. BOX 324  
SELAH, WA 98942-0324

USA (BLM)  
915 WALLA WALLA  
WENATCHEE WA 98801

VERHEUL, GEORGE E. ETUX  
PO BOX 1192  
KITITITAS WA 98934

SELAH SCHOOL DISTRICT #119  
105 W BARTLETT  
SELAH, WA 98942

Kittitas County Fire Marshal  
[brenda.larsen@co.kittitas.wa.us](mailto:brenda.larsen@co.kittitas.wa.us)  
[bill.steele@co.kittitas.wa.us](mailto:bill.steele@co.kittitas.wa.us)

Kittitas County Sheriff's Dept.  
[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)

Kittitas County Board of County  
Commissioners  
[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)

Kittitas County Code Enforcement  
[lisa.iammarino@co.kittitas.wa.us](mailto:lisa.iammarino@co.kittitas.wa.us)

Kittitas County Environmental Health  
[joe.gilbert@co.kittitas.wa.us](mailto:joe.gilbert@co.kittitas.wa.us)  
[erin.moore@co.kittitas.wa.us](mailto:erin.moore@co.kittitas.wa.us)  
[holly.duncan@co.kittitas.wa.us](mailto:holly.duncan@co.kittitas.wa.us)

Kittitas County Solid Waste Programs  
[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)  
[patti.johnson@co.kittitas.wa.us](mailto:patti.johnson@co.kittitas.wa.us)

Kittitas County Public Works  
[christina.wollman@co.kittitas.wa.us](mailto:christina.wollman@co.kittitas.wa.us)  
[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)

Yakama Nation  
[jessica@yakama.com](mailto:jessica@yakama.com)  
[jmarvin@yakama.com](mailto:jmarvin@yakama.com)  
[johnson@yakama.com](mailto:johnson@yakama.com)  
[enviroreview@yakama.com](mailto:enviroreview@yakama.com)

Department of Ecology  
[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

WA Dept. Fish and Wildlife  
[Brent.Renfrow@dfw.wa.gov](mailto:Brent.Renfrow@dfw.wa.gov)  
[Mark.Teske@dfw.wa.gov](mailto:Mark.Teske@dfw.wa.gov)

Washington State DAHP  
[Gretchen.Kaehler@DAHP.wa.gov](mailto:Gretchen.Kaehler@DAHP.wa.gov)

James E Brooks Library  
[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)  
[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)

Kittitas County Building Dept.  
[Mike.flory@co.kittitas.wa.us](mailto:Mike.flory@co.kittitas.wa.us)  
[Lou.whitford@co.kittitas.wa.us](mailto:Lou.whitford@co.kittitas.wa.us)

WA State Department of Health  
[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)  
[tom.justus@doh.wa.gov](mailto:tom.justus@doh.wa.gov)

WA Dept. of Natural Resources  
[linda.hazlett@dnr.wa.gov](mailto:linda.hazlett@dnr.wa.gov)  
[cindy.preston@dnr.wa.gov](mailto:cindy.preston@dnr.wa.gov)  
[rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov)

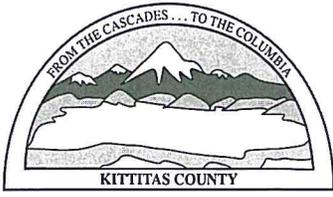
Allison Kimball  
[brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)

Northern Kittitas County Tribune  
[tribune@nkctribune.com](mailto:tribune@nkctribune.com)

Daily Record  
[jmarkell@kvnews.com](mailto:jmarkell@kvnews.com)  
[mjohnston@kvnews.com](mailto:mjohnston@kvnews.com)

Army Corps of Engineers  
[Darren.habel@usace.army.mil](mailto:Darren.habel@usace.army.mil)

[johnc@larsonfruit.com](mailto:johnc@larsonfruit.com)



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

## CORRECTED - NOTICE OF APPLICATION

**Corrected Notice of Application:** Thursday, December 5, 2013  
**Notice of Application:** Wednesday, December 4, 2013  
**Application Received:** Thursday, September 26, 2013  
**Application Complete:** Wednesday, November 6, 2013

**Project Name File Number:** CU-13-00007  
**Project Name:** Larson Fruit Co. Conditional Use Permit  
**Applicant:** Keith Larson

**Location:** 1 parcel, located approximately 1 mile east of SR 821 (Canyon Hwy) on Burbank Creek Road, in a portion of Section 27, T. 15 N., R. 19 E., W.M. in Kittitas County, bearing Assessor's map number 15-19-27000-0002.

**Proposal:** An application has been submitted requesting a conditional use permit for farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest and range. The applicant is proposing a total of 4 units. This proposed use is consistent with KCC 17.15.060.1 (F) farm labor shelter.

**Materials Available for Review:** The submitted application and related file 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 Friday, December 20, 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

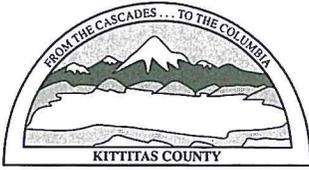
**Required Studies:** None.

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](mailto:lindsey.ozbolt@co.kittitas.wa.us)

12



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

**Affidavit of Mailing & Publication**

PROPOSAL NAME: Larson Fruit Co. Conditional Use Permit (CU-13-00007)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: December 4, 2013

I certify that the following documentation:

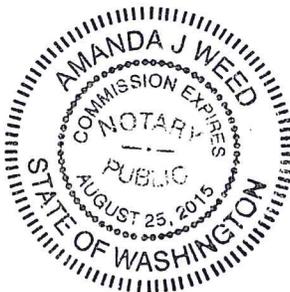
- Notice of Application Larson Fruit Co. Conditional Use Permit (CU-13-00007)

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.

*Lindsey M Ozbolt* \_\_\_\_\_ 12/4/13  
Signature

Lindsey Ozbolt  
Community Development Services Planner  
County of Kittitas  
State of Washington

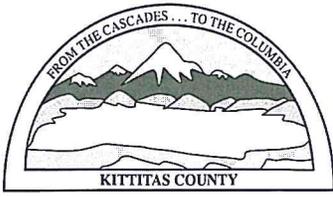
Subscribed and sworn to before me this 4<sup>th</sup> day of December 2013.



*Amanda J. Weed* \_\_\_\_\_

Amanda J. Weed  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: August 25, 2015



# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Wednesday, December 4, 2013  
**Application Received:** Thursday, September 26, 2013  
**Application Complete:** Wednesday, November 6, 2013

**Project Name File Number:** CU-13-00007  
**Project Name:** Larson Fruit Co. Conditional Use Permit  
**Applicant:** Keith Larson

**Location:** 1 parcel, located approximately 1 mile east of SR 821 (Canyon Hwy) on Burbank Creek Road, in a portion of Section 15, T. 19 N., R. 27 E., W.M. in Kittitas County, bearing Assessor's map number 15-19-27000-0002.

**Proposal:** An application has been submitted requesting a conditional use permit for farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest and range. The applicant is proposing a total of 4 units. This proposed use is consistent with KCC 17.15.060.1 (F) farm labor shelter.

**Materials Available for Review:** The submitted application and related file 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 Thursday, December 19, 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](mailto:lindsey.ozbolt@co.kittitas.wa.us)

11

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 12/04/13 12:54 by dde18

-----  
Acct #: 84329

Ad #: 1014118

Status: N

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

Start: 12/06/2013 Stop: 12/06/2013  
Times Ord: 1 Times Run: \*\*\*  
STD6 2.00 X 8.20 Words: 392  
Total STD6 16.40  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 141.04  
# Affidavits: 1

Contact: MANDY  
Phone: (509)962-7506  
Fax#:  
Email:  
Agency:

Ad Descrpt: N/APP CU-13-00007  
Given by: \*  
Created: dde18 12/04/13 12:46  
Last Changed: dde18 12/04/13 12:54

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COMMENTS:

COPIED from AD 980686

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PUB ZONE ED TP START INS STOP SMTWTFS  
DR A 97 S 12/06  
IN A 97 S 12/06  
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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.

Lindsay Ozbolt  
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

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 12/04/13 12:54 by dde18

Acct #: 84329

Ad #: 1014118

Status: N

**CONDITIONAL USE PERMIT  
NOTICE OF APPLICATION**

**Notice of Application: Wednesday, December 4, 2013**  
**Application Received: Thursday, September 26, 2013**  
**Application Complete: Wednesday, November 6, 2013**

**Project Name File Number: CU-13-00007**  
**Project Name: Larson Fruit Co. Conditional Use Permit**  
**Applicant: Keith Larson**

**Location:** 1 parcel, located approximately 1 mile east of SR 821 (Canyon Hwy) on Burbank Creek Road, in a portion of Section 15, T. 19 N., R.27 E., W.M., in Kittitas County, bearing Assessor's map number 15-19-27000-0002.

**Proposal:** An application has been submitted requesting a conditional use permit for farm worker housing approximately 2 acres of a 21 acre parcel that is zoned Forest and range. The applicant is proposing a total of 4 units. This proposed use is consistent with KCC 17.15.060.1 (F) farm labor shelter.

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**Required Permits:** Conditional Use Permits

**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; e-mail at [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

Publish Daily Record: December 6, 2013

**CONDITIONAL USE PERMIT  
NOTICE OF APPLICATION**

**Notice of Application:** Wednesday, December 4, 2013  
**Application Received:** Thursday, September 26, 2013  
**Application Complete:** Wednesday, November 6, 2013

**Project Name File Number:** CU-13-00007  
**Project Name:** Larson Fruit Co. Conditional Use Permit  
**Applicant:** Keith Larson

**Location:** 1 parcel, located approximately 1 mile east of SR 821 (Canyon Hwy) on Burbank Creek Road, in a portion of Section 15, T. 19 N., R. 27 E., W.M. in Kittitas County, bearing Assessor's map number 15-19-27000-0002.

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**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Thursday, December 19, 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.

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**Required Permits:** Conditional Use Permit

**Required Studies:** None.

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

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

Publish Daily Record: December 6, 2013

## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACCOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'tribune@nkctribune.com'; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); 'tribune@nkctribune.com'; J Markell; Mike Johnston; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; Michael Flory; Lou Whitford; Joe Gilbert  
**Cc:** Doc Hansen; Allison Kimball (brooksideconsulting@gmail.com); John Cornell (Johnc@laronfruit.com)  
**Subject:** Notice of Application  
**Attachments:** CU-13-00007 Larson Fruit Notice of Application.pdf

Kittitas County has received a land use application CU-13-00007 Larson Fruit Co. Please see the attached Notice of Application. Agencies within the county network may review the application master file via the T-drive. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Wednesday, December 04, 2013 5:05 PM  
**To:** seperegister@ecy.wa.gov  
**Subject:** FW: Notice of Application  
**Attachments:** CU-13-00007 Larson Fruit Notice of Application.pdf; Cu-13-00007 Larson Fruit SEPA Checklist.pdf

SEPA register,

Please see below text for full context. This follow-up email contains both the Notice of Application and SEPA checklist for CU-13-00007 Larson Fruit Co.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

---

**From:** Lindsey Ozbolt  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**To:** Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; Holly Duncan; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; J Markell; 'Johnson Meninick (johnson@yakama.com)'; Julie Kjorsvik; Kim Dawson; 'linda.hazlett@dnr.wa.gov'; Lisa Iammarino; Lisa Lawrence; Mike Johnston; 'nelmsk@cwu.edu'; Patti Johnson; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; tribune@nkctribune.com; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; J Markell; Mike Johnston; 'darren.habel@usace.army.mil'; 'seperegister@ecy.wa.gov'; Michael Flory; Lou Whitford; Joe Gilbert  
**Cc:** Doc Hansen; Allison Kimball (brooksideconsulting@gmail.com); John Cornell (Johnc@larsonfruit.com)  
**Subject:** Notice of Application

Kittitas County has received a land use application CU-13-00007 Larson Fruit Co. Please see the attached Notice of Application. Agencies within the county network may review the application master file via the T-drive. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

## Lindsey Ozbolt

---

**From:** Microsoft Outlook  
**To:** 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; 'Cindy Preston (cindy.preston@dnr.wa.gov)'; 'CROSEPACCOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; 'Gretchen.Kaehler@DAHP.wa.gov'; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'Jessica Lally (jessica@yakama.com)'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; 'linda.hazlett@dnr.wa.gov'; 'Mike Johnston'; 'nelmsk@cwu.edu'; 'russell.mau@doh.wa.gov'; 'Teske, Mark S'; 'rivers@dnr.wa.gov'; 'Thalia Sachtleben (enviroreview@yakama.com)'; 'Tom Justus (tom.justus@doh.wa.gov)'; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'Mike Johnston'; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; 'Allison Kimball (brooksideconsulting@gmail.com)'; 'John Cornell (Johnc@larsonfruit.com)'  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**Subject:** Relayed: Notice of Application

**Delivery to these recipients or distribution lists is complete, but delivery notification was not sent by the destination:**

'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'

'Cindy Preston (cindy.preston@dnr.wa.gov)'

'CROSEPACCOORDINATOR@ECY.WA.GOV'

'enviroreview@yakama.com'

'Gretchen.Kaehler@DAHP.wa.gov'

'Jan Jorgenson (jorgenja@cwu.edu)'

'Jessica Lally (jessica@yakama.com)'

'jmarvin@yakama.com'

'Johnson Meninick (johnson@yakama.com)'

'linda.hazlett@dnr.wa.gov'

Mike Johnston

'nelmsk@cwu.edu'

'russell.mau@doh.wa.gov'

'Teske, Mark S'

'rivers@dnr.wa.gov'

'Thalia Sachtleben (enviroreview@yakama.com)'

'Tom Justus (tom.justus@doh.wa.gov)'

Allison Kimball (brooksideconsulting@gmail.com)

Mike Johnston

'darren.habel@usace.army.mil'

'separegister@ecy.wa.gov'

Allison Kimball (brooksideconsulting@gmail.com)

John Cornell (Johnc@larsonfruit.com)

Subject: Notice of Application

---

Sent by Microsoft Exchange Server 2007

## Lindsey Ozbolt

---

**From:** Microsoft Outlook  
**To:** Erin Moore; Brenda Larsen; Candie M. Leader; Doc Hansen; Bill Steele; Michael Flory; Christina Wollman; Lisa Lawrence; Joe Gilbert; Lou Whitford; Patti Johnson; Kim Dawson; Lisa Iammarino; Holly Duncan; James Rivard; Julie Kjorsvik  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**Subject:** Delivered: Notice of Application

### Your message has been delivered to the following recipients:

[Erin Moore](#)

[Brenda Larsen](#)

[Candie M. Leader](#)

[Doc Hansen](#)

[Bill Steele](#)

[Michael Flory](#)

[Christina Wollman](#)

[Lisa Lawrence](#)

[Joe Gilbert](#)

[Lou Whitford](#)

[Patti Johnson](#)

[Kim Dawson](#)

[Lisa Iammarino](#)

[Holly Duncan](#)

[James Rivard](#)

[Julie Kjorsvik](#)

Subject: Notice of Application

---

Sent by Microsoft Exchange Server 2007

## Lindsey Ozbolt

---

**From:** Microsoft Outlook  
**To:** J Markell; [tribune@nkctribune.com](mailto:tribune@nkctribune.com); J Markell; [tribune@nkctribune.com](mailto:tribune@nkctribune.com)  
**Sent:** Wednesday, December 04, 2013 5:02 PM  
**Subject:** Undeliverable: Notice of Application

### Delivery has failed to these recipients or distribution lists:

J Markell

The recipient's e-mail address was not found in the recipient's e-mail system. Microsoft Exchange will not try to redeliver this message for you. Please check the e-mail address and try resending this message, or provide the following diagnostic text to your system administrator.

[tribune@nkctribune.com](mailto:tribune@nkctribune.com)

The recipient's e-mail address was not found in the recipient's e-mail system. Microsoft Exchange will not try to redeliver this message for you. Please check the e-mail address and try resending this message, or provide the following diagnostic text to your system administrator.

J Markell

The recipient's e-mail address was not found in the recipient's e-mail system. Microsoft Exchange will not try to redeliver this message for you. Please check the e-mail address and try resending this message, or provide the following diagnostic text to your system administrator.

[tribune@nkctribune.com](mailto:tribune@nkctribune.com)

The recipient's e-mail address was not found in the recipient's e-mail system. Microsoft Exchange will not try to redeliver this message for you. Please check the e-mail address and try resending this message, or provide the following diagnostic text to your system administrator.

---

Sent by Microsoft Exchange Server 2007

### Diagnostic information for administrators:

Generating server: glamdring.co.kittitas.wa.us

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us  
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

Original message headers:

Received: from glamdring.co.kittitas.wa.us ([fe80::c438:a42c:b900:8734]) by glamdring.co.kittitas.wa.us (:::1] with mapi; Wed, 4 Dec 2013 17:02:09 -0800  
Content-Type: application/ms-tnef; name="winmail.dat"  
Content-Transfer-Encoding: binary  
From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>  
To: Bill Steele <bill.steele@co.kittitas.wa.us>, Brenda Larsen <brenda.larsen@co.kittitas.wa.us>, "Brent Renfrow (Brent.Renfrow@dfw.wa.gov)" <Brent.Renfrow@dfw.wa.gov>, "Candie M. Leader" <candie.leader@co.kittitas.wa.us>, Christina Wollman <christina.wollman@co.kittitas.wa.us>, "Cindy Preston (cindy.preston@dnr.wa.gov)" <cindy.preston@dnr.wa.gov>, "CROSEPACORDINATOR@ECY.WA.GOV" <CROSEPACORDINATOR@ECY.WA.GOV>, "enviroreview@yakama.com" <enviroreview@yakama.com>, Erin Moore <erin.moore@co.kittitas.wa.us>, "Gretchen.Kaehler@DAHP.wa.gov" <Gretchen.Kaehler@DAHP.wa.gov>, Holly Duncan <holly.duncan@co.kittitas.wa.us>, "Jan Jorgenson (jorgenja@cwu.edu)" <jorgenja@cwu.edu>, "Jessica Lally (jessica@yakama.com)" <jessica@yakama.com>, "jmarvin@yakama.com" <jmarvin@yakama.com>, J Markell <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us>, "Johnson Meninick (johnson@yakama.com)" <johnson@yakama.com>, "Julie Kjorsvik" <julie.kjorsvik@co.kittitas.wa.us>, Kim Dawson <kim.dawson@co.kittitas.wa.us>, "linda.hazlett@dnr.wa.gov" <linda.hazlett@dnr.wa.gov>, Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>, Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>, Mike Johnston <mjohnston@kvnews.com>, "nelmsk@cwu.edu" <nelmsk@cwu.edu>, Patti Johnson <patti.johnson@co.kittitas.wa.us>, "russell.mau@doh.wa.gov" <russell.mau@doh.wa.gov>, "Teske, Mark S" <Mark.Teske@dfw.wa.gov>, "rivers@dnr.wa.gov" <rivers@dnr.wa.gov>, "Thalia Sachtleben (enviroreview@yakama.com)" <enviroreview@yakama.com>, "Tom Justus (tom.justus@doh.wa.gov)" <tom.justus@doh.wa.gov>, "tribune@nkctribune.com" <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us>, James Rivard <james.rivard@co.kittitas.wa.us>, Erin Moore <erin.moore@co.kittitas.wa.us>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, "tribune@nkctribune.com" <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us>, J Markell <IMCEAEX-\_O=KITTITAS\_OU=COURTHSE\_cn=Recipients\_cn=JMarkell@co.kittitas.wa.us>, Mike Johnston <mjohnston@kvnews.com>, "darren.habel@usace.army.mil" <darren.habel@usace.army.mil>, "separegister@ecy.wa.gov" <separegister@ecy.wa.gov>, Michael Flory <mike.flory@co.kittitas.wa.us>, Lou Whitford <lou.whitford@co.kittitas.wa.us>, Joe Gilbert <joe.gilbert@co.kittitas.wa.us>  
CC: Doc Hansen <doc.hansen@co.kittitas.wa.us>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, "John Cornell (Johnc@larsonfruit.com)" <Johnc@larsonfruit.com>  
Disposition-Notification-To: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>  
Return-Receipt-To: <lindsey.ozbolt@co.kittitas.wa.us>  
Date: Wed, 4 Dec 2013 17:02:08 -0800  
Subject: Notice of Application  
Thread-Topic: Notice of Application  
Thread-Index: Ac7xVZ2IDzCqmSCiSpmMtsskuJwJ7Q==  
Message-ID: <C97566EEC920FD4D8A425CFC93E067035022B9EE2F@glamdring.co.kittitas.wa.us>  
Reply-To: Jeff Watson <jeff.watson@co.kittitas.wa.us>, Dan Valoff

<IMCEAEX-\_O=Kittitas\_OU=COU\THSE\_cn=Recipients\_cn=dan+2Evaloff@co.kittitas.wa.us>  
Accept-Language: en-US  
Content-Language: en-US  
X-MS-Has-Attach: yes  
X-MS-TNEF-Correlator: <C97566EEC920FD4D8A425CFC93E067035022B9EE2F@glamdring.co.kittitas.wa.us>  
MIME-Version: 1.0

Kittitas County Fire Marshal  
[brenda.larsen@co.kittitas.wa.us](mailto:brenda.larsen@co.kittitas.wa.us)  
[bill.steele@co.kittitas.wa.us](mailto:bill.steele@co.kittitas.wa.us)

Kittitas County Sheriff's Dept.  
[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)

Kittitas County Board of County  
Commissioners  
[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)

Kittitas County Code Enforcement  
[lisa.iammarino@co.kittitas.wa.us](mailto:lisa.iammarino@co.kittitas.wa.us)

Kittitas County Environmental Health  
[joe.gilbert@co.kittitas.wa.us](mailto:joe.gilbert@co.kittitas.wa.us)  
[erin.moore@co.kittitas.wa.us](mailto:erin.moore@co.kittitas.wa.us)  
[holly.duncan@co.kittitas.wa.us](mailto:holly.duncan@co.kittitas.wa.us)

Kittitas County Solid Waste Programs  
[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)  
[patti.johnson@co.kittitas.wa.us](mailto:patti.johnson@co.kittitas.wa.us)

Kittitas County Public Works  
[christina.wollman@co.kittitas.wa.us](mailto:christina.wollman@co.kittitas.wa.us)  
[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)

Yakama Nation  
[jessica@yakama.com](mailto:jessica@yakama.com)  
[jmarvin@yakama.com](mailto:jmarvin@yakama.com)  
[johnson@yakama.com](mailto:johnson@yakama.com)  
[enviroreview@yakama.com](mailto:enviroreview@yakama.com)

Department of Ecology  
[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

WA Dept. Fish and Wildlife  
[Brent.Renfrow@dfw.wa.gov](mailto:Brent.Renfrow@dfw.wa.gov)  
[Mark.Teske@dfw.wa.gov](mailto:Mark.Teske@dfw.wa.gov)

Washington State DAHP  
[Gretchen.Kaehler@DAHP.wa.gov](mailto:Gretchen.Kaehler@DAHP.wa.gov)

James E Brooks Library  
[jorgenja@cwu.edu](mailto:jorgenja@cwu.edu)  
[nelmsk@cwu.edu](mailto:nelmsk@cwu.edu)

Kittitas County Building Dept.  
[Mike.flory@co.kittitas.wa.us](mailto:Mike.flory@co.kittitas.wa.us)  
[Lou.whitford@co.kittitas.wa.us](mailto:Lou.whitford@co.kittitas.wa.us)

WA State Department of Health  
[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)  
[tom.justus@doh.wa.gov](mailto:tom.justus@doh.wa.gov)

WA Dept. of Natural Resources  
[linda.hazlett@dnr.wa.gov](mailto:linda.hazlett@dnr.wa.gov)  
[cindy.preston@dnr.wa.gov](mailto:cindy.preston@dnr.wa.gov)  
[rivers@dnr.wa.gov](mailto:rivers@dnr.wa.gov)

Allison Kimball  
[brooksideconsulting@gmail.com](mailto:brooksideconsulting@gmail.com)

Northern Kittitas County Tribune  
[tribune@nkctribune.com](mailto:tribune@nkctribune.com)

Daily Record  
[jmarkell@kvnews.com](mailto:jmarkell@kvnews.com)  
[mjohnston@kvnews.com](mailto:mjohnston@kvnews.com)

Army Corps of Engineers  
[Darren.habel@usace.army.mil](mailto:Darren.habel@usace.army.mil)

[johnc@larsonfruit.com](mailto:johnc@larsonfruit.com)

ALLEN, LESLIE  
PO BOX 623  
SELAH WA 98942-0623

CLEMENSON, WINFRED G ETUX  
1331 ROZA VIEW DR  
YAKIMA WA 98901

COOK, COREY B  
PO BOX 471  
SELAH WA 98942

DORMAIER, DUANE D ETUX  
104 N 67TH AVE  
YAKIMA WA 98908

ESSEX, VICTORIA K  
PO BOX 29322  
BELLINGHAM WA 98228

GEORGE, WILFORD C ETUX  
540 ROZA VIEW DR  
YAKIMA WA 98901

HURSH, H PERRY ETUX  
721 BURBANK CREEK RD  
YAKIMA WA 98901

LARSON ORCHARDS INC  
PO BOX 70  
SELAH WA 98942

L'HEUREUX, JAMES W ETUX  
1260 BURBANK CREEK RD  
YAKIMA WA 98901

LICHOTA, MAREK & EVA  
170 BOONE LN  
SELAH WA 98942-9509

PHIFER, CLYDE H & SHIRLEY J  
2487 E TABLE ROCK RD  
BOISE ID 83712-7560

POOL, BRADLEY G  
723 BURBANK CREEK RD  
YAKIMA WA 98901

SATTLER, DONALD A ETUX  
207 HALL AVE  
YAKIMA WA 98902

SCHRIER, JOHN A. ETUX  
351 BURBANK CR RD  
YAKIMA WA 98901

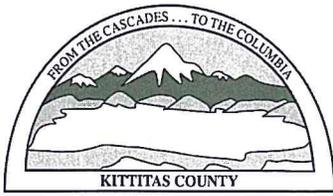
SIEBER, OTTO  
1117 BOYLSTON AVE E  
SEATTLE WA 98102-4302

THORP, MARTHA M  
P.O. BOX 324  
SELAH, WA 98942-0324

USA (BLM)  
915 WALLA WALLA  
WENATCHEE WA 98801

VERHEUL, GEORGE E. ETUX  
PO BOX 1192  
KITTITAS WA 98934

SELAH SCHOOL DISTRICT #119  
105 W BARTLETT  
SELAH, WA 98942



# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Wednesday, December 4, 2013  
**Application Received:** Thursday, September 26, 2013  
**Application Complete:** Wednesday, November 6, 2013

**Project Name File Number:** CU-13-00007  
**Project Name:** Larson Fruit Co. Conditional Use Permit  
**Applicant:** Keith Larson

**Location:** 1 parcel, located approximately 1 mile east of SR 821 (Canyon Hwy) on Burbank Creek Road, in a portion of Section 15, T. 19 N., R. 27 E., W.M. in Kittitas County, bearing Assessor's map number 15-19-27000-0002.

**Proposal:** An application has been submitted requesting a conditional use permit for farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest and range. The applicant is proposing a total of 4 units. This proposed use is consistent with KCC 17.15.060.1 (F) farm labor shelter.

**Materials Available for Review:** The submitted application and related file 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 Thursday, December 19, 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

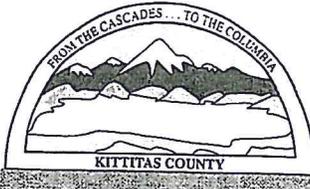
**Required Studies:** None.

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](mailto:lindsey.ozbolt@co.kittitas.wa.us)

10



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

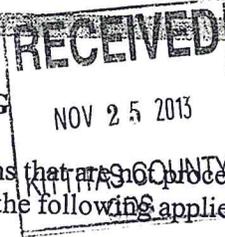
411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"



## AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are 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: November 6, 2013	PLANNER: Lindsey Ozbolt

PROJECT NAME: Larson Fruit Co. Conditional Use Permit	FILE NUMBER: CU-13-00007
--	--------------------------

### PLEASE COMPLETE THE FOLLOWING:

I, John M Cornell, 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.**

John M Cornell project coord 11-22-13  
 Signature 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 \_\_\_\_\_

6

RECEIVED  
NOV 25 2013  
KITITAS COUNTY  
CDS



Burdank Creek Rd

© 2013 Google

Google earth

Google earth

feet  
meters



2000

800

(X) Post sign here



## Lindsey Ozbolt

---

**From:** John Cornell <Johnc@larsonfruit.com>  
**Sent:** Friday, November 22, 2013 1:09 PM  
**To:** Lindsey Ozbolt  
**Cc:** Davidj@larsonfruit.com  
**Subject:** RE: CU 13-00007 Burbank Creek  
**Attachments:** BB sign pic1.JPG; BB zone sign affidavit.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Lindsey, here you go. Lemme know if I need to send original of the affidavit. I assume I'll be getting cc of what notices are sent out? If I don't talk to you sooner, hope you and yours have a peaceful, restful, and foodful Thanksgiving!! JohnC

---

**From:** Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]  
**Sent:** Thursday, November 21, 2013 3:35 PM  
**To:** John Cornell; Christina Wollman  
**Cc:** David Jacques  
**Subject:** RE: CU 13-00007 Burbank Creek

Thank you John. As a reminder, once we receive the signed affidavit of posting and picture of the posted land use action sign we can begin the notice of application phase of the project which is when we request public and agency comment.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

---

**From:** John Cornell [mailto:Johnc@larsonfruit.com]  
**Sent:** Tuesday, November 19, 2013 4:16 PM  
**To:** Christina Wollman  
**Cc:** [Davidj@larsonfruit.com](mailto:Davidj@larsonfruit.com); Lindsey Ozbolt  
**Subject:** FW: CU 13-00007 Burbank Creek

Christina, if scanned not appropriate, lemme know and I'll have it dropped off. I included the Assessors info so it's clear we own both the access parcel to the private road, and the housing parcel, and that there's recorded right of access to that parcel across the access parcel. If I can do anything else, lemme know.  
Cordially, JohnC

---

**From:** Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]  
**Sent:** Friday, November 15, 2013 11:32 AM  
**To:** John Cornell  
**Subject:** RE: CU 13-00007 Burbank Creek

Hi John,

Yes, that will work. Just identify the route to the site from SR 821. That is important as well for general review from Public Works and to determine how we will address the buildings (site address, to claify). You can submit a narrative if

you'd like, that explains how these houses will reduce traffic. It makes sense that traffic will be reduced because people will not be commuting to and from work if they live on site, and especially if most of them do not have cars.

Thanks,

*Christina Wollman, AICP CFM*

Planner II | Floodplain Manager  
[p] 509.962.7051 | [f] 509.962.7663

---

**From:** John Cornell [<mailto:Johnc@larsonfruit.com>]  
**Sent:** Friday, November 15, 2013 11:22 AM  
**To:** Christina Wollman  
**Subject:** CU 13-00007 Burbank Creek

Christina,

John C here. The 'site plan' the Concurrency form asks be submitted with the app – can it be a screen shot of county gis aerial with the prop lines imposed? Access is via state hwy 821 onto private road, then via existing orchard shop main entrance. No more traffic than presently, if any thing it'll be less as these will be foreign guest workers –no cars.

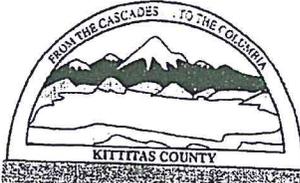
Cordially, JohnC

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14





# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

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DATE: November 6, 2013	PLANNER: Lindsey Ozbolt

PROJECT NAME: Larson Fruit Co. Conditional Use Permit	FILE NUMBER: CU-13-00007
--	--------------------------

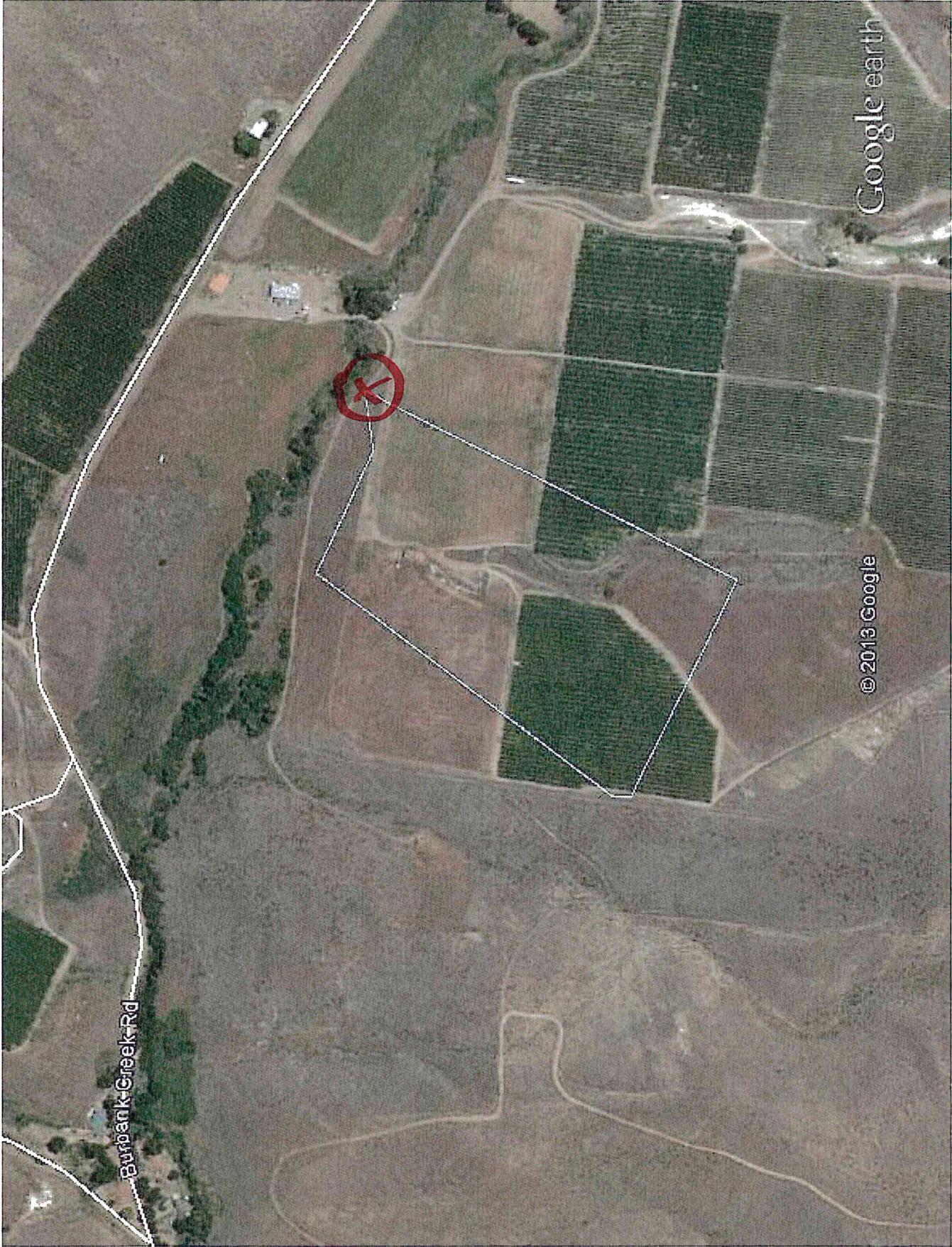
### PLEASE COMPLETE THE FOLLOWING:

I, John M Cornell, 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.**

John M Cornell project coord  
Signature 11-22-13  
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 \_\_\_\_\_



 Post sign here





P.O. BOX 70

SELAH, WASHINGTON 98942

1509, 6277202

November 19, 2013

Christina Wollman  
Planner II / Floodplain Manager  
Kittitas County Public Works

RE: CU-13-00007 Burbank Ranch Housing for LO, Inc.

Christina,

Please find attached our 'Transport Concurrency Management App' with site maps per County procedure for review of the project.

By way of a narrative, when reviewing the site and access,

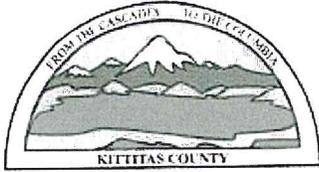
The project may be separately addressed if the County requires it, but any and all mail for that operation goes to the main office PO Box in Selah, WA.

For fire code and emergency response, it'd probably be a good idea to assign at least one additional address number, so it can be posted at Burbank Creek Road edge to guide the vehicles in. We can add signage further down past the shop to get them to travel past shop and down the lane to the site. State requires we number each of the units, 1,2,3,4 or a,b,c,d...etc. Again, usage is seasonal, so less traffic in winter also.

We plan to start with two units, maximum of 24 workers. We have vans that will move them around to get to the fields, or to town for groceries etc.. The site currently can have as many as three vans bringing crews from other ranches, two or three weeks during the season, so having the workers there already will save everyone time, fuel, impacts on the private road, etc.. The housing is for guest workers, so there actually should be fewer vehicle trips than currently occurs, given that these folks won't have vehicles themselves.

I'd be happy to answer any questions or concerns that come up,

Cordially, John Cornell, Larson Orchards, Inc. projects coordinator



**KITTITAS COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

**TRANSPORTATION CONCURRENCY MANAGEMENT  
APPLICATION**

**Required attachments:**

Site map showing access locations

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

DATE:

DATE STAMP HERE

**1. Name, mailing address and day phone of land owner(s) of record:**

Name: Larson Orchards, Inc  
Mailing Address: Po Box 70  
City/State/ZIP: Selah, WA 98742  
Day Time Phone: 509-677-7208  
Email Address: john@larsonfruit.com

**2. Name, mailing address and day phone of authorized agent, if different from land owner of record:**

Agent Name: John Cornell, project coord.  
Mailing Address: Po Box 70  
City/State/ZIP: Selah, WA  
Day Time Phone: 509-677-7208  
Email Address: john@larsonfruit.com

**3. Contact person for application (select one):**  Owner of record  Authorized agent

**4. Street address of property:** 1121 Burbank Creek Rd

**5. Tax parcel number(s):** 15192700-0002

**6. Roads serving project:** Burbank Creek Rd

**7. Plat or project name:** Burbank Ranch housing

Kittitas County Department of Public Works

8. Proposed Land Use:  Residential  Commercial  Agricultural

9. Proposed Land Use Project:  Short Plat  Long Plat  Building Permit  Other: CU-13-00007

10. Total number of lots/dwelling units: 4 Seasonal workers - 6 months lease

11. Commercial/Agricultural building area in square feet: 5600 sq' apx May-Oct

12. Narrative project description: Initially - 2 prefab Valley Quality, 12 man, self contained, state approved units w/ own septic, existing exempt water, extended power, plus road access off BB Creek Rd via our adjacent parcel - poss. 2 add units w/in 5 years.

13. Describe present use of property: open, former orchard ground apx 2 acres - construction site - north end of 2 lac piece

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

14. Are there any other pending applications or issues associated with this property?

Yes  No If yes, describe: CU-13-00007, Class A DW app, Septic SEPA checklist, Fire Marshall Review app

Signature of Authorized Agent: [Signature]

Date: 11-14-13

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

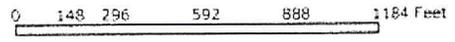
Date: 11/15/13

Print ▾ Maps ▾ View ▾ Search ▾ Selection ▾

Tools ▾ Help ▾

**Table Of Contents**

- State of WA Dept of Ecology (DOE) Upper T
- Water Budget Neutral Determination
  - 1 inch = 600 ft
  - Scale
  - 1:7,200
- Masterson Teanaway
- Lamb and Anderson Water Bank
- Roan Water Bank
- SwiftWater Ranch Water Bank



Scale: 1 inch = 600 ft (1:7,200)

2009 Aerial Photo



8



Marsha Weyand  
Assessor

## Kittitas County Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666



### Property Summary [\(Appraisal Details\)](#)

#### Parcel Information

Parcel Number: 955843  
Map Number: 15-19-27000-0005  
Situs: BURBANK CREEK RD ELLENSBURG  
Legal: ACRES 21.00; PTN SE1/4 SEC 22 & PTN NE1/4 SEC 27 (PARCEL 2, B36/-P46-47); SEC 27, TWP 15, RGE 19-

#### Ownership Information

Current Owner: LARSON ORCHARDS INC  
Address: PO BOX 70  
City, State: SELAH WA  
Zipcode: 98942

#### Assessment Data

Tax District: 52  
Land Use/DOR Code: 83  
Open Space: YES  
Open Space Date: 1/1/1987  
Senior Exemption:  
Deeded Acres: 21  
Last Revaluation for Tax Year: {Reval}

#### Market Value

Land: 46,600  
Imp: 82,760  
Perm Crop: 26,000  
Total: 155,360

#### Taxable Value

Land: 10,570  
Imp: 82,760  
Perm Crop: 26,000  
Total: 119,330

#### Sales History

NO SALES HISTORY RECORDS FOUND

#### Building Permits

NO ACTIVE PERMITS

#### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	LARSON ORCHARDS INC	10,570	82,760	26,000	119,330	0	119,330	<a href="#">View Taxes</a>
2012	LARSON ORCHARDS INC	10,570	82,760	26,000	119,330	0	119,330	<a href="#">View Taxes</a>
2011	LARSON ORCHARDS INC	10,570	82,760	26,000	119,330	0	119,330	<a href="#">View Taxes</a>
2010	LARSON ORCHARDS INC	9,100	43,630	30,840	83,570	0	83,570	<a href="#">View Taxes</a>

#### Parcel Comments



Marsha Weyand  
Assessor

## Kittitas County Assessor

205 W 5th Ave Suite 101  
Ellensburg, WA 98926  
Phone: (509)962-7501  
Fax: (509)962-7666



### Property Summary (Appraisal Details)

#### Parcel Information

Parcel Number: 414233  
Map Number: 15-19-27000-0002  
Situs: BURBANK CREEK RD ELLENSBURG  
Legal: ACRES 21.00, CD. 9355-1; PTN SE1/4 SEC 22 & PTN NE1/4 SEC 27~(PARCEL 1, B36/P46-47); SEC 27, TWP 15, RGE 19~

#### Ownership Information

Current Owner: LARSON ORCHARDS INC  
Address: PO BOX 70  
City, State: SELAH WA  
Zipcode: 98942

#### Assessment Data

Tax District: 52  
Land Use/DOR Code: 83  
Open Space: YES  
Open Space Date: 1/1/1987  
Senior Exemption:  
Deeded Acres: 21  
Last Revaluation for Tax Year: {Reval}

#### Market Value

Land: 38,000  
Imp: 4,120  
Perm Crop: 28,950  
Total: 71,070

#### Taxable Value

Land: 7,610  
Imp: 4,120  
Perm Crop: 28,950  
Total: 40,680

#### Sales History

NO SALES HISTORY RECORDS FOUND

#### Building Permits

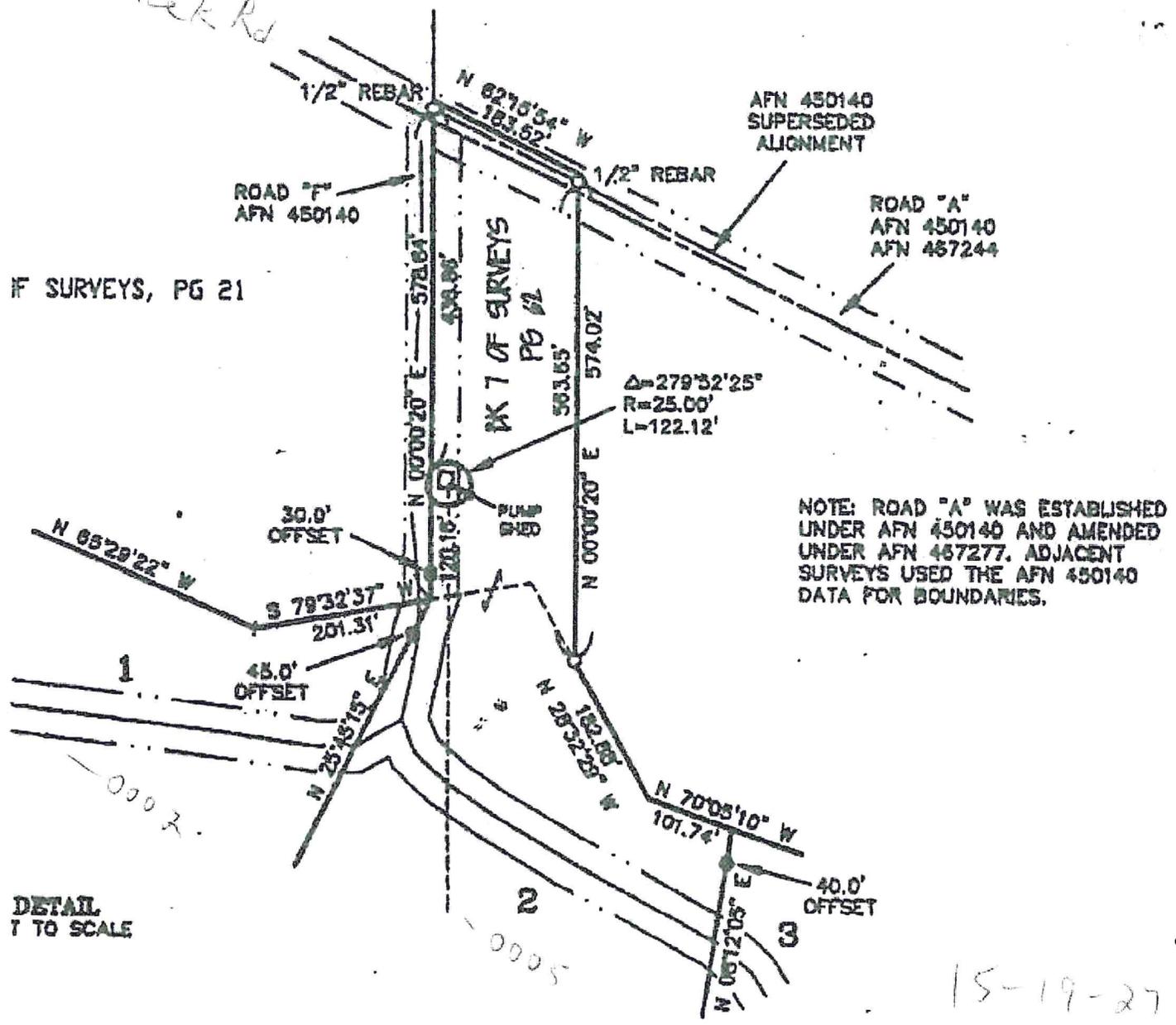
NO ACTIVE PERMITS

#### 5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2013	LARSON ORCHARDS INC	7,610	4,120	28,950	40,680	0	40,680	<a href="#">View Taxes</a>
2012	LARSON ORCHARDS INC	7,610	4,120	28,950	40,680	0	40,680	<a href="#">View Taxes</a>
2011	LARSON ORCHARDS INC	7,610	4,120	28,950	40,680	0	40,680	<a href="#">View Taxes</a>
2010	LARSON ORCHARDS INC	5,900	4,620	16,000	26,520	0	26,520	<a href="#">View Taxes</a>
2009	LARSON ORCHARDS INC	57,010	26,650	176,070	259,730	0	259,730	<a href="#">View Taxes</a>
2008	LARSON ORCHARDS INC	57,010	26,650	176,070	259,730	0	259,730	<a href="#">View Taxes</a>

*Burbank Creek Rd*

**DK 9 OF SURVEYS  
PG 24**



1/2" REBAR

1/2" REBAR

IF SURVEYS, PG 21

$\Delta = 279^{\circ}52'25''$   
 $R = 25.00'$   
 $L = 122.12'$

30.0' OFFSET

45.0' OFFSET

40.0' OFFSET

DETAIL  
1 TO SCALE

15-19-27

8



## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Thursday, November 14, 2013 4:51 PM  
**To:** 'John Cornell'  
**Subject:** RE: Larson Fruit CUP Application CU-13-07

Yes, that would be helpful.

Thank you.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

---

**From:** John Cornell [<mailto:Johnc@larsonfruit.com>]  
**Sent:** Thursday, November 14, 2013 2:16 PM  
**To:** Lindsey Ozbolt  
**Subject:** RE: Larson Fruit CUP Application CU-13-07

No prob. I'll ck the form out. You want to be copied? johnc

---

**From:** Lindsey Ozbolt [<mailto:lindsey.ozbolt@co.kittitas.wa.us>]  
**Sent:** Thursday, November 14, 2013 11:25 AM  
**To:** John Cornell  
**Cc:** Christina Wollman  
**Subject:** RE: Larson Fruit CUP Application CU-13-07

My apologies John, I did not cc Christina as stated. She is copied on this email.

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

---

**From:** Lindsey Ozbolt  
**Sent:** Thursday, November 14, 2013 11:24 AM  
**To:** John Cornell ([Johnc@larsonfruit.com](mailto:Johnc@larsonfruit.com))  
**Subject:** Larson Fruit CUP Application CU-13-07

Good morning John.

It was brought to my attention by our Public Works department that you will need to fill out a Transportation Concurrency application and submit it to them prior to the Public Works department being able to comment on your project request. There is no fee attached with this application.

I have attached the application to this email. Please fill it out and send it back to us. I have cc'd Christina Wollman, Planner II for the county's department of Public Works, on this email in case you have any questions regarding this application.

Regards,

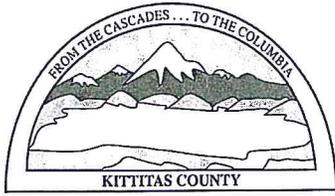
**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



# KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926  
cds@co.kittitas.wa.us  
Office 509-962-7506  
Fax 509-962-7682

Building Partnerships - Building Communities

November 6, 2013

Larson Fruit Co.  
Keith Larson  
PO Box 70  
Selah, WA 98942

Subject: **Larson Fruit Co. Conditional Use Permit, (CU-13-00007)**

Dear Applicant,

Your application requesting a conditional use permit for farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest and Range, located in a portion of Section 27, Township 15 N, Range 19 E, W.M. in Kittitas County; Assessor's map number 15-19-27000-00002, was received on September 26, 2013. On October 23, 2013 Community Development Services (CDS) sent you a determination of incomplete application and requested additional information. This additional information was received by CDS on November 5, 2013. Your application has been determined complete as of Wednesday, November 6, 2013.

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

1. A Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons.
2. Posting of the property by the applicant is required along each street frontage. Signage may be obtained at the Community Development Services offices during regular business hours.
3. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
4. Issuing a SEPA environmental threshold determination and notification of a Public Hearing date.

You may pick up the "Land Use Action" sign at any time to be posted at the frontage road and return the signed affidavit of posting to my attention. 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) 962-7506, or by e-mail at [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

Sincerely,

Lindsey Ozbolt  
Staff Planner

CC: John Cornell, Project Coordinator, Larson Fruit Co. (via email)



P.O. BOX 70 SELAH, WASHINGTON 98942 (509) 697-7208

November 1, 2013



Lindsey Ozbolt  
Staff Planner  
KCCD Services  
411 N. Ruby  
Ellensburg, WA 98926

RE: CU 13-00007 Burbank Creek Incomplete App letter

Lindsey,

I think I've got all that was asked for in the letter attached hereto. 3 full size copies of the corrected site plan, and 1 copy of the latest Short Plat of the parcels involved, including access from Burbank Creek Road to the project site.

Please let me know as soon as possible if I need to supply any other data to move the application forward. Soon as I get word we have a go, I intend to get test holes dug and call for inspection, so we can obtain the exact design dimensions for your file.

Again, I appreciate your assistance !!

Cordially,

  
John M. Cornell  
Burbank Creek Housing project





36-47

# PART OF SECTIONS 22, 26 & 27, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.

PLAT NO. 47-117-01-01  
DATE: 08/19/13  
BY: [Signature]

### NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE OPE. ACCURACY COMPLES WITH THE REQUIREMENTS SPECIFIED IN WAC 311-151-030 AND 031.
2. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OR IMPROVEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
3. FOR CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION SEE BOOK 15 OF SURVEYS, PAGE 103 AND THE SURVEYS REFERENCED HEREON.
4. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 18.04.002(1) AND (2). DATE OF APPLICATIONS: 2-16-08.

### LEGAL DESCRIPTIONS

ORIGINAL PARCELS - PART OF ACRES 427004, SERIES 1 & 657148

#### PARCEL 1

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 16-17 UNDER AUDITOR'S FILE NO. 20090304.0013. RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 2

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 16-17 UNDER AUDITOR'S FILE NO. 20090304.0013. RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 3

PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 16-17 UNDER AUDITOR'S FILE NO. 20090304.0013. RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 4

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 16-17 UNDER AUDITOR'S FILE NO. 20090304.0013. RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 5

PARCEL 5 OF THAT CERTAIN SURVEY AS RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 16-17 UNDER AUDITOR'S FILE NO. 20090304.0013. RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

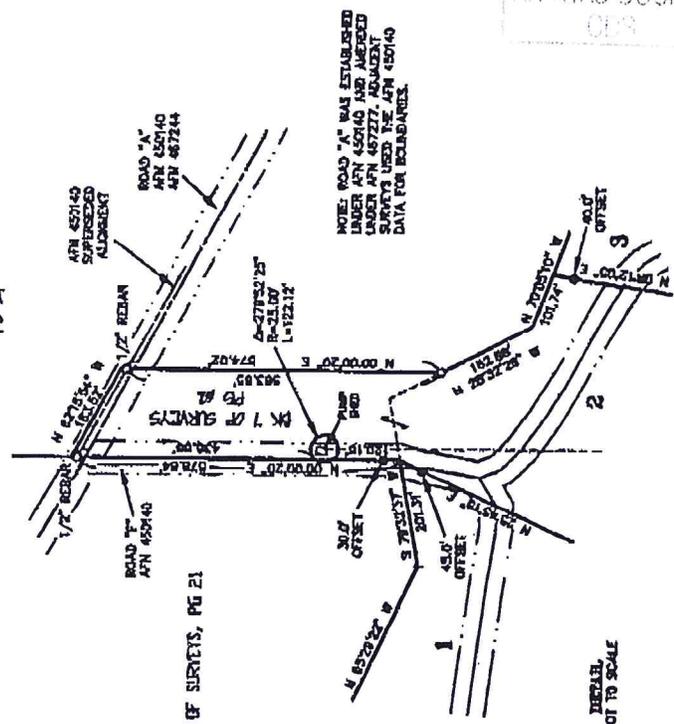
#### PARCEL 6

PARCEL 6 OF THAT CERTAIN SURVEY AS RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 16-17 UNDER AUDITOR'S FILE NO. 20090304.0013. RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

#### PARCEL 7

PARCEL 7 OF THAT CERTAIN SURVEY AS RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 16-17 UNDER AUDITOR'S FILE NO. 20090304.0013. RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

BK 9 OF SURVEYS  
PG 14



NOTE: ROAD "A" WAS ESTABLISHED UNDER AFN 450140 AND ROAD "B" UNDER AFN 457277. ALL ADJACENT SURVEYS USED THE AFN 450140 DATA FOR BOUNDARIES.

HEREAS,  
NOT TO SCALE

NOV 05 2013  
KITTITAS COUNTY  
CDS



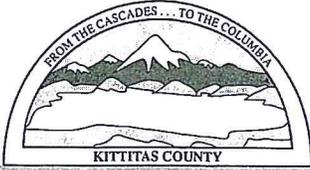
### AUDITOR'S CERTIFICATE

Filed for record this 5th day of March, 2008, at 9:16 A.M. in Book 36 of Surveys at page(s) 17 of the original of Cruse & Associates.

ERIKAL V. PETER BY [Signature]  
KITTITAS COUNTY AUDITOR

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 East Fourth Street P.O. Box 959  
Ellensburg, WA 98926 (509) 928-0248  
**LARSON ORCHARDS PROPERTY**

6



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

October 23, 2013

Keith Larson  
PO Box 70  
Selah, WA 98942

RE: Larson Fruit Conditional Use Permit Application (CU-13-00007)

Dear Applicant,

The application for a conditional use permit for farm housing on approximately 2 acres of a 21 acre parcel that is zoned Forest and Range, located in a portion of Section 27, T15N, R19E, WM, in Kittitas County, Assessor's map number 15-19-27000-0002, was received on September 26, 2013. Your application has been determined **incomplete** as of October 23, 2013.

Your application does not meet the requirements of KCC 17.60A.030 for a complete application. This application does not contain a site plan with sufficient detail. Per KCC 17.60A.030 "...the administrator, Hearing Examiner and/or Board may require other drawings, topographic surveys, photographs, or other material essential to an understanding of the proposed use and its relationship to the surrounding properties." Attached to this letter is the site plan that was submitted with notes from our planning official, Doc Hansen. The information necessary for a site plan with sufficient detail includes:

- Scaled drawing no less than 1" = 50' to determine adequacy of:
  - Access/roads
  - Parking
  - Septic distances
  - Septic tank(s) and reserve locations
  - Scale of turn-around in relation to buildings & lot
  - Distance from waterways (Burbank Creek)
  - Entire parcel boundary with dimensions

Kittitas County Code 15A.030.040(b) stipulates that "...an incomplete application shall expire after 180 calendar days unless the requested supplemental information is submitted in complete form." All requested information must be submitted to Kittitas County Community Development Services by **April 21, 2014** or the application will expire. Once the requested information has been received, staff will continue to process this application.

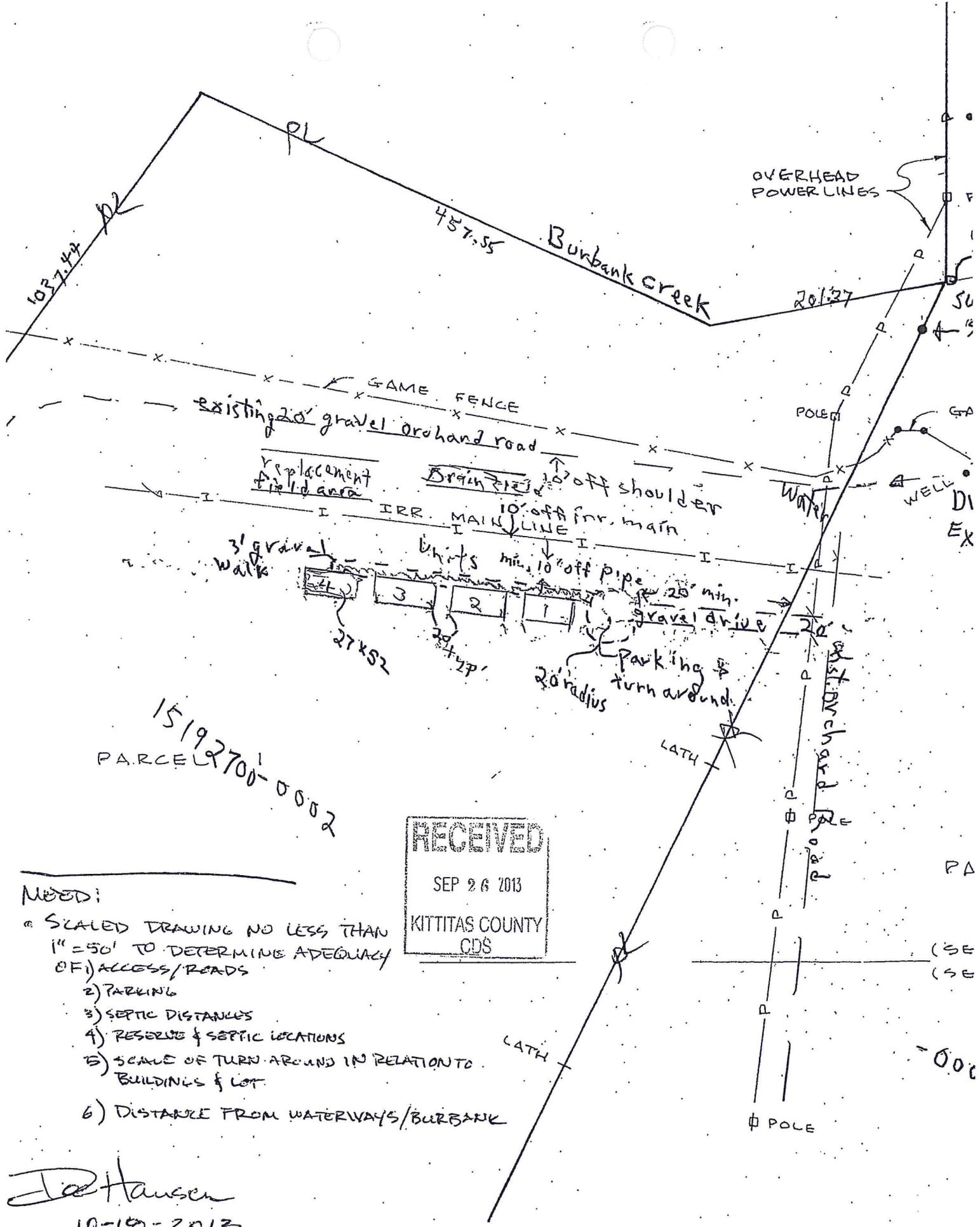
If you have any questions regarding this matter, please feel free to contact me at (509) 962-7637, or by e-mail at [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us).

Sincerely,

Lindsey Ozbolt  
Staff Planner

*Enclosure*

CC: John Cornell, Project Manager via email  
Doc Hansen, Planning Official



15192700-0002  
 PARCEL

RECEIVED  
 SEP 26 2013  
 KITTITAS COUNTY  
 CDS

**NEED:**

- 1) SCALED DRAWING NO LESS THAN 1"=50' TO DETERMINE ADEQUACY OF ACCESS/ROADS
- 2) PARKING
- 3) SEPTIC DISTANCES
- 4) RESERVE & SEPTIC LOCATIONS
- 5) SCALE OF TURN AROUND IN RELATION TO BUILDINGS & LOT
- 6) DISTANCE FROM WATERWAYS/BURBANK

J. Hansen  
 10-18-2013

## Lindsey Ozbolt

---

**From:** Lindsey Ozbolt  
**Sent:** Wednesday, October 23, 2013 3:29 PM  
**To:** John Cornell (Johnc@larsonfruit.com)  
**Subject:** CU-13-00007 Larson Fruit CUP  
**Attachments:** CU-13-00007 Larson Fruit Deem Incomplete\_signed.pdf

Good afternoon John.

Kittitas County Community Development Staff has reviewed the Larson Fruit Farm Housing Application and deemed it incomplete. Please see the attached letter for required information needed. The original letter has been placed in the mail to the applicant.

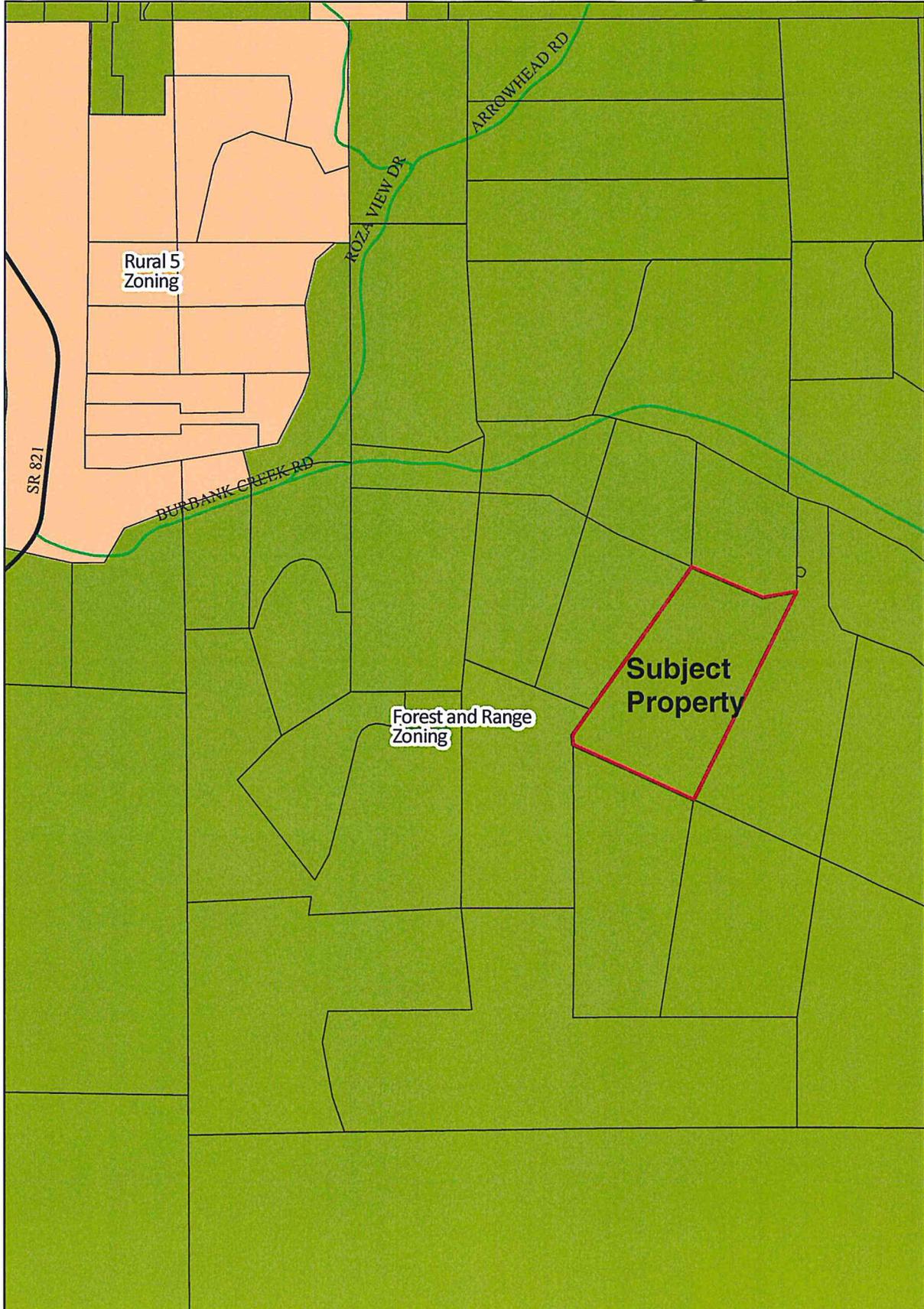
Please let me know if I can be of assistance or if you have any questions.

Regards,

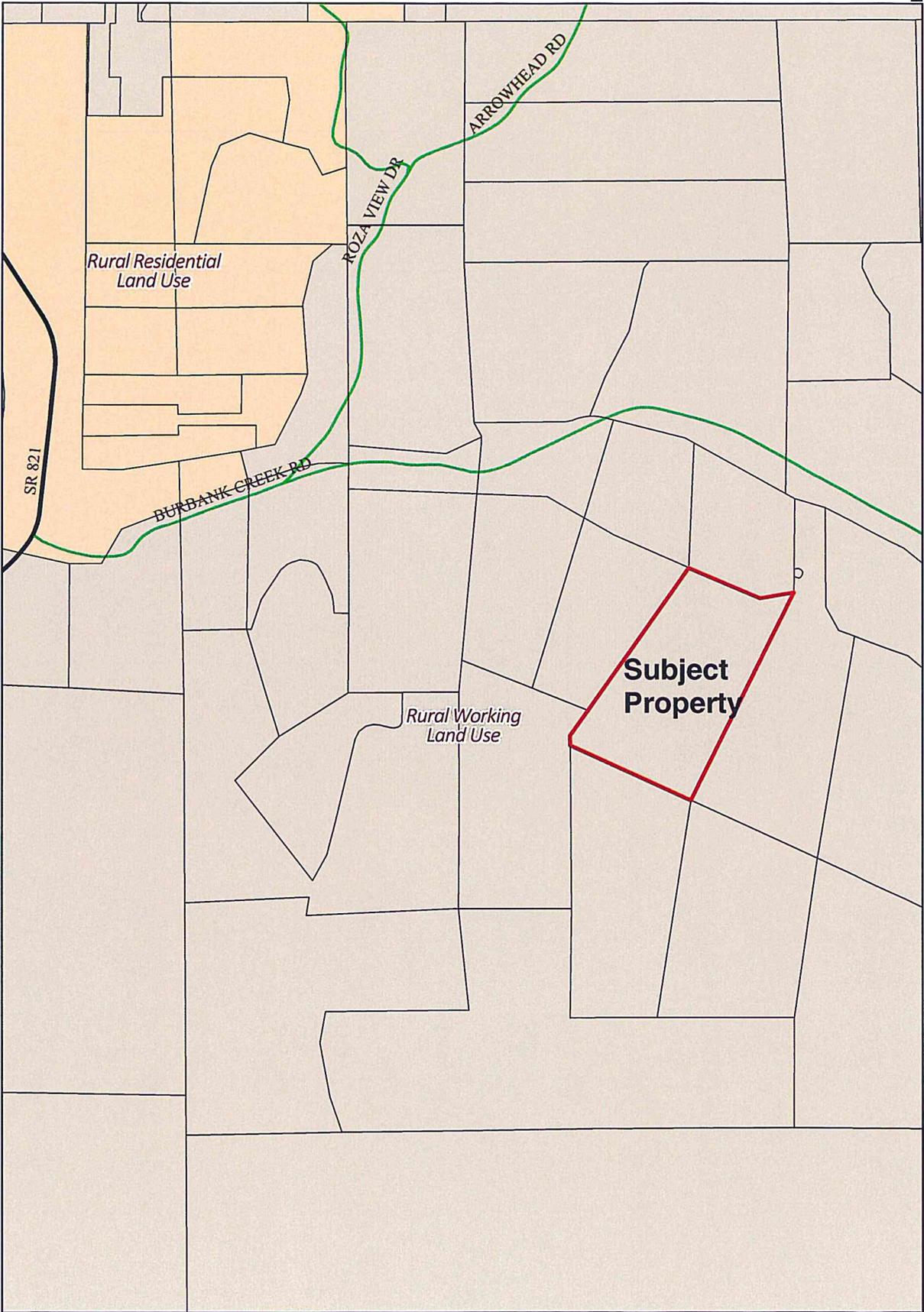
**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

# Zoning Map



# Land Use Map





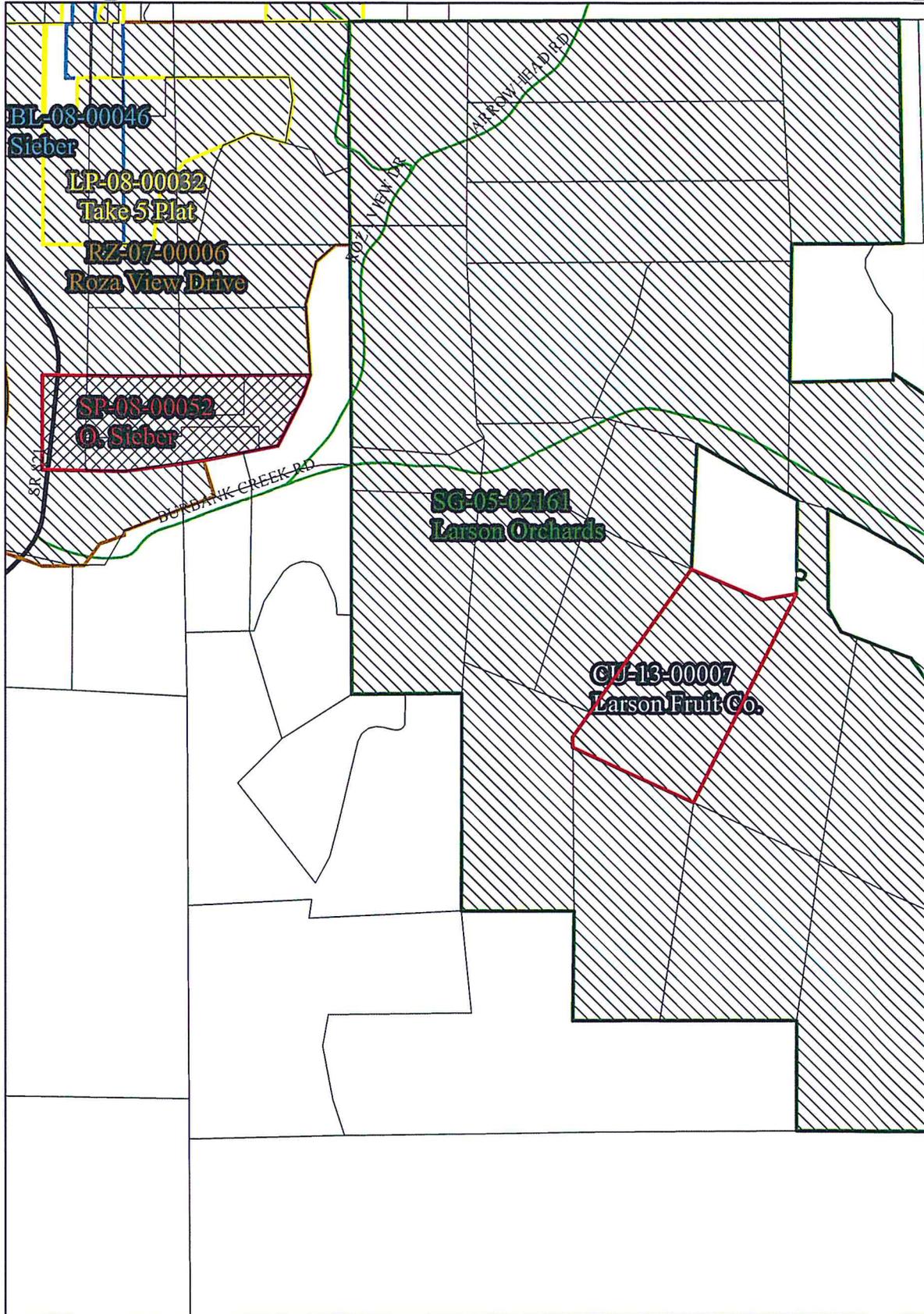


Google earth

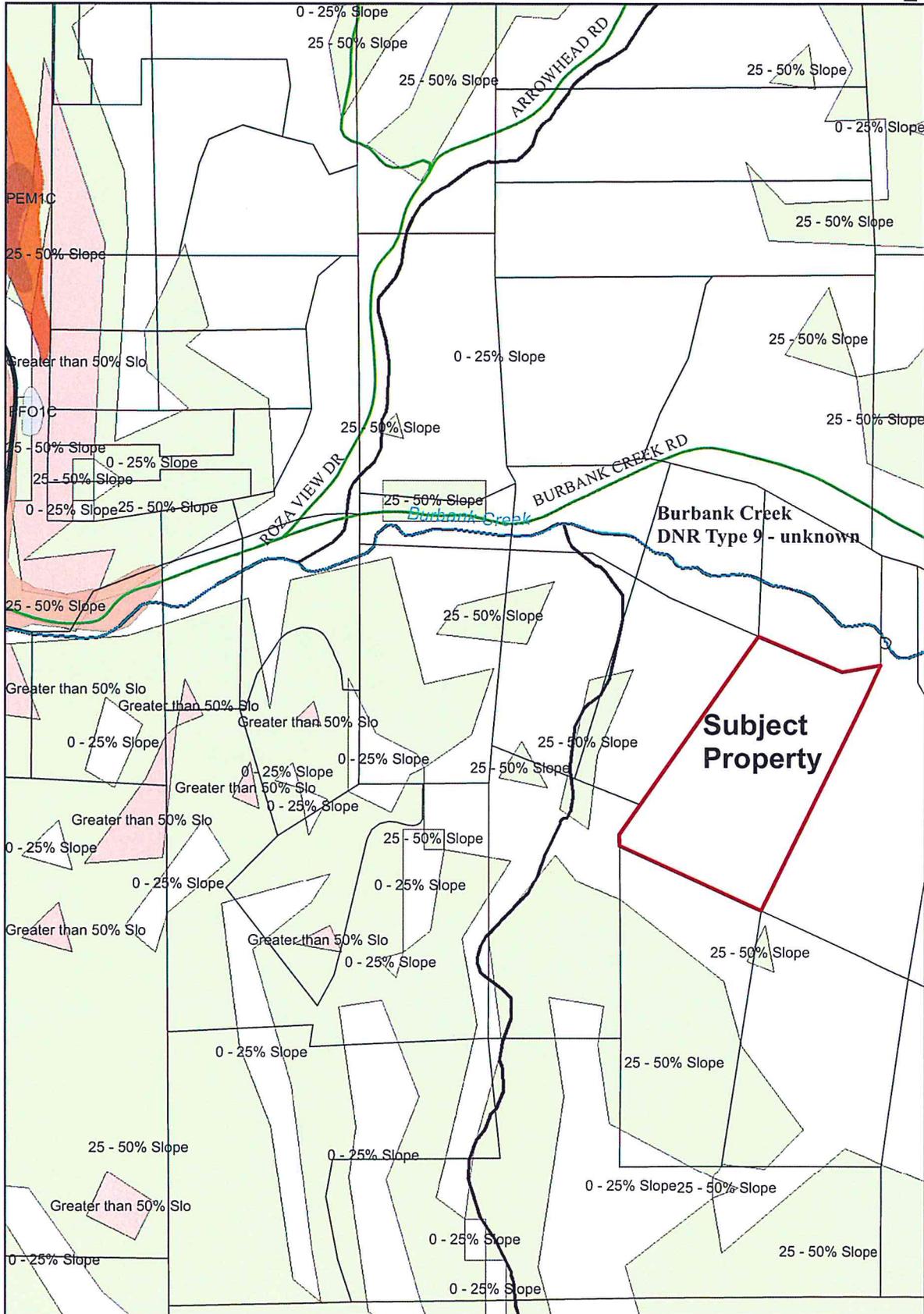
© 2013 Google  
Image Landsat



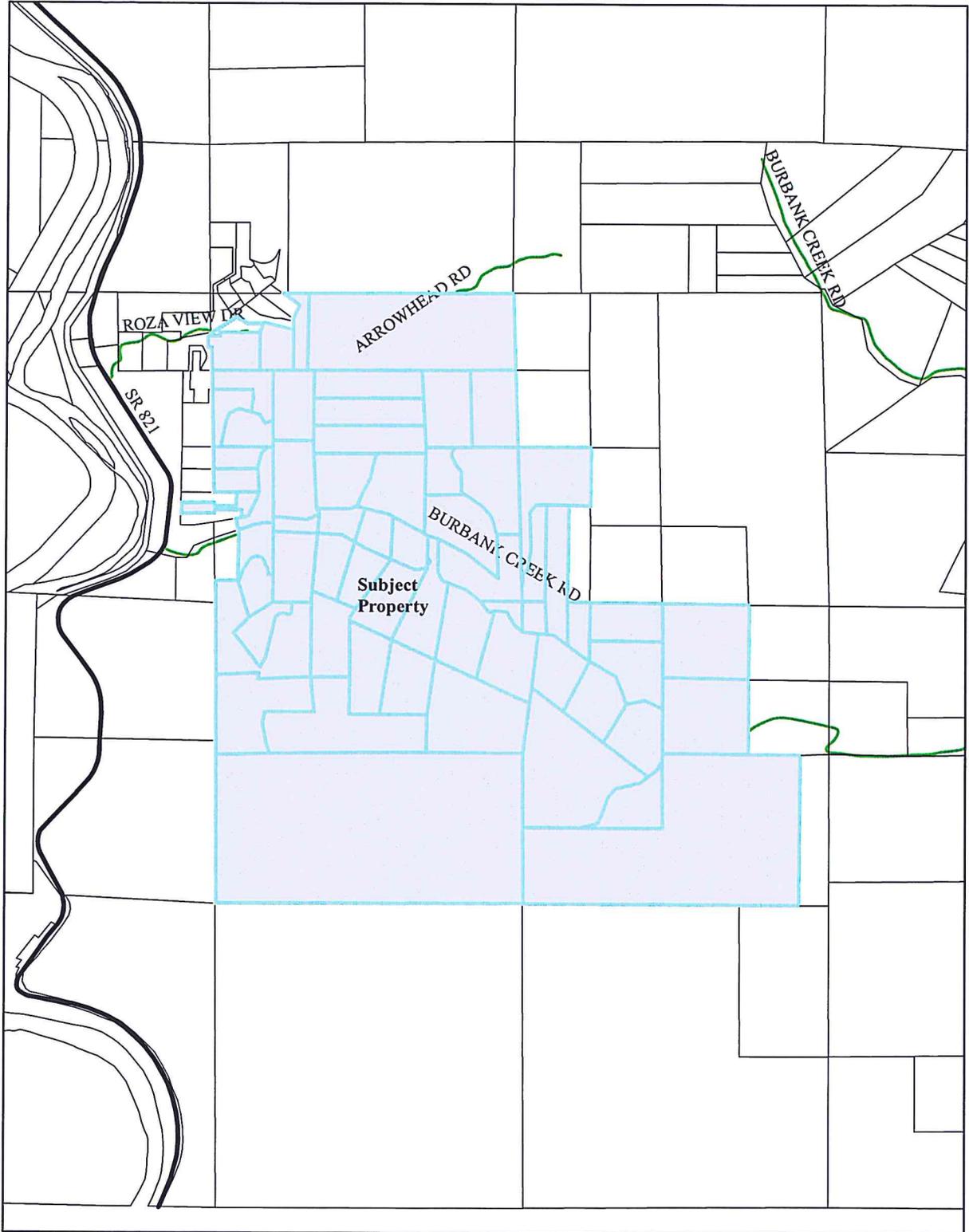
# Regional Land Use Map



# Critical Areas Map



# 500' Adjoiners Map



# Critical Areas Checklist

Wednesday, November 06, 2013

Application File Number CU-13-00007

Planner Lindsey Ozbolt

Is SEPA required  Yes  No

Is Parcel History required?  Yes  No

What is the Zoning? Forest & Range

Is Project inside a Fire District?  Yes  No

If so, which one?

Is the project inside an Irrigation District?  Yes  No

If so, which one?

Does project have Irrigation Approval?  Yes  No

Which School District? Selah School District

Is the project inside a UGA?  Yes  No

If so which one?

Is there FIRM floodplain on the project's parcel?  Yes  No

If so which zone?

What is the FIRM Panel Number? 5300950650B

Is the Project parcel in the Floodway?  Yes  No

Does the project parcel contain a shoreline of the State?  Yes  No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream?  Yes  No

If so what is the Classification?

Does the project parcel contain a wetland?  Yes  No

If so what type is it?

Does the project parcel intersect a PHS designation?  Yes  No

If so, what is the Site Name? Mt. Baldy Bighorn Sheep Winter Range

Is there hazardous slope in the project parcel?  Yes  No

If so, what type?

Does the project parcel abut a DOT road?  Yes  No

If so, which one?

Does the project parcel abut a Forest Service road?  Yes  No

If so, which one?

Does the project parcel intersect an Airport overlay zone?  Yes  No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line?  Yes  No

If so, which one?

Is the project parcel in or near a Mineral Resource Land?  Yes  No

If so, which one?

Is the project parcel in or near a DNR Landslide area?  Yes  No

If so, which one?

Is the project parcel in or near a Coal Mine area?  Yes  No

What is the Seismic Designation? C

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

011-13-0007



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

## ZONING CONDITIONAL USE PERMIT APPLICATION

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

A **preapplication conference** is encouraged 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

- Site plan of the property with all proposed buildings points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - Please pick up a copy of the SEPA Checklist if required
- Project Narrative responding to Questions 9-11 on the following pages.

### APPLICATION FEES:

1,565.00 Kittitas County Community Development Services (KCCDS)  
 418.00 Kittitas County Department of Public Works  
 329.00 Kittitas County Fire Marshal  
 235.00 Kittitas County Environmental Health

**\$2,547.00 Total fees due for this application** (One check made payable to KCCDS)

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

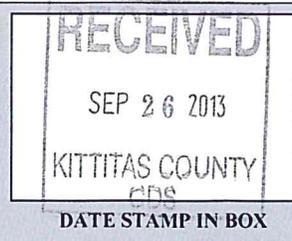
*sm*

DATE:

*9/26/13*

RECEIPT #

*19053*



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

FORM LAST REVISED: 1-02-2013

Page 1 of 3

**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: Keith Larson, Sec. Co, Inc.  
Mailing Address: PO Box 70  
City/State/ZIP: Selah, WA 98942  
Day Time Phone: 509 697 7208  
Email Address: keith@larsonfruit.com

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: John Cornelly, project coordinator  
Mailing Address: PO Box 70  
City/State/ZIP: Selah, WA 98942  
Day Time Phone: 509 697 7208  
Email Address: john@larsonfruit.com

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: 1121 Burbank Creek Road  
City/State/ZIP: Yakima, WA 98901

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

SE 1/4 151927 TRS 15192700-0002

6. **Tax parcel number:** 414233

7. **Property size:** 21 (acres)

8. **Land Use Information:**

**JOINT CONSENT OF SHAREHOLDERS AND DIRECTORS  
IN LIEU OF ANNUAL MEETING  
OF  
LARSON ORCHARDS, INC.**



Pursuant to RCW 23B.07.040, 23B.07.060, 23B.08.210 and 23B.08.230, the undersigned, being all of the shareholders and directors of **LARSON ORCHARDS, INC.**, a Washington corporation (*the "Corporation"*), acting without a meeting, **DO HEREBY UNANIMOUSLY ADOPT AND CONSENT** to the following resolutions and to the taking of the actions therein set forth:

I.

**RESOLVED**, That as a result of the resignation of Ross H. Larson and Vern K. Larson effective December 30, 2004, the following persons are hereby elected to serve as directors of the Corporation until the next annual meeting of shareholders and until their successors are elected and qualified, to wit:

**KEITH M. LARSON  
BARBARA A. WALKENHAUER**

II.

**RESOLVED**, That the following officers were appointed to serve in their designated capacities until the next annual meeting of directors and until their successors are elected and qualified, to wit:

President	<b>BARBARA A. WALKENHAUER</b>
Vice President	<b>KEITH M. LARSON</b>
Secretary-Treasurer	<b>KEITH M. LARSON</b>

III.

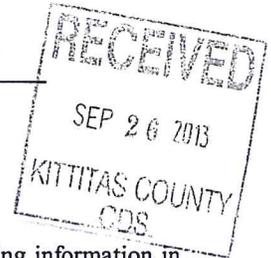
**WHEREAS**, the Corporation has been operating under the Bylaws that were adopted when the Corporation was formed in 1973, and

**WHEREAS**, it has been recommended by the Corporation's attorneys that the Bylaws be updated to conform with current law, now, therefore, be it

**RESOLVED**, That the Bylaws of the Corporation, as amended, be, and they are, hereby vacated, abrogated and repealed, and that there be this day be adopted as the Bylaws of the Corporation the Amended and Restated Bylaws attached hereto as **Exhibit A**.

Zoning: Forest & Range

Comp Plan Land Use Designation: Rural



**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 10. **Provision of the zoning code applicable:** 17.60 CU
- 11. **A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria 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 (1) 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 (2) that the applicant shall provide such facilities; or
  - C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

**AUTHORIZATION**

- 12. 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 John M. Corneil

9/20/13

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

Date:

X Kurtell Larson

9/24/13



PROJECT DESCRIPTION

PROJECT IS HOUSING FOR TEMPORARY, SEASONAL, FARMWORKERS. (SEE PICTURES OF PREVIOUS PROJECTS WE'VE DONE THAT ARE ATTACHED)

THE SITE OF APPROXIMATELY 2 ACRES SITS ON THE NORTH END OF A 21 AC PARCEL OF FORMER ORCHARD, BORDERED BY BURBANK CREEK TO THE NORTH, AND OUR OTHER EXISTING ORCHARD PROPERTY TO THE SOUTH, EAST, AND WEST, OF APPROXIMATELY 250 ACRES.

THE HOUSING UNITS ON THE SITE WILL LINE UP EAST TO WEST ACROSS THE SITE. ALL UNITS WILL SIT 1,000' OR MORE SOUTH OF THE PRIVATE BURBANK CREEK ROAD AND SOUTH OF THE CREEK HIGH WATER MARK AT LEAST 120 FT. SEE SITE PLAN ATTACHED.

THE PROJECT WILL BE PARTIALLY VISIBLE FROM THE ROAD, OVER TOP OF THE SCRUB TREES/BUSHES ALONG THE CREEK. NEAREST RESIDENCE OF ANY NEIGHBOR IS OVER 1,000 ft AWAY, AND THAT VIEW IS ALSO PARTIALLY BLOCKED BY THE CREEK TREE LINE.

THE EXISTING COMPANY RANCH MANAGERS HOME OVER LOOKS THE NEW PROJECT FROM THE NORTH SIDE OF BURBANK CREEK ROAD. THE HOUSING IS BRAND NEW, LOOKS NICE, AND WILL BE KEPT THAT WAY. LAWN AND WIND BREAK MAY BE ADDED TO KEEP DUST FROM THE ADJACENT EXISTING ORCHARD ROADS AS THE PROJECT PROCEEDS.

WATER AND POWER ARE ON SITE. PERMITS WILL BE OBTAINED FOR THEIR EXTENTION, AND FOR CONSTRUCTION OF ON SITE SEPTIC SYSTEMS MEETING COUNTY AND STATE REGULATIONS.

THE UNITS ARE STATE APPROVED, PRE MANUFACTURED 12 MAN, SELF CONTAINED UNITS. ALL ARE APX 27X52, AND ARE BUILT SPECIFICALLY FOR USE AS THIS TYPE OF HOUSING. THE UNITS WHEELS AND TONGUES ARE REMOVED, AND THEIR PERIMETERS ARE SKIRTED WITH BLOCK FOUNDATION WALLS. COSTRUCTION MEETS STATE/COUNTY BUILDING CODES, AND FEATURE STANDARD RESIDENTIAL STICK FRAME, ENERGY CODE COMPLIANT COSTRUCTION AND APPLIANCES.

THE PROJECT IS SUBJECT TO ANNUAL LICENSING AND BI ANNUAL INSPECTION BY THE STATE. THE CHECKLIST INCLUDES EMPLOYER PROVISION FOR REGULAR GARBAGE SERVICE, PEST CONTROL, AND SAFETY REPAIR AND MAINTENANCE. THE COMPANY ONLY HOUSES ADULT WORKERS, AND IT IS ONLY AVAILABLE DURING THE GROWING/HARVEST SEASON, APPROXIMATELY MAY THROUGH OCTOBER. THE COMPANY ALSO DOES PERIODIC SITE VISITS TO ENSURE COMPLIANCE WITH ALL RELEVANT RULES AND REGULATION.

THE COMPANY ANTICIPATES ONLY INSTALLING 2 UNITS TO BEGIN WITH, DOING THE UNDERGROUND NECESSARY TO SUPPORT THE UNITS BEING INSTALLED. POWER WILL ALL BE SUPPLIED IN THE FIRST PHAZE FROM EXISTING LINES TO UNITS TRANSFORMER. THE WALK WAYS AND PARKING AREA WILL RECEIVE ENOUGH GRAVEL TO KEEP THE DUST AND

LARSON ORCHARDS INC. CONDITIONAL USE APPLICATION TO KITTITAS COUNTY 2013

MUD DOWN. DISTURBED AND NEW SLOPED AREAS AROUND THE UNITS WILL BE SEEDED TO GRASSES TO KEEP DUST DOWN AND MINIMIZE EROSION. LAWN WILL BE ESTABLISHED IN STAGES TO PROVIDE RECREATION AREA, AND PERHAPS SOME BUSH/TREE ETC TO PROVIDE A WIND BREAK, SHADE, OR DUST BARRIER AS IS DETERMINED BY NEED.

CONDITIONAL USE CRITERIA

THE PROPOSED HOUSING IS FOR A LONG ESTABLISHED ORCHARD. THE TRAFFIC GENERATED FROM THE OPERATION IS ALMOST EXCLUSIVELY BETWEEN MARCH AND NOVEMBER. WE ACTUALLY ANTICIPATE TRAFFIC AND THEREFORE NOISE AND DUST AND WEAR AND TEAR ON THE ROAD TO DECLINE FROM PREVIOUS LEVELS ONCE THE UNITS ARE INSTALLED AND IN USE, IN THAT WE WILL NOT HAVE TO TRANSPORT SO MANY IN FROM OTHER RANCHES.

THE ADDITION OF A PROFESSIONALLY DESIGNED AND INSTALLED DRAIN FIELD SYSTEM FOR THE PROJECT, THE COMPANY HOUSING/GROUNDS MAINTENACE, AND CONTRACTED REGULAR GARBAGE PICK UP WILL RESULT IN NO INCREASE TO ANY THREAT TO THE PUBLIC HEALTH BEYOND WHATEVER EXISTS IN THE AREA AT THE PRESENT.

THE STATE REQUIRES WE POST HOUSING RULES REGARDING PROPER BEHAVIOR. THERE IS AN EXISTING RANCH MANAGER, WHO WILL PROVIDE OVERSIGHT. THE COMPANY HAS EXISTING EMPLOYEE POLICIES AGAINST DRUGS, WEAPONS, ETC, WHICH THE WORKERS ARE NOTIFIED OF IN ADVANCE, AND HOW VIOLATIONS WILL BE DISCIPLINED. WE EXPECT TO HAVE THE SAME LEVEL OF PEACE AND SAFETY AS IS PRESENTLY EXPERIENCED BY THE NEIGHBORHOOD.

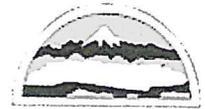
ESSENTIALLY THERE ARE NO SPECIFIC PUBLIC SERVICES TO BE IMPACTED, OTHER THAN PERHAPS IF A COUNTY SHERIFF OR FIRE CREW WOULD BE CALLED. WE EXPECT NO INCREASE IN EITHER OF THOSE TYPE CALLS TO THE NEIGHBORHOOD AS A RESULT OF THIS PROJECT, AS WE HAVE NOT EXPERIENCED ANY CALLS TO DATE FROM OUR OTHER PROJECTS WHICH HAVE BEEN IN OPERATION FOR UP TO 4 YEARS.

FURTHERMORE, THE PROJECT WILL INCREASE THE TAX BASIS OF THE EXISTING OPERATION, PROVIDING ADDED REVENUE TO THE COUNTY FOR ITS ON GOING PROJECTS ELSEWHERE.

THEREFORE, TAKING ALL THE ABOVE INTO CONSIDERATION, THE PROJECT WILL SATISFY THE CRITERIA SET FORTH BY THE CONDITIONAL USE PERMIT APPLICATION TO:

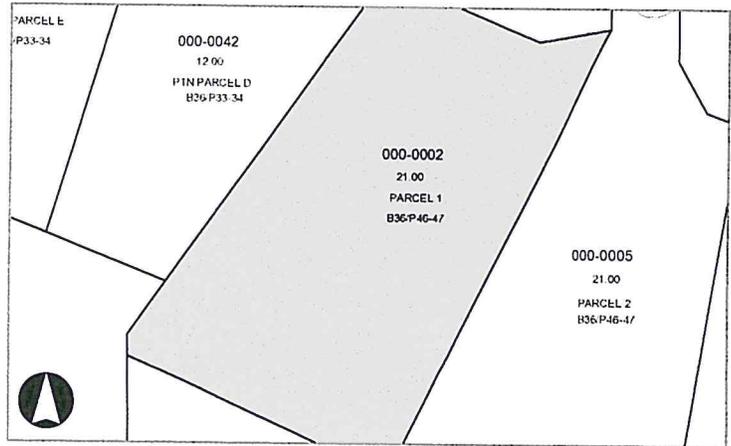
- A. NOT HAVE EITHER A DETRIMENTAL OR AN INJURIOUS EFFECT ON THE PUBLIC HEALTH, PEACE, SAFETY, OR THE EXISTING CHARACTER OF THE ADJOINING PROPERTIES., AND
- B. NOT CREATE EXCESSIVE PUBLIC COSTS FOR EITHER FACILITIES OR SERVICES, AS THE
- C. ADDED VALUE TO THE TAX ROLES FROM THE COMPANY INVESTMENT, WILL MORE LIKELY THAN NOT PROVIDE SUFFICIENT ECONOMIC BENEFIT TO OFFSET ANY KNOWN OR REASONABLY FORESEEABLE ADDED PUBLIC COSTS OR ENVIRONMENTAL IMPACTS.

# Kittitas County Parcel Report Printout



### Parcel Info

**Parcel #** 414233  
**Map #** 15-19-27000-0002  
**Acres Recorded** 21.00000000  
**Situs Address** BURBANK CREEK RD  
 ELLENBURG  
**Owner Name** LARSON ORCHARDS INC  
**Mailing Address**  
**Address Cont.** PO BOX 70  
**City/State** SELAH WA  
**Zipcode** 98942



### Critical Areas

**Contains > 30% Slope** No  
**DOE G.W. Moratorium** No  
**PHS Site Name** MT BALDY BIGHORN SHEEP WINTER RANGE  
**Roof Hazard** HIGH\_EXTREEME HAZARD RATING  
**Roof Class** CLASS A  
**Seismic Category** C  
**Flood Zone**  
**Shore Line**  
**Wetland Code** U  
**FEMA Flood Map** 5300950650B  
**FIRM Zone** ZONE C  
**Coalmine Shaft**  
**Airport Zone**  
**Zone Name** Forest & Range  
**Land Use** RURAL  
**Max Elevation** 1574  
**PG** 27  
**ISO** 0.017

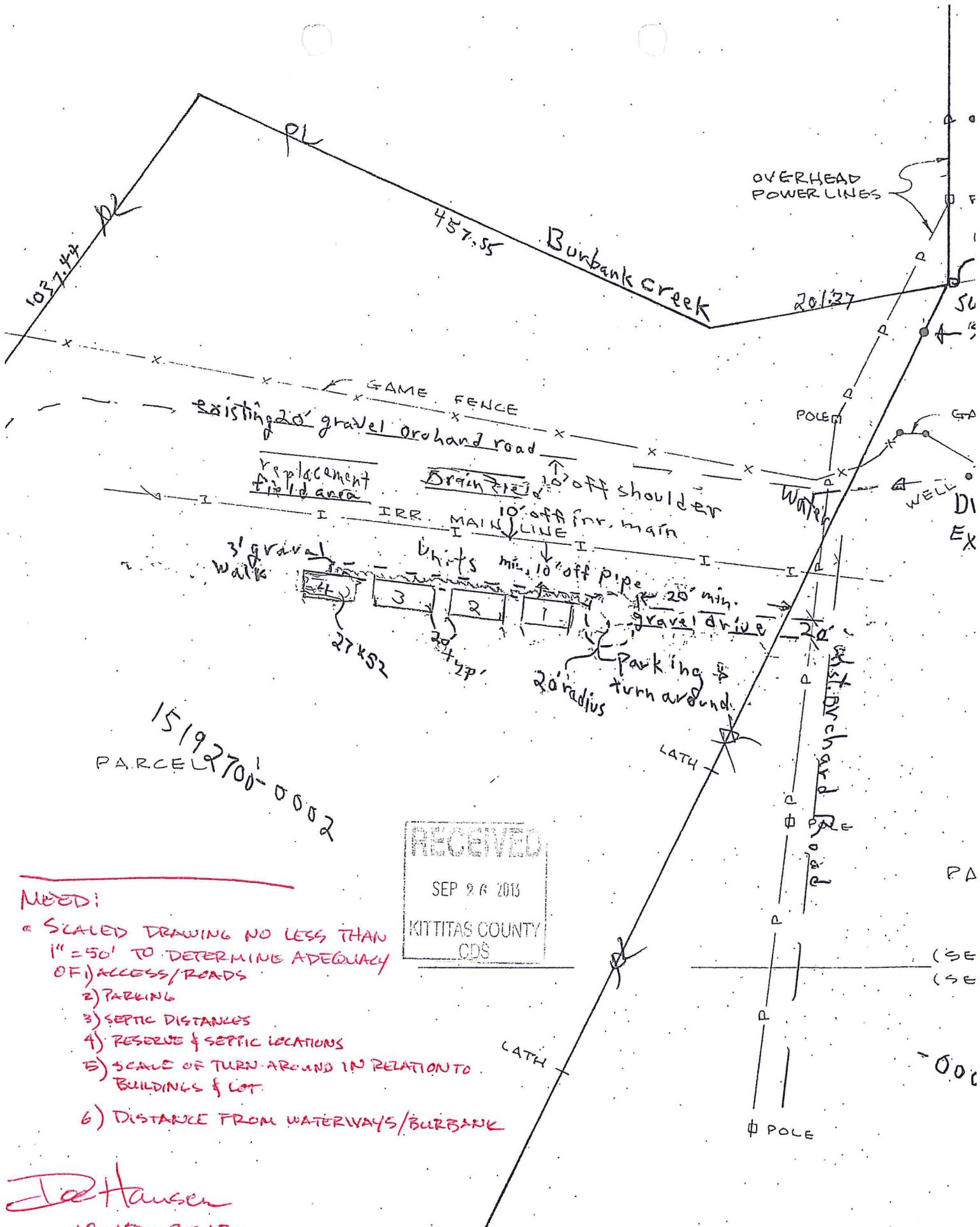


### Districts

**Fire District**  
**Hospital District** HOSPITAL DISTRICT 1  
**Irrigation District**  
**School District** Selah School District  
**Voting District** Denmark  
**Commisioner District** 1  
**Weed District** WEED DISTRICT # 9

### Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.



15192700-0002  
PARCEL

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SEP 26 2013  
KITTITAS COUNTY  
CDS

**NEED:**

- 1) SCALED DRAWING NO LESS THAN 1" = 50' TO DETERMINE ADEQUACY OF) ACCESS/ROADS
- 2) PARKING
- 3) SEPTIC DISTANCES
- 4) RESERVE & SEPTIC LOCATIONS
- 5) SCALE OF TURN-AROUND IN RELATION TO BUILDINGS & LOT.
- 6) DISTANCE FROM WATERWAYS/BURBANK

J. Hansen  
10-18-2013

CONSTRUCTION PERMIT AND INSPECTION RECORD

Permit # 60066738

Facility Name Glenwood Ranch  
Project Title Glenwood Ranch - Two Units

Address 4241 Glenwood Rd  
Ertopia, WA 99330

Contact John Cornelli  
Phone: (509) 697-7208

RECEIVED  
SEP 26 2013  
KITITAS COUNTY  
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Re-inspection Fee: \$47/Hour (2 hours)

CRS INSPECTION RECORD

CRS at least 48 hours prior to the inspection date desired  
Available by the permit holder until the Final Inspection has been Approved

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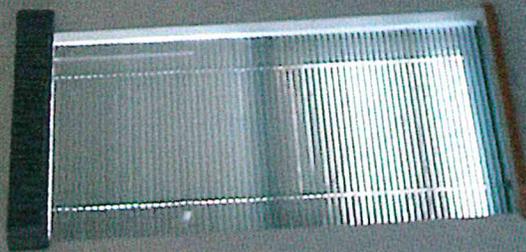


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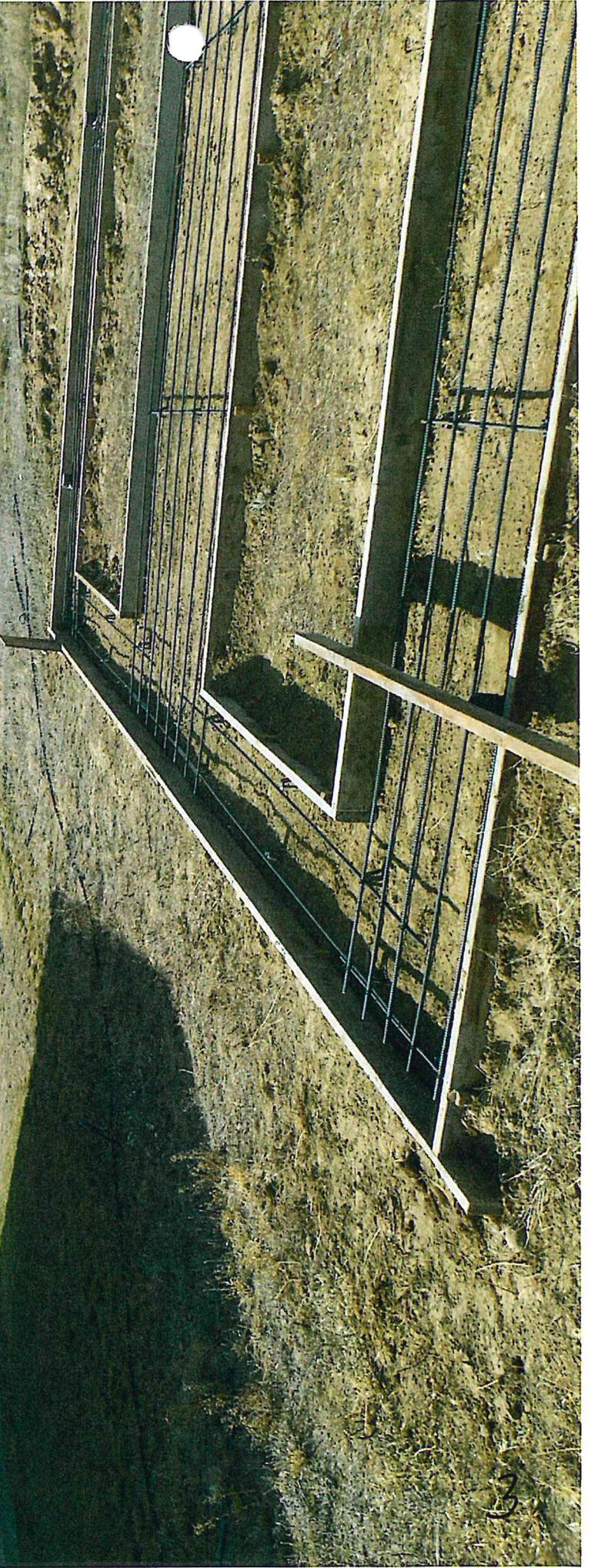




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# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

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KITTTITAS COUNTY

## SEPA ENVIRONMENTAL CHECKLIST

### PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

### USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

### APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

**\$560.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

*[Handwritten Signature]*

DATE:

*9/26/13*

RECEIPT #

*19053*

RECEIVED

SEP 26 2013

KITTTITAS COUNTY  
CDS

DATE STAMP IN BOX

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

FORM LAST REVISED: 4-21-11

Page 1 of 11

**TO BE COMPLETED BY APPLICANT**

**FOR STAFF USE**

A. BACKGROUND

1. Name of proposed project, if applicable:

Burbank Housing

\_\_\_\_\_  
\_\_\_\_\_

2. Name of applicant:

Larson Orchards, Inc.

\_\_\_\_\_  
\_\_\_\_\_

3. Address and phone number of applicant and contact person:

John Cornell, project coordinator, PO Box 70, Selah WA 98942  
phone 509-697-7208

\_\_\_\_\_  
\_\_\_\_\_

4. Date checklist prepared:

\_\_\_\_\_

5. Agency requesting checklist:

Kittitas County

\_\_\_\_\_

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

2 units for occupancy by July 15, 2014, then #3 and #4 units as needed  
w/water permitted for all 4 units, power for 4 to transformer, and septic permitted for max. of 4, but installed  
in two phases, to accommodate first phase housing, then second system or system extention for second  
two units at time #3 unit TWH permit sought. Complete all 4 units install by 2019.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

yes. site amenities. min landscaping to keep dust down, provide grassed area for workers recreation. graveled parking/sidewalks. security lighting.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

none

\_\_\_\_\_  
\_\_\_\_\_

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.

none

\_\_\_\_\_  
\_\_\_\_\_

10. List any government approvals or permits that will be needed for your proposal, if known.

Kittitas County zoning, septic, water, building, State TWH/DOH mfg'd unit approval, siting/tiedown/utility connection inspections, State TWH project licensing (annual renewal) and bi annual inspections.

\_\_\_\_\_  
\_\_\_\_\_

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.)

tempory seasonal housing for orchard between May and end of October workers will move around to other sites as the work season progresses. max. of 4, self contained, TWH/DOH state approved prefab units in 2 or more phases, beginning with 2 units. parcel is 21 acres. site is lower, north end, construction will be on apx. 2 ac. Project will include some lawn area to minimize dust, provide neat appearance, graveled areas for walks and parking. Future may include patio covers.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

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1121 Burbank Creek Rd, Yakima, WA, 98901. Directions: 3 miles east up private road to shop on right.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

21ac, slight south to north slope, open ground, facing Burbank Creek and road beyond. Existing orchard on slope that's above the flatter/flat section where housing and drainfields will be placed.

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

21 ac parcel long, narrow, roughly north/south orientation. South end 30% max. sloping down going north until project site of apx. 2% slope which runs more east/west across the northly 4-5 acres.

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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 prime farmland.

soils are sandy/loamy 18"-24" deep on the steeper slopes, and deeper at base of slope, but with less clay and more sand, fines, small river stones speckled through it.

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d. Are there surface indications or history of unstable soils in the immediate vicinity?

none

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e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.

minimal leveling to prep ground for unit pads, no filling anticipated

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f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

slope south of disturbed ground undisturbed. thick ground plants. don't anticipate erosion of any significance.

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

The housing units cover apx 5000sqft. Future may include patio type sun shade for the units, but no slabs

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h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

none

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2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. \_\_\_\_\_  
\_\_\_\_\_

b. **typical ground work dust, but not unusual for orchard ground**  
Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_  
\_\_\_\_\_

c. Proposed measures to reduce or control emissions or other impacts to air, if any: \_\_\_\_\_  
Contractor can set a sprinkler to keep the dust down during construction \_\_\_\_\_

3. WATER

a. Surface  
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 streams or river it flows into. \_\_\_\_\_  
\_\_\_\_\_

**Burbank Creek, year round, flows into Yakima River. Creek is approximately 210' to project site at one corner of the parcel, but turns away to northwest from there.**

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. \_\_\_\_\_  
\_\_\_\_\_

**none anticipated**

3) Estimate the 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. \_\_\_\_\_  
\_\_\_\_\_

**no work of such nature on this project**

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

**n/a**

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  
1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known. \_\_\_\_\_  
\_\_\_\_\_

**no, other than to run the dust abatement sprinkler, if needed**

2) Describe waste materials 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.

\_\_\_\_\_

c. permitted septic system that will be serving max. 48 beds at full buildout  
Water Runoff (including storm water):

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

building roofs only 'runoff'. water will come off roofs directly into adjacent lawn/soil area-which is sandy loam/loess, seeded to lawn

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

\_\_\_\_\_  
\_\_\_\_\_

n/a -no 'waste materials' involved other than from permitted septic system

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

\_\_\_\_\_  
\_\_\_\_\_

no significant 'runoff' anticipated. ground quite permeable.

4. PLANTS

a. Check or circle 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
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: dry scrub, grasses, old orchard cover plants

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

see 4.a.- apx 6000sqft for bldgs; apx 4500sqft for drainfield and septic tanks and water lines. disturbed areas to be reseeded.

\_\_\_\_\_  
\_\_\_\_\_

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

none

\_\_\_\_\_  
\_\_\_\_\_

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

none

\_\_\_\_\_  
\_\_\_\_\_

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site.  
none

c. Is the site part of a migration route? If so, explain.  
no

d. Proposed measures to preserve or enhance wildlife, if any.  
existing deer fence surrounds the orchard; elk fence along south BLM side of orchard at south end of orchard property

6. ENERGY AND NATURAL RESOURCES

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.  
units use electric power for heat/cool/cooking

b. Would your project affect the potential use of solar energy by adjacent properties? If so, 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.  
housing units are built per TWH energy 'evergreen' codes. very efficient, including low VOC materials, energy 'star' appliances

7. ENVIRONMENTAL HEALTH

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.  
no

1) Describe special emergency services that might be required.  
none

2) Proposed measures to reduce or control environmental health hazards, if any. n/a

b. Noise  
1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?  
normal orchard operational noise, rather quiet really

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  
construction will require a dozer/grader/backhoe for apx one week to start; m/b another couple days to do backfill and finish grading at end-all construction to be 7a to 6pm or less

3) Proposed measures to reduce or control noise impacts, if any.  
none

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?  
site was in orchard, adjacent parcels are in orchard or fallow
- b. Has the site been used for agriculture? If so, describe.  
was in orchard some years ago-fallow since
- c. Describe any structures on the site.  
none
- d. Will any structures be demolished? If so, what?  
no
- e. What is the current zoning classification of the site?  
forest and range, rural
- f. What is the current comprehensive plan designation of the site?  
not known
- g. If applicable, what is the current shoreline master program designation of the site?  
not known
- h. Has any part of the site been classified as an:  
environmentally sensitive area?  
no
- i. Approximately how many people would the completed project displace?  
none
- j. Approximately how many people would reside or work in the completed project?  
max. 48 seasonal only
- k. Proposed measures to avoid or reduce displacement impacts, if any.  
n/a
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.  
submitting all required county and state required applications for permits/licensing

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.  
max. 4, 27 x 52, TWH/DOH compliant pre mfg units for seasonal farm workers only
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.  
n/a -new project
- c. Proposed measures to reduce or control housing impacts, if any.  
project will be in at least two phases-plan is to start with 2 units- basically may - Oct. Orchard manager lives in sight of project and is responsible for day to day oversight.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
all single story units-will be set, so first floor apx 12" above finish grade. units are all wood siding, shingle roofs, vinyl windows very nice. pictures of units attached to zoning application.
- b. What views in the immediate vicinity would be altered or obstructed?  
none

- c. Proposed measures to reduce or control aesthetic impacts, if any.  
company manager responsible for maintaining exteriors,  
seeing grounds maintained.

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11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
project will have a yard light for night time security

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- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
no

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- c. What existing off-site sources of light or glare may affect your proposal?  
none

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- d. Proposed measures to reduce or control light and glare impacts, if any.  
none

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12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
none

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- b. Would the proposed project displace any existing recreational uses? If so, describe. no

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

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future lawn area extension, likely north of units, large enough for workers to set up a net for employee use.

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13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

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no

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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none

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

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n/a

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. none -site is 3 miles up private gravel road off state HWY 821.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? no

c. How many parking spaces would the completed project have? How many would the project eliminate? none eliminated. new project. no impervious parking. most workers are h2a -no cars

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). no

e. Will the project 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? If known, indicate when peak volumes would occur. Perhaps two per day average. peak in morning and evening.

g. Proposed measures to reduce or control transportation impacts, if any. the siting of housing there is anticipated to reduce trips, because we are providing transport for most workers now.

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. fire protection? new units meet all current codes and are inspected by State for smoke detectors/fire extinguishers. Police protection? State Farm worker housing regulations and company project policies and presence of on farm manager home minimizes need for police calls. Company workers covered by state worker health insurance. Schools? no kids allowed in housing. Garbage? no public service there.

b. Proposed measures to reduce or control direct impacts on public services, if any. see 15 a.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other. electricity, existing well, garbage service is contracted, phone service, cell/satellite signals.

b. Describe the utilities that are proposed for the project, the utility

providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

\_\_\_\_\_  
\_\_\_\_\_

PPL will likely require an additional pole along their existing trunk line. Garbage service by Waste Management Services.

C. SIGNATURE

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: John M Cornell  
Print Name: John Cornell, project coordinator

Date: 9/20/13

**THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.**

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

**FOR STAFF USE**

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

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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).

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

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Print Maps View Search Selection Tools Help

**Table Of Contents**

- State of WA Dept of Ecology (DOE) Upper
- Water Budget Neutral Determination
- Masterson Teanaway
- Lamb and Anderson Water Bank
- Roan Water Bank
- SwiftWater Ranch Water Bank

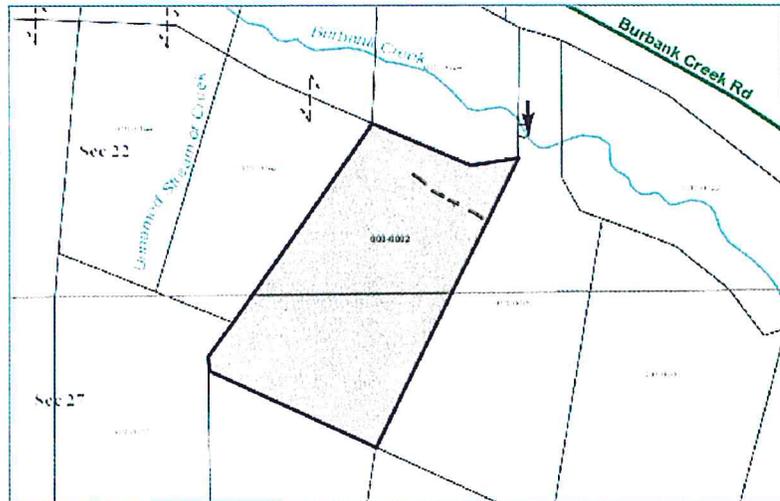


L-01 - Burbank  
 Proposed housing parcel  
 #414233

0 148 296 592 888 1184 Feet

Scale: 1 inch = 600 ft (1:7,200)

2009 Aerial Photo





**KITTITAS COUNTY FIRE MARSHAL'S OFFICE**  
**411 N RUBY STREET #2 ELLENSBURG, WA 98926**  
**WILDLAND-URBAN INTERFACE PERMIT**



**Section 1: To Be Completed By Applicant**

Today's date:	Building Permit #:	IWUIC Permit #:
---------------	--------------------	-----------------

**SECTION 1: PROJECT INFORMATION**

Applicant's last name:	First:	MI:	<input type="checkbox"/> Residential Structure	<input type="checkbox"/> Commercial Structure	
Larson Orchards, Inc.			<input type="checkbox"/> Accessory Structure	<input checked="" type="checkbox"/> Other: TWH-farmworker	
Applicant's Mailing Address:	City:	St:	Zip Code:	Primary Phone#:	Message Phone#:
PO Box 70	Selah	WA	98942	(509) 697-7208	(509) 969-2576
Project Contractor:			Contact Person:		
self			John Cornell, project coordinator, LO, Inc		
Contractor's Mailing Address:	City:	St:	Zip Code:	Primary Phone#:	Cell Phone#:
same as above/same phone					
Will this be your primary residence?	Is there Water at this site?	If yes, what type? (CHECK ALL THAT APPLY, IF OTHER, ATTACH INFORMATION TO THIS FORM)			
<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Well Head <input type="checkbox"/> Storage Tank <input type="checkbox"/> Fire-flow Pond <input type="checkbox"/> Other			
Project Description:				Square Footage:	Est. Value:
max. 4 mfg'd 27x52, self contained, WA ST ok'd units, max. occ 12ea/48ttl, May-Oct seasonal				apx 1400sf/ea	\$ 73,000
Project/Site Address:			Assessor's Map #:		
1121 Burbank Creek Rd, Yakima Canyon HWY 821			1 5 - 1 9 - 2 7 0 0 0 - 0 0 0 2		

**SECTION 2: PARCEL INFORMATION**

Wildland-Urban Interface Zone:	Parcel #:	
_____ - _____ - _____ - _____ - _____		
Location of Structure on Parcel:	Geographic Coordinates: (Deg, Min, Sec)	
	____° ____' ____" N / ____° ____' ____" W	
Fuel Type:	Slope Percentage:	30 Minute Water Availability (Measured in GPM)
<input type="checkbox"/> Light <input type="checkbox"/> Medium <input type="checkbox"/> Heavy	<input type="checkbox"/> ≤ 40% <input type="checkbox"/> 41%-60% <input type="checkbox"/> ≥ 60%	<input type="checkbox"/> < 1,000 <input type="checkbox"/> 1,000-1,500 <input type="checkbox"/> >1500

**SECTION 3: IWUIC REQUIREMENTS**

Fire Hazard Severity:			Required Ignition Resistance Construction:		
<input type="checkbox"/> Moderate	<input type="checkbox"/> High	<input type="checkbox"/> Extreme	<input type="checkbox"/> Class I	<input type="checkbox"/> Class II	<input type="checkbox"/> Class III
Defensible Space Required:			Roof Class Materials:		
<input type="checkbox"/> 30 ft	<input type="checkbox"/> 50 ft	<input type="checkbox"/> 100 ft	<input type="checkbox"/> Type A	<input type="checkbox"/> Type B	<input type="checkbox"/> Type C
Defensible Space Provided:			Fire Sprinkler Requirements:		
<input type="checkbox"/> Conforming	<input type="checkbox"/> Non-Conforming	<input type="checkbox"/> 1.5 x Conforming	<input type="checkbox"/> Not Required	<input type="checkbox"/> NFPA 13	<input type="checkbox"/> NFPA 13R <input type="checkbox"/> NFPA 13D
Defensible Space Plan:			Vegetation Management Plan:		
<input type="checkbox"/> Not Required	<input type="checkbox"/> Required Prior to Final		<input type="checkbox"/> Not Required	<input type="checkbox"/> Required Prior to Final	
Additional Requirements or Mitigations:					

I hereby state that the above information is correct. I agree to comply with all permit requirements related to this project. I further agree to, and hereby grant to the Kittitas County Fire Marshal's Office the right to enter onto the premises as described for this permit application, for the purpose of making such inspections and tests as may be required.

Signature:	Print: John Cornell, project coordinator, LO, Inc	Date: 9-20-13
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**LEGAL DESCRIPTION**

PARCELS 1 AND 2 OF THAT CERTAIN SURVEY AS RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 46-47 UNDER AUDITOR'S FILE NO. 20090306-0002, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 27 ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LARSON FRUIT IN AUGUST, 2013.

JAMES C. BELL  
LS 18804



1" = 100'

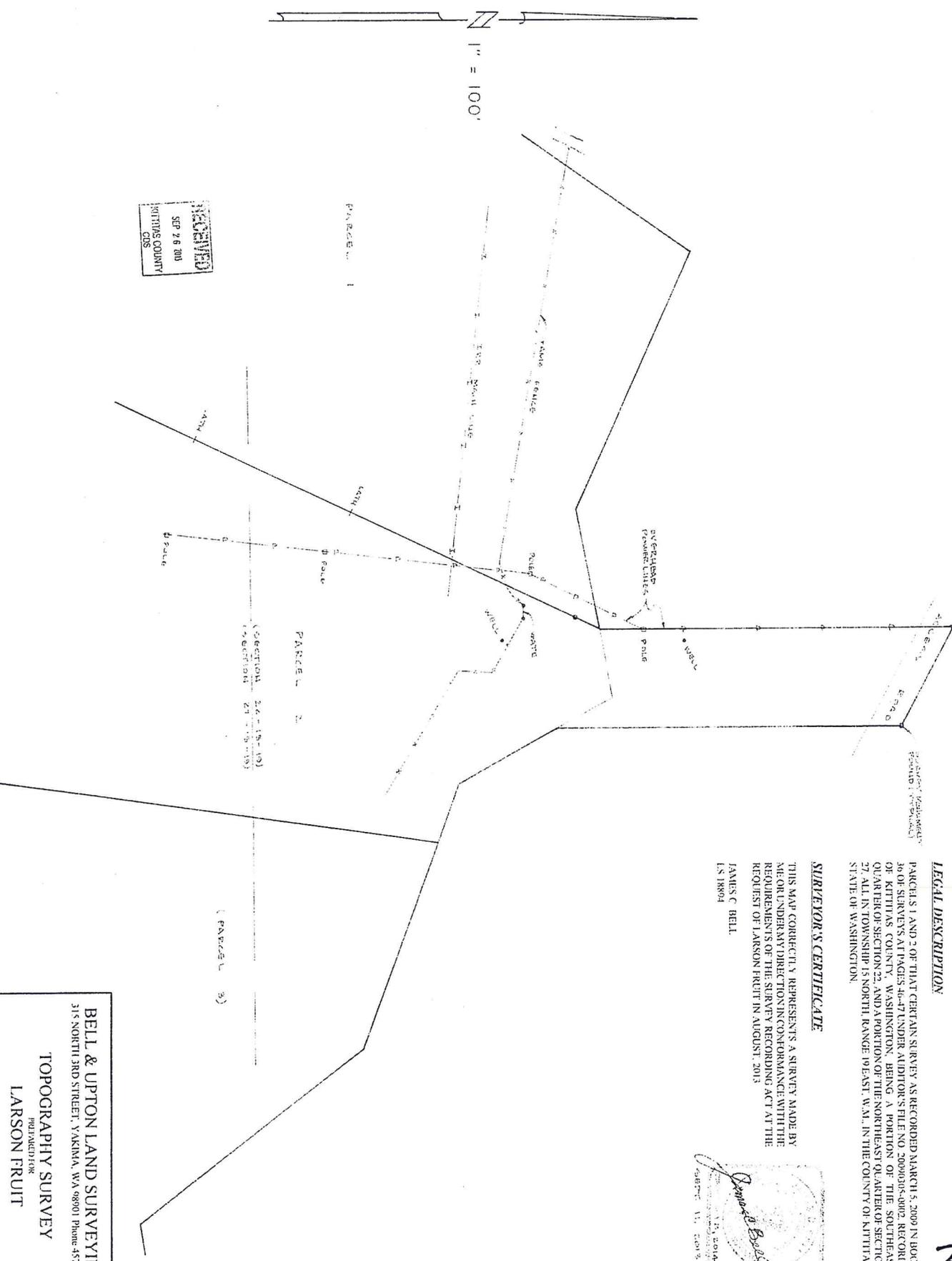


PARCEL 1

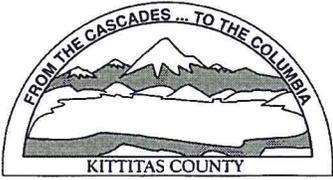
PARCEL 2

(PARCEL 3)

(SECTION 22 - 15-19)  
(SECTION 27 - 15-19)



**BELL & UPTON LAND SURVEYING**  
315 NORTH 3RD STREET, YAKIMA, WA 98901 Phone 457-7656  
**TOPOGRAPHY SURVEY**  
FOR  
**LARSON FRUIT**  
IN SECTIONS 22 & 27-15-19  
September 11, 2013 Job No. 13125



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.:** 00019053

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

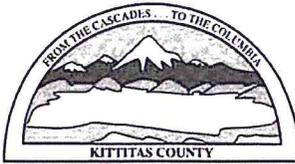
**Account name:** 008702

**Date:** 9/26/2013

**Applicant:** FRUIT COMPANY LARSON

**Type:** check # 6328

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CU-13-00007	CUP FEE	1,565.00
CU-13-00007	CUP FIRE MARSHAL FEE	329.00
CU-13-00007	PW SEPA	70.00
CU-13-00007	CDS SEPA FEE	490.00
CU-13-00007	PUBLIC WORKS CUP FEE	418.00
CU-13-00007	ENVIRONMENTAL HEALTH CUP	235.00
	Total:	3,107.00



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

**PREAPPLICATION CONFERENCE**  
**MEETING SUMMARY**

*(To be completed for each Preapplication Conference)*

A copy of this summary will be provided to the project applicant and is to be included in the application submittal.

Date of Pre-Application Meeting: March 13, 2013 Time: 10:00Am  
Pre-application meetings are scheduled every Wednesday after PR Team meetings

Project name: Larson Fruit Farm Housing CUP

Items submitted by applicant for review at Pre-app: Site plan, Manufactured Home layout, parcel info sheets, aerials, well log, well report

List persons present at pre-app meeting:

*To be present at each pre-app:*

1. CDS representative (planning): Lindsay Ozbolt, Doc Hansen
2. CDS representative (fire): Brenda Larsen
3. Public Works representative: ~~James Rivard~~ NOT PRESENT
4. Environmental Health representative (water): James Rivard
5. Environmental Health representative (sewer): James Rivard

*Present at pre-app for project: (attach business cards if available)*

Applicant: John Cornell

Applicant phone: 509 697 7208

Applicant email: johnc@larsonfruit.com

Applicant authorized agent (if applicable): John Cornell

Applicant authorized agent phone: 697-7208

Applicant authorized agent email: johnc@larsonfruit.com

**Contact person for application:**

- Owner of record  Authorized agent

All verbal and written contact regarding this application will be made **only** with the contact person.

\*The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.

**Items/issues/concerns/questions discussed (To be filled in by CDS Planner):**

1. Public Works — NOT PRESENT  
Proposed access: \_\_\_\_\_

2. Environmental Health (water)  
Proposed water supply: \_\_\_\_\_

- There is a farm exemption for Group B systems → need to stay under 25 people & 4 single family units or less
- Would need to upgrade to a Group A TNC if all four units are developed. or 25 or more people.
- Check w/ DDT and/or DOE on well type. (JL) Also possible use issues

3. Environmental Health (sewer)  
Proposed sewer disposal: Septic

- Septic based off of # of bedrooms/occupancy load
  - Contact a local contractor so that site evaluation can take place. (JL)
- ↳ then permit can be submitted & reviewed.

4. Planning/Land Use  
Critical Areas conducted \_\_\_\_\_ SEPA \_\_\_\_\_

- as of 3/13/13 zoning is Forest & Range. As of 4/2/13 it will stay Forest & range. \* farm housing is seasonal, so define your season in application. (100)\*  
- include all plans for property in cup application. example: phase 1 is for two housing units & could expand to four units in future. If not in application for four & you want to add later you would need to do new cup application. cup & SEPA required.

5. Fire  
Located within Fire District #: N/A (if applicable)

Must meet Wildland Urban Interface Code requirements. Each structure requires a well permit application, site assessment, etc. Structures to be provided w/ fire extinguishers. Access to meet minimum fire code requirements, i.e. 20 ft. width, all weather surface, turn-outs and/or turn-arounds.

6. Other — Building department

→ provided applicant copy of Manufactured Home Building Permit Requirements Packet (M-051 Bulletin)

(JL) 2

## Lindsey Ozbolt

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**From:** Michael Flory  
**Sent:** Monday, March 04, 2013 9:57 AM  
**To:** Steph Mifflin; Joe Gilbert; Holly Duncan; James Rivard; Christina Wollman; Kelly Bacon; Lindsey Ozbolt; Doc Hansen  
**Cc:** Rose Shriner; Mandy Weed; Kirk Holmes  
**Subject:** Larson Fruit Farmworker Housing

Good morning all~

Steph is trying to schedule the Larson Fruit Farmworker Housing pre-app.  
This is a tough month for everyone's schedule.

The applicant intends to use MFH for these living quarters and therefore the building department will treat these like any other MFH permit and inspections. We will permit over the counter once all EH, PW, and Planning processes are complete and satisfactory.

Building does not specifically need to attend the pre-app as long as the applicant is given the MFH permit checklist. Please schedule at the earliest convenience for everyone else.

Here are the WAC's regarding Temporary Farmworker Housing for your review:  
<http://apps.leg.wa.gov/wac/default.aspx?cite=246-359&full=true#246-359-001>

### Michael Flory Certified Plans Examiner

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[mike.flory@co.kittitas.wa.us](mailto:mike.flory@co.kittitas.wa.us)  
P: 509.933.8222  
F: 509.962.7682



"Building Partnerships-Building Communities"

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

## Lindsey Ozbolt

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**From:** John Cornell [Johnc@larsonfruit.com]  
**Sent:** Tuesday, February 19, 2013 11:49 AM  
**To:** Lindsey Ozbolt  
**Subject:** RE: Inquiry

Thank you, Lindsey, I'll be bk to you with a meeting request asap. cordially, JohnC

---

**From:** Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]  
**Sent:** Tuesday, February 19, 2013 8:07 AM  
**To:** John Cornell  
**Subject:** RE: Inquiry

Good morning John.

Yes, the pre-app meeting would occur prior to your submittal of the CUP and SEPA applications. This is a time for all of the pertinent departments to meet with you to discuss your project prior to submittal and try to pinpoint or discuss some of the issues or concerns of your proposed project. Pre-app meetings are usually held on Wednesdays and scheduled in advance.

Please let me know if you have any other questions.

Sincerely,

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: lindsey.ozbolt@co.kittitas.wa.us

---

**From:** John Cornell [mailto:Johnc@larsonfruit.com]  
**Sent:** Friday, February 15, 2013 4:16 PM  
**To:** Lindsey Ozbolt  
**Subject:** RE: Inquiry

Thank you Lindsey. I'd like to discuss the water situation with Holly before filing our app pkg. You suggested a 'pre' mtg would be useful. Can this happen before a cup/sepa app is filed? Or did I misunderstand that part. Pls advise. cordially, johnc

---

**From:** Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]  
**Sent:** Friday, February 15, 2013 9:08 AM  
**To:** John Cornell; Rose Shriner  
**Cc:** Steph Mifflin; Michael Flory  
**Subject:** RE: Inquiry

Hi John.

It is hard to give an estimate on the amount of time it takes to process a conditional use and sepa application because it is dependent on a number of factors. A general estimate is probably 3-6 months. The CUP process requires an open record hearing before the County Hearing Examiner who then will make a written recommendation to the Board of County Commissioners. The Board then holds a closed record hearing to make the decision.

If and when approval is granted on a CUP, the applicant has a total of 5 years to completely develop the uses. Expiration is addressed in our code KCC 17.60A.090. I have included it below for your reference.

**17.60A.090 Expiration.**

A conditional use permit shall become void five years after approval or such other time period as established by the Board of Adjustment if the use is not completely developed. Said extension shall not exceed a total of ten years and said phases and timelines shall be clearly spelled out in the application. (Ord. 2007-22, 2007)

The Board of Adjustment that is referenced in the code language above has been dissolved and the process now includes the Hearing Examiner and Board of County Commissioners.

Please let me know if you need any further information.

Regards,

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: lindsey.ozbolt@co.kittitas.wa.us

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**From:** John Cornell [mailto:Johnc@larsonfruit.com]  
**Sent:** Wednesday, February 13, 2013 8:26 AM  
**To:** Lindsey Ozbolt; Rose Shriner  
**Cc:** Steph Mifflin; Michael Flory  
**Subject:** RE: Inquiry

Lindsey, thank you for the quick response.

Ballpark – length of time to process conditional use and sepa once county has them? Once approved, how long are the permits good for?

JohnC

---

**From:** Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]  
**Sent:** Tuesday, February 12, 2013 2:25 PM  
**To:** Rose Shriner  
**Cc:** Steph Mifflin; Michael Flory; John Cornell  
**Subject:** RE: Inquiry

Hello John.

The property you are inquiring about has a Forest & Range zoning designation. Farm labor structures are considered a conditional use for this zone.

Our zoning code can be found at the following link: <http://www.co.kittitas.wa.us/ccc/countycode/title17.aspx>

The specific section is found in KCC 17.56.030.45 and quoted below:

1. Farm labor shelters, provided that:
  - a. 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;
  - b. The shelters must conform with all applicable building and health regulations;
  - c. The number of shelters shall not exceed four per twenty acre parcel;
  - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
  - e. 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;

If this is something you are interested in pursuing you would need to file a conditional use application and sepa checklist (I have attached both of these applications to this email). We encourage that you attend a pre-application meeting with our staff prior to submittal so that the basis of your project can be discussed with the various departments involved in the processing of the application.

The conditional use application will have to go through a public hearing and a closed record hearing to decide on approval or denial.

I would encourage you to speak with Mike Flory in our Building department prior to considering the CUP application to understand if the type of structures you are considering will meet County Building requirements. Mike can be reached at 509-962-7506 and has been Cc'd on this email.

Please do not hesitate to contact me if you have any further questions.

Sincerely,

**Lindsey Ozbolt**  
Staff Planner

Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
Phone: 509-962-7637  
Email: [lindsey.ozbolt@co.kittitas.wa.us](mailto:lindsey.ozbolt@co.kittitas.wa.us)

---

**From:** Rose Shriner  
**Sent:** Tuesday, February 12, 2013 12:32 PM  
**To:** Lindsey Ozbolt  
**Cc:** Steph Mifflin; Michael Flory; 'johnc@larsonfruit.com'  
**Subject:** Inquiry

*Lindsey- Can you contact John about zoning and then if he has building questions forward it on to Mike?*

Hello, my name is John Cornell. I am housing coordinator for Larson Orchards, Inc. of Selah, WA. I am contacting you to research the possibility of locating two new pre built farm worker housing units on our orchard property at 1121 Burbank Creek Rd, off hwy 821 Canyon Highway.

From the parcel search map system, the proposed location at first appeared to reside on parcel #15-19-27000-0005/ parcel # 15-19-27000-0002 . I overlaid the aerial pik and the two maps don't line up, so project may cross over. A surveyor can sort that out.

I perused the zoning code a little and am not sure we are zoned for temporary farm worker housing out there, so I'd like to get that clarified asap. Could you refer me to the appropriate party there to discuss our type of proposal further?

Cordially, John Cornell

John Cornell [Johnc@larsonfruit.com]  
EH&S Director  
Larson Fruit Company  
509-697-7208

Rose Shriner  
Permit Technician  
Kittitas County Community Development Services  
411 N Ruby St Ste. 2  
Ellensburg, WA 98926  
rose.shriner@co.kittitas.wa.us  
509.962.7506 (p)  
509.962.7682 (f)

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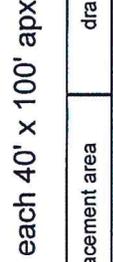
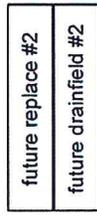
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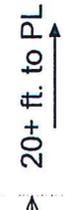
NORTH

LOI-BB TWH DRAFT PROPOSAL TO KITTITAS COUNTY DISCUSSION ONLY

units are max 12 man bunk house w/kit & 3/4 baths apx 1400sf ft Ini ok'd-valley quality mfg see plan attached



200+ft to PL



27ft x 52 ft all units

apx closest 25'

apx bottom of steeper slope

slope 1/12 apx

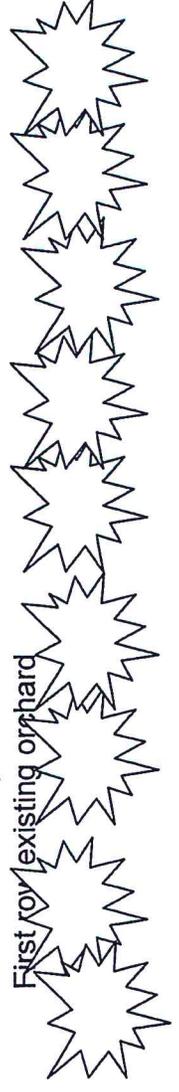
apx 500'

slight slope 1/20

TFW housing and septic will likely sit on parcel # 151927000002

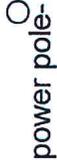
Larson Orchards, Inc  
1121 Burbank Creek RD  
YAKIMA, WASH. 98901

First row existing orchard



800+ ft to south line of -0002

to bridge across burbank creek



apx 200+ ft to creek

apx 120' to creek

maintained service road gravel 30' wide

C/L

20' min. 20+ ft. to PL

120'

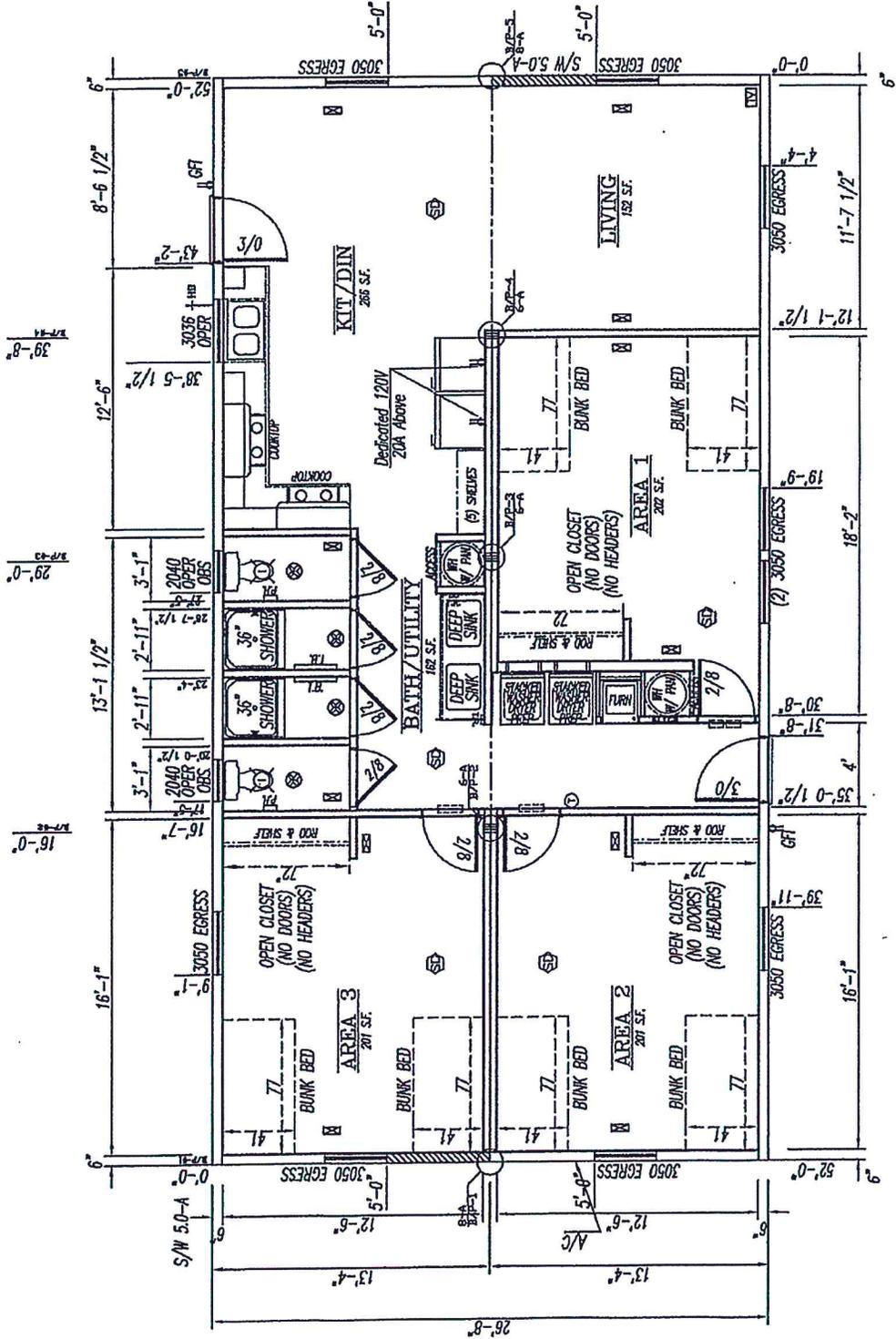


well on parcel 151922000005 (given -0032 to allow assoc. to use as group irrigation only, but assoc. now dissolved-sole user/owner is LOI)-see maps

BPA MAPS HOME  
 GLAZING 166.5 SF.  
 CONDITIONED FLOOR 1280 SF.  
 SKYLIGHTS 0.0 SF.  
 WIRE FOR A/C HEAT PUMP

SINGLE RIDGEBEAM  
 40# ROOF LOAD

LINO FLOORING THRU-OUT  
 CATHEDRAL CEILING THRU-OUT  
 12 PERSON MIGRANT HOUSING  
 FOUNDATION READY



Valley Manufactured Housing  
 717 S. 4th St. Sumpters, WA 98944

DESCRIPTION

FLOOR PLAN

ORDER # COOMBS RANCH LLC

REV DATE 00-00-00

DRAWN BY: SC  
 DATE: 01-10-2012

BOX SIZE: 26'-8\"/>

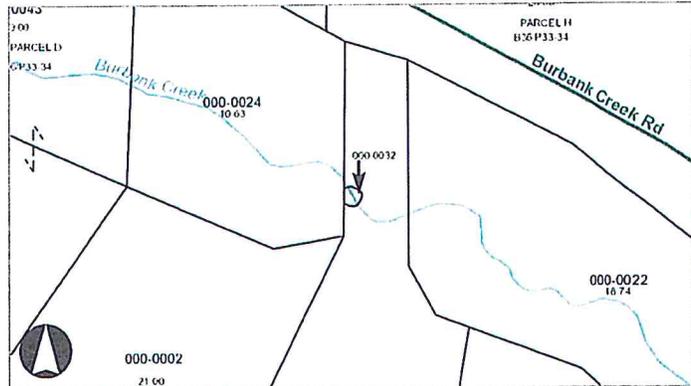
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# Kittitas County Parcel Report Printout

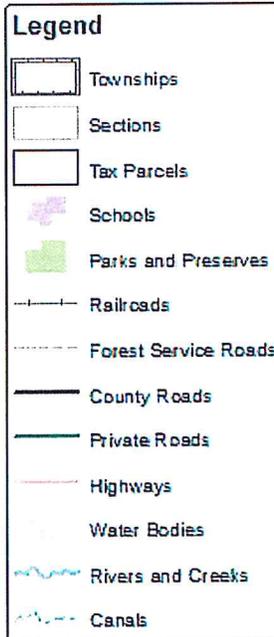
## Parcel Info

Parcel #	227836
Map #	15-19-22000-0032
Acres Recorded	0.05000000
Situs Address	BURBANK CREEK RD ELLENSBURG
Owner Name	LARSON ORCHARDS INC
Mailing Address	
Address Cont.	PO BOX 70
City/State	SELAH WA
Zipcode	98942



## Critical Areas

Contains > 30% Slope	No
DOE G.W. Moratorium	No
PHS Site Name	
Roof Hazard	HIGH EXTREEME HAZARD RATING
Roof Class	CLASS A
Seismic Category	C
Flood Zone	
Shore Line	
Wetland Code	U
FEMA Flood Map	5300950650B
FIRM Zone	ZONE C
Coalmine Shaft	
Airport Zone	
Zone Name	Forest & Range
Land Use	RURAL
Max Elevation	1433
PG	24
ISO	0.017



## Districts

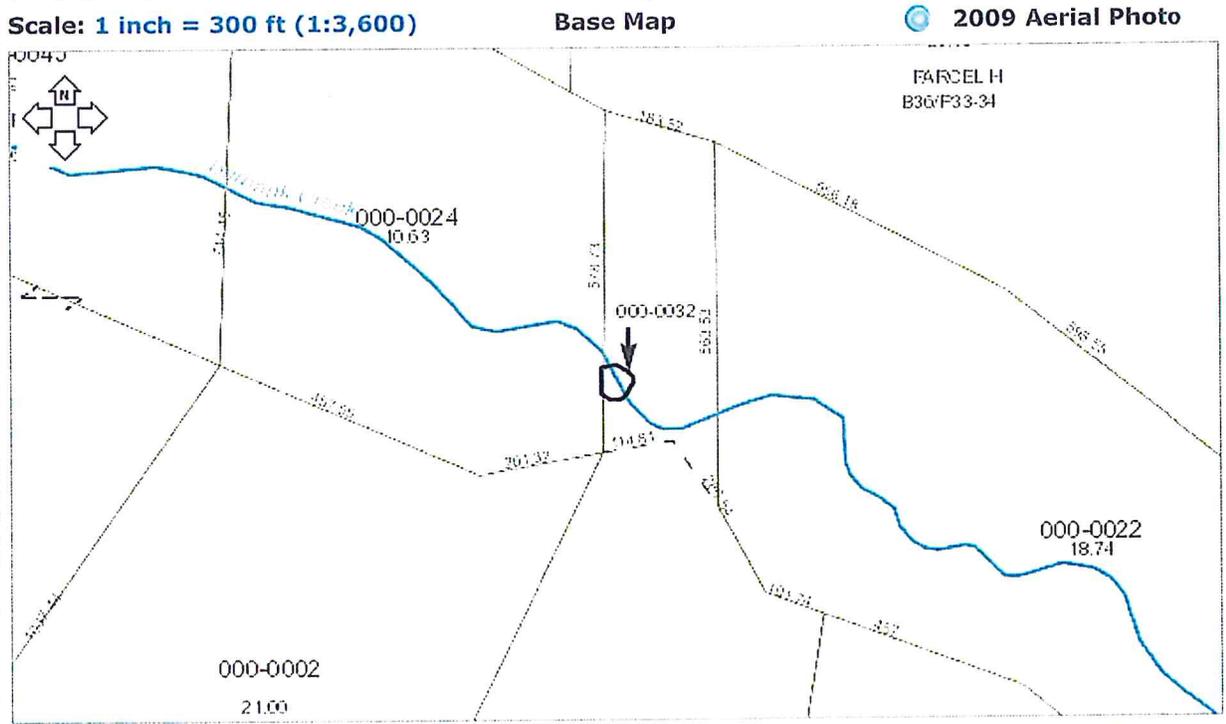
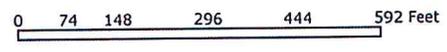
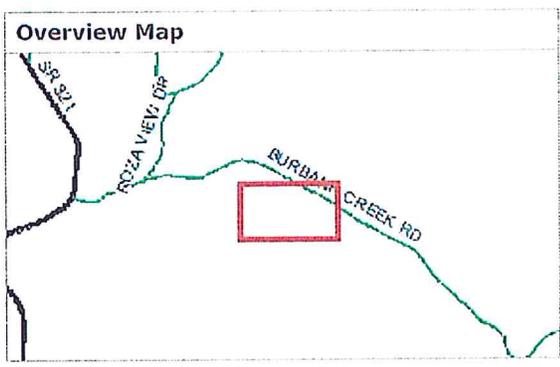
Fire District	
Hospital District	HOSPITAL DISTRICT 1
Irrigation District	
School District	Selah School District
Voting District	Denmark
Commissioner District	1
Weed District	WEED DISTRICT # 9

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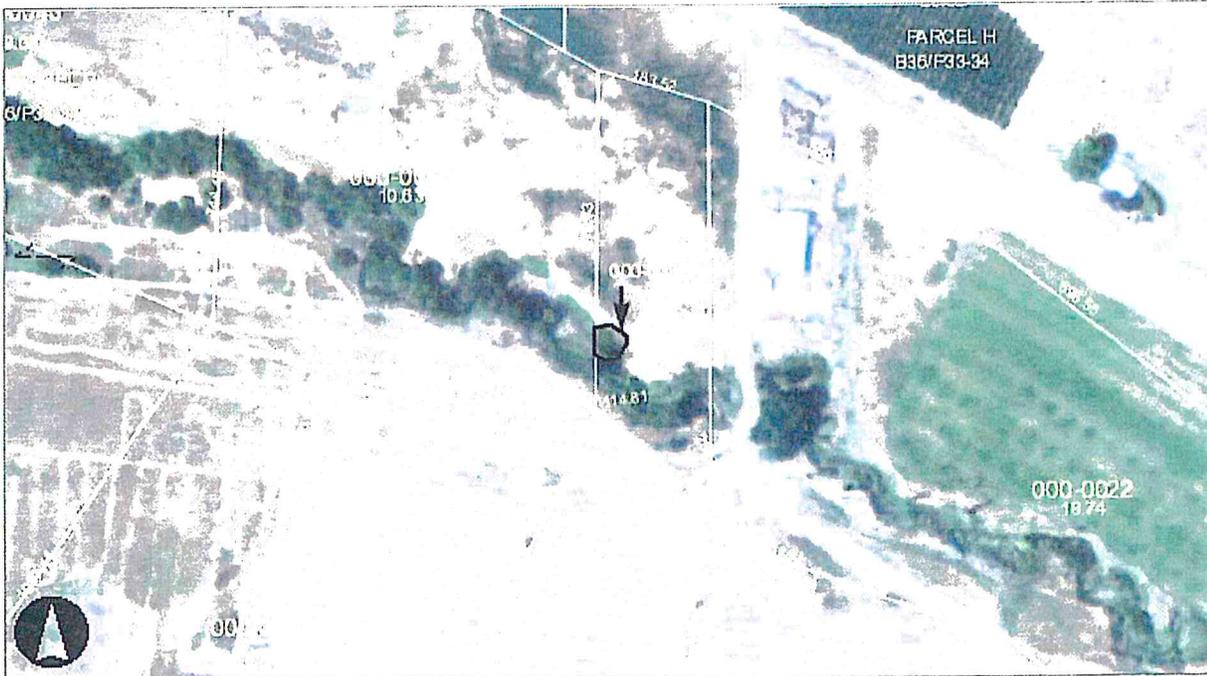
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**Table Of Contents**

- State of WA Dept of Ecology (DOE) Upper Kittitas
  - Water Budget Neutral Determinations
  - Masterson Teanaway
  - Lamb and Anderson Water Bank
  - Roan Water Bank
  - SwiftWater Ranch Water Bank
  - Roth-Clennon Water Bank



# irrigation well parcel LOI



Map Center: Township:15 Range:19 Section:22

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MAP SEARCH RESULTS

Back ... New Search

- **Search Criteria Used:** Left Coordinate: **1658684**, Right Coordinate: **1659006**, Top Coordinate: **523355**, Bottom Coordinate: **523033**
- There are **2** well logs that match your search criteria.
- The results are sorted by Well Owner Name.

Download all 2 Images | Download all 2 Records | Print this Page | Help

Displaying 1 - 2 of 2 well log results

Sort results by: Well Owner Name

1. **JAMES LHEUREUX** - { [view PDF](#) | [view TIFF](#) }  
Public Land Survey: SE, SE, S-22, T-15-N, R-19-E, Tax Parcel Number: 15-19-22000-0022  
County: YAKIMA, Well Address: 1260 BURBANK LAKE RD, YAKIMA, 98901  
Well Log ID: 359513, Well Tag ID: AKW854, Notice of Intent Number: W170452  
Well Diameter: 6 (inches), Well Depth: 140 (feet)  
Well Type: Water, Well Completion Date: 4/15/2003, Well Log Received Date: 4/18/2003
2. **LARSON FRUIT CO.** - { [view PDF](#) | [view TIFF](#) }  
Public Land Survey: SE, SE, S-22, T-15-N, R-19-E, Tax Parcel Number: (blank)  
County: KITTITAS, Well Address: (blank)  
Well Log ID: 116377, Well Tag ID: (blank), Notice of Intent Number: (blank)  
Well Diameter: 10 (inches), Well Depth: 415 (feet)  
Well Type: Water, Well Completion Date: 4/26/1979, Well Log Received Date: (blank)

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### -0005 larson orchard, inc



Map Center: Township:15 Range:19 Section:22

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# Kittitas County Parcel Report Printout



### Parcel Info

Parcel #	955843
Map #	15-19-27000-0005
Acres Recorded	21.00000000
Situs Address	BURBANK CREEK RD ELLENSBURG
Owner Name	LARSON ORCHARDS INC
Mailing Address	
Address Cont.	PO BOX 70
City/State	SELAH WA
Zipcode	98942



### Critical Areas

Contains > 30% Slope	Yes
DOE G.W. Moratorium	No
PHS Site Name	MT BALDY BIGHORN SHEEP WINTER RANGE
Roof Hazard	HIGH_EXTREEME HAZARD RATING
Roof Class	CLASS A
Seismic Category	C
Flood Zone	
Shore Line	
Wetland Code	U
FEMA Flood Map	5300950650B
FIRM Zone	ZONE C
Coalmine Shaft	
Airport Zone	
Zone Name	Forest & Range
Land Use	RURAL
Max Elevation	1603
PG	27
ISO	0.017

#### Legend

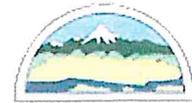
- Townships
- Sections
- Tax Parcels
- Schools
- Parks and Preserves
- Railroads
- Forest Service Roads
- County Roads
- Private Roads
- Highways
- Water Bodies
- Rivers and Creeks
- Canals

### Districts

Fire District	
Hospital District	HOSPITAL DISTRICT 1
Irrigation District	
School District	Selah School District
Voting District	Denmark
Commisioner District	1
Weed District	WEED DISTRICT # 9

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# Kittitas County Parcel Report Printout



### Parcel Info

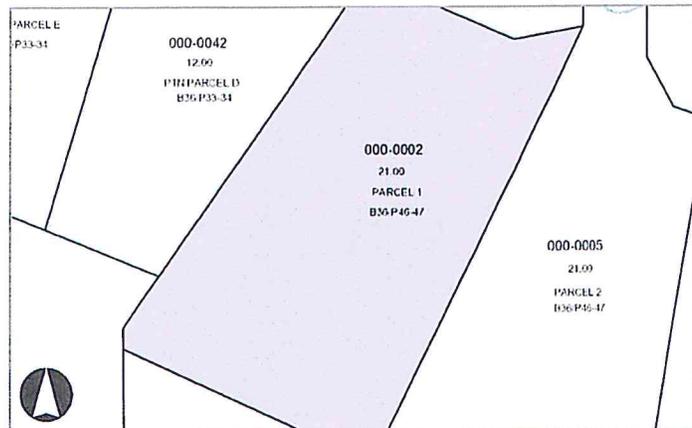
Parcel #	414233
Map #	15-19-27000-0002
Acres Recorded	21.00000000
Situs Address	BURBANK CREEK RD ELLENSBURG
Owner Name	LARSON ORCHARDS INC
Mailing Address	
Address Cont.	PO BOX 70
City/State	SELAH WA
Zipcode	98942

### Critical Areas

Contains > 30% Slope	No
DOE G.W. Moratorium	No
PHS Site Name	MT BALDY BIGHORN SHEEP WINTER RANGE
Roof Hazard	HIGH EXTREEME HAZARD RATING
Roof Class	CLASS A
Seismic Category	C
Flood Zone	
Shore Line	
Wetland Code	U
FEMA Flood Map	5300950650B
FIRM Zone	ZONE C
Coalmine Shaft	
Airport Zone	
Zone Name	Forest & Range
Land Use	RURAL
Max Elevation	1574
PG	27
ISO	0.017

### Districts

Fire District	
Hospital District	HOSPITAL DISTRICT 1
Irrigation District	
School District	Selah School District
Voting District	Denmark
Commissioner District	1
Weed District	WEED DISTRICT # 9



### Legend

- Townships
- Sections
- Tax Parcels
- Schools
- Parks and Preserves
- Railroads
- Forest Service Roads
- County Roads
- Private Roads
- Highways
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- Rivers and Creeks
- Canals

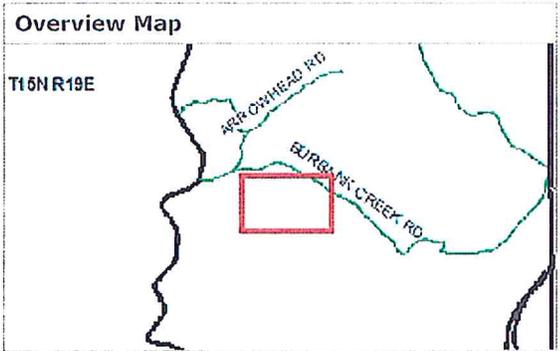
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  - SwiftWater Ranch Water Bank
  - Roth-Clennon Water Bank
  - Williams Water Bank (Class 1)
  - Amerivest Water Bank (Class 3)

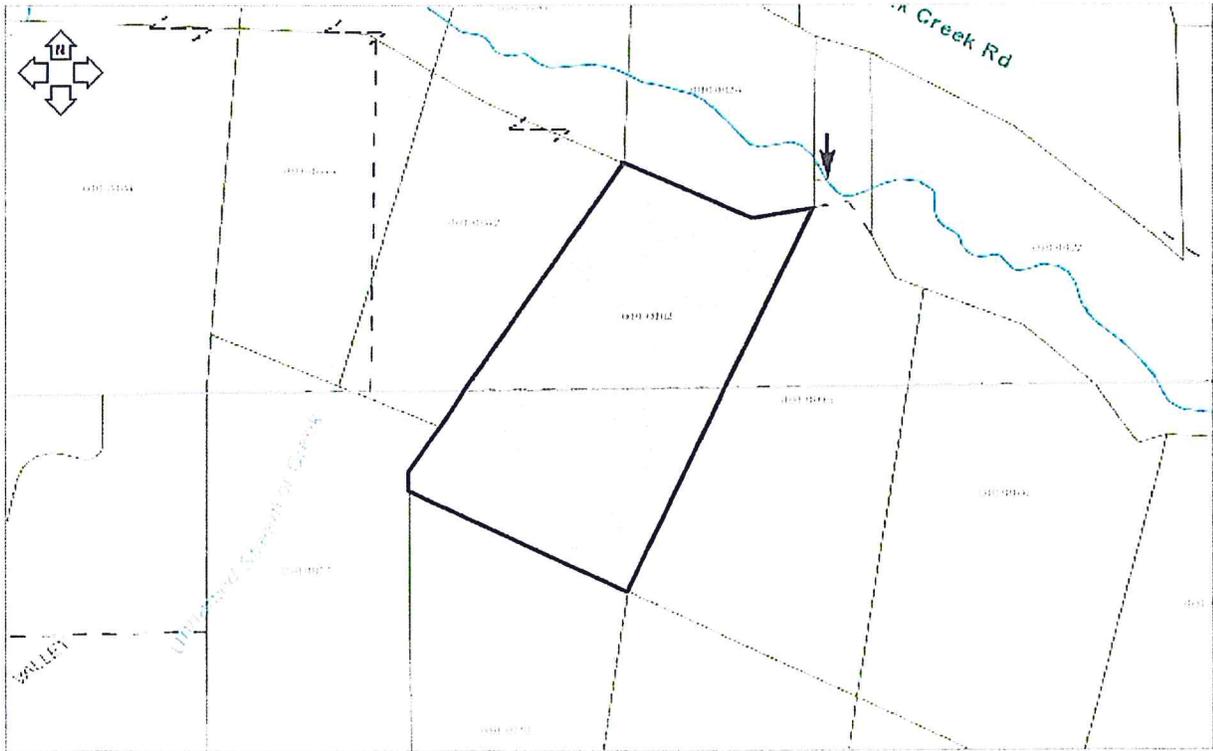
A vertical toolbar containing various map navigation icons: a plus sign for zoom in, a minus sign for zoom out, a magnifying glass for search, a hand for pan, a double arrow for full screen, a globe for home, a square with a dot for layers, a square with a plus for legend, a square with a minus for scale, a square with a plus and minus for coordinate display, and a square with a plus and minus for coordinate display.



Scale: 1 inch = 600 ft (1:7,200)

Base Map

2009 Aerial Photo



# TWH parcel LOI



Map Center: Township:15 Range:19 Section:22

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