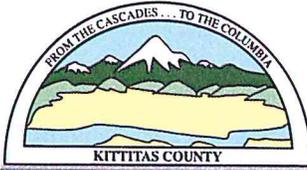


PROJECT NAME: **Larson Fruit CO. Conditional Use Permit (CU-13-00007)**

Completed for: **Hearing Examiner 2/13/14**

Index # <small>*Numbers in lower right hand corner</small>	Document Name
1	Pre application materials – 3/13/13
2	KC application fees receipt – 9/26/13
3	CUP application submittal packet – 9/26/13
4	Staff review info
5	Deem Incomplete Complete Letter – 10/23/13
6	Additional submittal info – 11/5/13
7	Deem Complete Letter – 11/6/13
8	KC Transportation Concurrency submittal – 11/19/13
9	Affidavit of Posting – 11/25/13
10	Notice of Application – 12/4/13
11	Affidavit of Mailing & Publication – Notice of Application – 12/4/13
12	Corrected Notice of Application – 12/5/13
13	Affidavit of Mailing & Publication – Corrected Notice of Application – 12/5/13
14	WSDOT email notification of Corrected Notice of Application – 12/11/13
15	Returned Mail –Notice of Application and Corrected Notice of Application – 12/9/13
16	Affidavit of published Notice of Application in Daily Record – 12/16/13
17	Comment email from DOH – 12/5/13
18	Comment letter from KC Fire Marshal – 12/9/13
19	KC Public Works Memo – 12/12/13
20	Comment email and correspondence from WSDOT – 12/13/13
21	Comment letter from P. L’Heureux – 12/13/13

22	Comment letter from V. Essex – 12/18/13
23	Comment letter from B. & D. Pool – 12/19/13
24	Transmittal of comments letter – 12/20/13
25	Email between CDS and Applicant – 1/9/14
25A	Email comment from KC Environmental Health – 1/24/14
26	SEPA MDNS – 1/28/14
27	Notice of Decision – SEPA MDNS and Public Hearing – 1/28/14
28	Affidavit of Mailing & Publication - SEPA Decision and Hearing – 1/28/14
29	Email correspondence between CDS and application – 1/28/14
30	Change of address email – 1/29/14
31	Returned Mail –Notice of SEPA Decision and Hearing – 2/3/14
32	Returned email (deleted message) – 2/6/14
33	Hearing Examiner Agenda – 2/13/14
34	HE Staff Report – 2/13/14 (hearing date)



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"

STAFF REPORT

Larson Fruit Co. Conditional Use Permit

TO: Kittitas County Hearing Examiner
 FROM: Kittitas County Community Development Services Staff
 RE: Larson Fruit Co. Conditional Use Permit (CU-13-00007)
 DATE: February 13, 2014 (Hearing Date)

I. GENERAL INFORMATION

Requested Action: Keith Larson, secretary of Larson Orchards Inc., land owner and John Cornell, authorized agent, submitted a conditional use permit application for farm worker housing on approximately 2 acres of a 12 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.

Location: This proposal encompasses 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.

II. SITE INFORMATION

Total Property Size:	21 acres
Number of Lots:	1; no new lots are being proposed
Domestic Water:	Group water system
Sewage Disposal:	Individual Septic
Power/Electricity:	Kittitas County PUD
Fire Protection:	Area outside of Fire Districts
Irrigation District:	None

Site Characteristics:

North: Mix of vacant land, orchards and low density residential
South: Vacant, BLM land
East: Mix of vacant land, orchards and low density residential
West: Mix of vacant land, orchards, low density residential and BLM land

Access: The site is accessed from Burbank Creek Road.

Zoning and Development Standards: The subject property is located in the Yakima River Canyon area within Kittitas County and has a zoning designation of Forest and Range. The general purpose and intent of the Forest and Range zone is to provide for areas of Kittitas County wherein natural resource management is the highest priority and where the subdivision and development of lands for uses and activities incompatible with resource management are discouraged. The Forest and Range zone allows for a vast array of permitted and conditional uses; this project is being proposed under KCC 17.15.060.1 (F) farm labor shelter. This use is a conditional use and requires that the following be met:

- 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 (4) per twenty (20) contiguous acres of land area;
- 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 agricultural operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable buildings and health regulations.

Conditional Uses: This application is consistent with KCC 17.60A. There are a number of requirements that must be met; these are addressed under Project Analysis below. The Board of Adjustment was dissolved as part of the 2012 Annual Docket process through Ordinance No. 2012-009. Conditional use permits are now required to have a public hearing before the Hearing Examiner for a recommendation and then a closed record hearing before the Board of County Commissioners, where the BOCC will make the final decision on the conditional use permit.

III. ADMINISTRATIVE REVIEW

Notice of Application: A conditional use permit application was submitted to Kittitas County Community Development Services department on September 26, 2013. This application was deemed complete on November 6, 2013. The Notice of Application for the conditional use permit was issued on December 4, 2013 and a Corrected Notice of Application was issued on December 5, 2013 due to an incorrect legal description. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on December 20, 2013.

IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the subject property as Rural Working Land. Kittitas County has established the following goals and policies to guide activities within the rural lands. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

GPO 2.2 – Protect, preserve, maintain, and enhance the County’s natural resource industry base, natural environment, and rural character, including but not limited to timber, agriculture, mineral, water and energy resources. The County shall avoid land use conflicts with its resource industry by applying low residential densities to lands adjacent to resource lands.

GPO 2.7 – Kittitas County will maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agriculture industries, mineral lands, and high quality environment.

GPO 8.1 – Rural lands are characterized by a lower level of services; mixed residential, agricultural and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities.

GPO 8.2 – Rural lands often have an established land use pattern that inhibits urban character and are generally, and anticipated to continue to be, served by septic systems and individual wells or small community water systems.

GPO 8.4 – Development in rural areas is subject to agricultural and forestry activities that may take place as a right on adjacent properties.

GPO 8.9 – Protecting and preserving resource lands should be given priority. Development that is permitted and adjacent resource lands shall be properly managed.

GPO 8.11 – Policies will reflect a “right to farm” in agriculture lands.

GPO 8.16 – Give preferences to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and the other open space activities.

GPO 8.46 – Kittitas County will continue to research innovative incentive-based strategies that encourage and support farming activity.

GPO 8.47 – Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation.

GPO 8.48 – Non-farming residents should be informed on the practices of farming so that they are aware of the non-urban activities and impacts that occur in the agricultural environment.

V. ENVIRONMENTAL REVIEW

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on January 28, 2014. The appeal period ended on February 11, 2014 at 5:00 p.m. No appeals were filed.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments have been included as Exhibits in the Hearing Examiner packet.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 2.2, 2.7, 8.1, 8.2, 8.4, 8.9, 8.11, 8.16, 8.46, 8.47, and 8.48.

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

Staff has conducted an administrative critical area review in accordance with KCC 17A and found no critical areas on-site. There is a DNR stream type 9 – unknown north of the subject parcel on an adjacent lot. This stream is also known as Burbank Creek. The proposed activities will take place on the south side of an existing driveway and will not be adjacent to Burbank Creek.

Consistency with the provision of KCC 17.56, Forest and Range zoning:

This proposal is consistent with the Kittitas County Zoning Code 17.56. The proposal is compatible with KCC 17.56.020 referring to the uses table in KCC 17.15. Specifically, this is compatible as a conditional use with 17.15.060.1 (F) farm labor shelter.

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

This proposal is consistent with the Kittitas County Zoning Code for Conditional Uses. The proposed conditional use will be adequately served by rural levels of service. As conditioned, staff finds the proposal is 1) desirable to public convenience, 2) will not be detrimental to public health, safety or welfare, 3) is not economically detrimental to the public, and 4) is adequately serviced by public facilities.

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.*

Applicant response: The addition of a professionally designed and installed drain field system for the project, the company housing/grounds maintenance, and contracted regular garbage pickup 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.

Staff response: Staff agrees that the installation of up to 4 farm worker housing (farm labor shelters) will not be detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood. This use is one you would expect in a resource or agricultural area. The ranch manager and policies established by Larson Orchards in regard to behavior will protect the public health, peace, and safety of the area.

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, an schools; or (2)that the applicant shall provide such facilities; or*

Applicant response: 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.

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 types of 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.

Staff response: This proposal is subject to providing adequate water and septic facilities prior to gaining approval to build/install the farm housing units. The applicant will also be required to work with the Kittitas County Fire Marshal and follow the Wildland Urban Interface requirements since it is located outside of a fire district. Specific fire protection requirements, if necessary, will be determined by the Fire Marshal through the WUI application process. As required by Kittitas County Code and as conditioned, this proposal will not be detrimental to the economic welfare of the county.

C) *Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.*

Applicant response: The project will increase the tax base of the existing operation, providing added revenue to the county for its ongoing projects elsewhere.

Staff response: The Kittitas County Comprehensive Plan encourages retention and preservation of existing agricultural and forestry activities. This proposal fits within this goal by allowing an existing orchard operation to house its workers during their growing season. The comprehensive plan also recognizes that the “most common uses in rural lands are agriculture, recreation and logging, which have

been basic industries historically and remain important in terms of employment, income and tax base.” The addition of farm worker housing for this orchard in Rural Kittitas County will not be an economic detriment.

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

This proposal is consistent with the Kittitas County Building Code as conditioned.

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

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

Agency Comments:

The following agencies provided comments during the comment period: Kittitas County Department of Public Works, Kittitas County Fire Marshal, WA Department of Transportation, and WA Department of Health. Late comments were provided by Kittitas County Environmental Health Department. These comments have been included in the index file record and were considered when preparing the recommended conditions for this proposal.

Public Comments:

Public comments were submitted for this proposal at the time of staff review and were considered. They are attached to this staff report as part of the Larson Fruit Co. Conditional Use Permit Index File.

VIII. RECOMMENDATION

As conditioned below, staff finds that the application is not detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 14.04, Title 17.15, Title 17.56, Title 17.60A, & Title 17A of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Larson Fruit Co. Conditional Use Permit application, subject to the following findings of fact and conditions:

Staff Findings of Fact

1. Keith Larson, secretary of Larson Orchards Inc., land owner and John Cornell, authorized agent, submitted a conditional use permit application 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.
2. This proposal encompasses 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.
3. Site Information:

Total Property Size:	21 acres
Number of Lots:	1; no new lots are being proposed
Domestic Water:	Group water system
Sewage Disposal:	Individual Septic
Power/Electricity:	Kittitas County PUD
Fire Protection:	Area outside of Fire Districts
Irrigation District:	None

4. Site Characteristics:
 - North: Mix of vacant land, orchards and low density residential
 - South: Vacant, BLM land
 - East: Mix of vacant land, orchards and low density residential
 - West: Mix of vacant land, orchards, low density residential and BLM land
5. Site Characteristics: The area is located in the Yakima River Canyon area of Kittitas County. The area is comprised predominantly with low ranching, grazing, farming, orchard, and low density residential development.
6. The Comprehensive Plan designation is “Rural Working Land.”
7. The subject property is zoned “Forest and Range,” which allows for farm labor shelters as a conditional use.
8. A conditional use permit application was submitted to Kittitas County Community Development Services department on September 26, 2013. This application was deemed complete on November 6, 2013. The Notice of Application for the conditional use permit was issued on December 4, 2013 and a Corrected Notice of Application was issued on December 5, 2013 due to an incorrect legal description. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on December 20, 2013.
9. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on January 28, 2014. The appeal period ended on February 11, 2014 at 5:00 p.m. No appeals were filed.
10. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 2.2, 2.7, 8.1, 8.2, 8.4, 8.9, 8.11, 8.16, 8.46, 8.47, and 8.48.
11. Staff has conducted an administrative critical area review in accordance with KCC 17A and found no critical areas on-site. There is a DNR stream type 9 – unknown north of the subject parcel on an adjacent lot. This stream is also known as Burbank Creek. The proposed activities will take place on the south side of an existing driveway and will not be adjacent to Burbank Creek.
12. This proposal is consistent with the Kittitas County Zoning Code 17.56. The proposal is compatible with KCC 17.56.020 referring to the uses table in KCC 17.15. Specifically, this is compatible as a conditional use with 17.15.060.1 (F) farm labor shelter.
13. This proposal is consistent with the Kittitas County Zoning Code for Conditional Uses. The proposed conditional use will be adequately served by rural levels of service. As conditioned, staff finds the proposal is 1) desirable to public convenience, 2) will not be detrimental to public health, safety or welfare, 3) is not economically detrimental to the public, and 4) is adequately serviced by public facilities.
14. This proposal is consistent with the Kittitas County Building Code as conditioned.
15. As conditioned, the proposal is consistent with the provisions of KCC Title 12.
16. The following agencies provided comments during the comment period: Kittitas County Department of Public Works, Kittitas County Fire Marshal, WA Department of Transportation, and WA Department of

Health. Late comments were provided by Kittitas County Environmental Health Department. These comments have been included in the index file record and were considered when preparing the recommended conditions for this proposal.

17. Public comments were submitted for this proposal at the time of staff review and were considered. They have been included in the index file record.
18. The applicant is proposing “seasonal” farm worker housing and shall adhere to the specified season for farm worker housing occupancy.

Staff Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14.04 Building Code, and Title 12 Roads and Bridges.

Recommended Conditions of Approval:

1. Submittal of a WUI application is required for this property as it is located outside of a fire district.
2. Fire extinguishers shall be located appropriately. Contact the Fire Marshal for assistance prior to occupancy.
3. A fire and life safety inspection shall be conducted prior to occupancy.
4. All development, design and construction shall comply with Kittitas county Code, Kittitas County Zoning and the most current version of the International Fire & Building Codes.
5. The farm worker housing units shall only be occupied from March 1st to November 30th of each year.
6. Based on comments received during the public comment period and other information submitted with this project permit application, A SEPA Mitigation Determination of Non-Significance (MDNS) was issued by Community Development Services on January 21, 2014. The following are the mitigation measures contained within the MDNS and shall be conditions of approval:

I. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require a NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant’s responsibility to contact the Department of Ecology.
- B. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.

- C. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in an area becomes limited, use could be curtailed by those with senior water rights.
- D. Prior to receiving any type of building permit in Kittitas County, applicants shall be required to make appropriate provisions for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (see attached).
- E. The Washington State Department of Health, Office of Drinking Water requires an approved water system for this project.

II. Septic

- A. As of the date of this determination, there are no permitted septic systems for this proposed project. The applicant will need to follow WAC 246-272A to comply with state and local regulations. Please contact the Kittitas County Public Health Department for assistance. Septic permits must be issued prior to issuance of any building permits.

III. Fire & Life Safety

- A. A turn-around shall be provided for fire department access.
- B. A County approved blue reflective address marker shall be posted and maintained at the driveway to the structures and on each structure. This address can be obtained through application to the Public Works Department.
- C. The buildings may be no closer than 10' from each other.

IV. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

V. Noise

- A. Development and construction practices for this project shall only occur between the hours of 7:00 am and 7:00 pm to minimize the effect of construction noise on nearby residential properties.

VI. Historic and Cultural Preservation

- A. Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.



KITTITAS COUNTY HEARING EXAMINER
Andrew L. Kottkamp, Hearing Examiner

AGENDA

Thursday, February 13, 2014 @ 6:00PM

KITTITAS COUNTY COURTHOUSE, COMMISSIONERS' AUDITORIUM ROOM 109
205 WEST 5TH AVENUE, ELLENSBURG, WA 98926

Procedure for Participation – Please Sign in Legibly – When Recognized:

- State your name, address and whether you are representing only yourself or others. All remarks/comments should be addressed to the Hearing Examiner and not to the audience. Questions should be addressed to the Hearing Examiner.
- Please limit Applicant Presentation to fifteen (15) minutes; Public Testimony to three (3) minutes.
- Submit all written comments or other media to the Hearing Examiner as an exhibit for the permanent record.

I. CALL TO ORDER

II. ADMINISTRATIVE MATTERS

III. OLD BUSINESS - None

IV. NEW BUSINESS –

a. Larson Fruit Co. Conditional Use Permit - CU-13-00007

Application is for a Conditional Use Permit for up to 4 farm worker housing units on approximately 2 acres of a 21 acre parcel in the Forest and Range zone. This proposal is 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.

V. OTHER BUSINESS – None

VI. ADJOURN

Lindsey Ozbolt

From: Teske, Mark S (DFW) <Mark.Teske@dfw.wa.gov>
To: Lindsey Ozbolt
Sent: Thursday, February 06, 2014 1:10 AM
Subject: Not read: CU-13-00007 Larson Fruit Corrected - Notice of Application

Your message

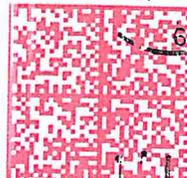
To:
Subject: CU-13-00007 Larson Fruit Corrected - Notice of Application
Sent: Thursday, February 06, 2014 1:10:28 AM (UTC-08:00) Pacific Time (US & Canada)

was deleted without being read on Thursday, February 06, 2014 1:10:14 AM (UTC-08:00) Pacific Time (US & Canada).

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

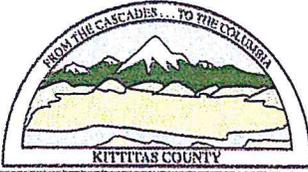
NR

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



US POSTAGE
\$ 00.48
1ST CLASS RTL
Mailed From 98926
01/28/2014
031A 0005180813

NIXIE 992 SE 1009 7201/30/14
RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD
BC: 98926630002 *1689-01425-28-37
989018926053000



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"

NOTICE OF DECISION SEPA ACTION AND PUBLIC HEARING

To: Interested County Departments & Agencies with jurisdiction
Adjacent Property Owners
Applicant

From: Robert "Doc" Hansen, Planning Official

Date: January 28, 2014

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

FEB 2 2014
KITTITAS COUNTY
CDS

Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. A Corrected Notice of Application for the submitted application was mailed on December 5, 2013.

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on January 28, 2014 make a Mitigated Determination of Non-Significance (MDNS) for the Larson Fruit Conditional Use Permit (CU-13-00007). The proposal is for a conditional use permit to provide farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest & Range. The project is located approximately one (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. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before February 11, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to KCC 15A.04.020, 43.21C RCW and KCC 15.04 (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **February 13, 2014** at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Lindsey Ozbolt

From: Rose Shriner
Sent: Wednesday, January 29, 2014 2:00 PM
To: Lindsey Ozbolt
Subject: Notice of SEPA mailed to incorrect address

The owner (George Verheul) of this property 15-19-22000-0033 was notified of a SEPA decision, however, our record of the owner is incorrect. He has now since sold the property to:

ANGEL SHENBERGER, JOHN R & CLICK KESTY
1851 NE 19TH AVE
CANBY OR 97013-2542

Rose Shriner
Permit Technician
Kittitas County Community Development Services
411 N Ruby St Ste.2
Ellensburg, WA 98926
(p) 509.962.7506
(f) 509.962.7682
rose.shriner@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: 38eb45916c6dcbdac24bb8719d004a14

Lindsey Ozbolt

From: John Cornell <Johnc@larsonfruit.com>
Sent: Tuesday, January 28, 2014 12:09 PM
To: Lindsey Ozbolt
Subject: RE: Updated: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Will do !! thank you. johnc

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Tuesday, January 28, 2014 11:59 AM
To: John Cornell
Subject: RE: Updated: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Hi John,

Yes, in broad terms you are correct from my understanding. That language was included to ensure that the applicant and the public understand that those requirements must be met. I encourage you to contact the County Public Health department for specific questions regarding water and septic. They can be reached at 509-962-7515.

Regards,

Lindsey Ozbolt
Planner II

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: Tuesday, January 28, 2014 11:55 AM
To: Lindsey Ozbolt
Subject: RE: Updated: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Hi Lindsey. Got a question on the 'water' section 'D'. the referenced rcw and commish resolution—don't both boil down to we submit the DOH approval for the class a system being designed ahead of receipt of the building permit? Or is there more to this item than I'm reading into it? Pls advise. Thanks. JohnC

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Tuesday, January 28, 2014 10:10 AM
To: Jeff Watson; Lindsey Ozbolt; Brenda Larsen; Bill Steele; Lisa Iammarino; Christina Wollman; Candie M. Leader; "Brent.Renfrow@dfw.wa.gov" (Brent.Renfrow@dfw.wa.gov); "Mark.Teske@dfw.wa.gov" (Mark.Teske@dfw.wa.gov); Michael Flory; Lou Whitford; 'darren.habel@usace.army.mil'; Kim Dawson; Joe Gilbert; Erin Moore; Holly Duncan; Holly Myers; "jessica@yakama.com" (jessica@yakama.com); "jmarvin@yakama.com" (jmarvin@yakama.com); "johnson@yakama.com" (johnson@yakama.com); "enviroreview@yakama.com" (enviroreview@yakama.com); "Gretchen.Kaehler@DAHP.wa.gov" (Gretchen.Kaehler@DAHP.wa.gov); "russell.mau@doh.wa.gov" (russell.mau@doh.wa.gov); "tom.justus@doh.wa.gov" (tom.justus@doh.wa.gov); tribune@nkctribune.com; John Cornell; Julie Kjorsvik; Lisa Lawrence; Patti Johnson; 'separegister@ecy.wa.gov'; "crosepacoordinator@ecy.wa.gov" (crosepacoordinator@ecy.wa.gov); "jorgenja@cwu.edu" (jorgenja@cwu.edu); "nelmsk@cwu.edu" (nelmsk@cwu.edu);

"linda.hazlett@dnr.wa.gov" (linda.hazlett@dnr.wa.gov); 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; "jmarkell@kvnews.com" (jmarkell@kvnews.com); Mike Johnston; 'Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov); 'holmstr@wsdot.wa.gov'

Cc: Doc Hansen; 'Allison Kimball (brooksideconsulting@gmail.com)'

Subject: Updated: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Larson Fruit CU-13-00007 correction. Please find attached the signed SEPA MDNS document. It was not attached properly in the first correspondence.

Thank you,

Lindsey Ozbolt
Planner II

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: Lindsey Ozbolt

Sent: Tuesday, January 28, 2014 9:36 AM

To: Brenda Larsen; Bill Steele; Lisa Iammarino; Christina Wollman; Candie M. Leader; "Brent.Renfrow@dfw.wa.gov" (Brent.Renfrow@dfw.wa.gov); "Mark.Teske@dfw.wa.gov" (Mark.Teske@dfw.wa.gov); Michael Flory; Lou Whitford; 'darren.habel@usace.army.mil'; Kim Dawson; Joe Gilbert; Erin Moore; Holly Duncan; Holly Myers; "jessica@yakama.com" (jessica@yakama.com); "jmarvin@yakama.com" (jmarvin@yakama.com); "johnson@yakama.com" (johnson@yakama.com); "enviroreview@yakama.com" (enviroreview@yakama.com); "Gretchen.Kaehler@DAHP.wa.gov" (Gretchen.Kaehler@DAHP.wa.gov); "russell.mau@doh.wa.gov" (russell.mau@doh.wa.gov); "tom.justus@doh.wa.gov" (tom.justus@doh.wa.gov); tribune@nkctribune.com; 'John Cornell (Johnc@larsonfruit.com)'; Julie Kjorsvik; Lisa Lawrence; Patti Johnson; 'separegister@ecy.wa.gov'; "crosepacoordinator@ecy.wa.gov" (crosepacoordinator@ecy.wa.gov); "jorgenja@cwu.edu" (jorgenja@cwu.edu); "nelmsk@cwu.edu" (nelmsk@cwu.edu); "linda.hazlett@dnr.wa.gov" (linda.hazlett@dnr.wa.gov); 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; "jmarkell@kvnews.com" (jmarkell@kvnews.com); Mike Johnston; 'Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov); 'holmstr@wsdot.wa.gov'

Cc: Lindsey Ozbolt; Doc Hansen; Jeff Watson; 'Allison Kimball (brooksideconsulting@gmail.com)'

Subject: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

[Larson Fruit CU-13-00007](#)

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on January 28, 2014 make a Mitigated Determination of Non-Significance (MDNS) for the Larson Fruit Conditional Use Permit (CU-13-00007). Please see the attached Notice of Decision SEPA Action & Public Hearing memo along with the SEPA MDNS document. Agencies within the county network may review the application file via the T-drive or by clicking the link above. Agencies outside of the county network may view the file documentation by following this link: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional+Use+Permits). This file will be updated as the application progresses.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before February 11, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to KCC 15A.04.020, 43.21C RCW and KCC 15.04 (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

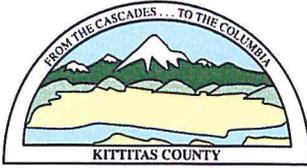
NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **February 13, 2014** at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Lindsey Ozbolt
Planner II

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

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"

Affidavit of Mailing & Publication

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

NOTIFICATION OF: Notice of Decision SEPA Action & Public Hearing

NOTIFICATION MAIL DATE: January 28, 2014

I certify that the following documentations:

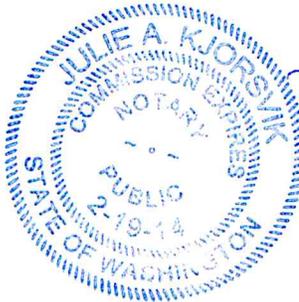
- Notice of Decision SEPA Action and Public Hearing for Valley Vet Conditional Use Permit (CU-13-00006); and
- SEPA Mitigated Determination of Non-Significance for Valley Vet Conditional Use Permit (CU-13-00006) (sent electronically and available on County website)

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

Signature

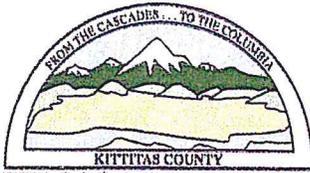
Lindsey Ozbolt
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 28th day of January 2014.



Julie A. Kjorsvik
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 02-19-14



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"

NOTICE OF DECISION SEPA ACTION AND PUBLIC HEARING

To: Interested County Departments & Agencies with jurisdiction
Adjacent Property Owners
Applicant

From: Robert "Doc" Hansen, Planning Official

Date: January 28, 2014

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

Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. A Corrected Notice of Application for the submitted application was mailed on December 5, 2013.

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on January 28, 2014 make a Mitigated Determination of Non-Significance (MDNS) for the Larson Fruit Conditional Use Permit (CU-13-00007). The proposal is for a conditional use permit to provide farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest & Range. The project is located approximately one (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. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before February 11, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to KCC 15A.04.020, 43.21C RCW and KCC 15.04 (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **February 13, 2014** at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

NOTICE OF SEPA ACTION AND PUBLIC HEARING
Larson Fruit Conditional Use Permit
CU-13-00007

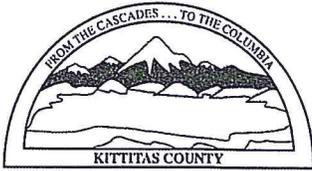
NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on January 28, 2014 make a Mitigated Determination of Non-Significance (MDNS) for the Larson Fruit Conditional Use Permit (CU-13-00007). The proposal is for a conditional use permit to provide farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest & Range. The project is located approximately one (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. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before February 11, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to KCC 15A.04.020, 43.21C RCW and KCC 15.04 (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **February 13, 2014** at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Dated: January 28, 2014

Publish in Daily Record: January 28, 2014 & February 4, 2014



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

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Larson Fruit Conditional Use Permit (CU-13-00007) is a request for a conditional use permit to provide 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 to be developed over time.
- Proponent:** Keith Larson, applicant.
- Location:** The project is located approximately one (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.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

I. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require a NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- C. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in an area becomes limited, use could be curtailed by those with senior water rights.

- D. Prior to receiving any type of building permit in Kittitas County, applicants shall be required to make appropriate provisions for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (see attached).
- E. The Washington State Department of Health, Office of Drinking Water requires an approved water system for this project.

II. Septic

- A. As of the date of this determination, there are no permitted septic systems for this proposed project. The applicant will need to follow WAC 246-272A to comply with state and local regulations. Please contact the Kittitas County Public Health Department for assistance. Septic permits must be issued prior to issuance of any building permits.

III. Fire & Life Safety

- A. A turn-around shall be provided for fire department access.
- B. A County approved blue reflective address marker shall be posted and maintained at the driveway to the structures and on each structure. This address can be obtained through application to the Public Works Department.
- C. The buildings may be no closer than 10' from each other.

IV. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

V. Noise

- A. Development and construction practices for this project shall only occur between the hours of 7:00 am and 7:00 pm to minimize the effect of construction noise on nearby residential properties.

VI. Historic and Cultural Preservation

- A. Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

The above stated mitigation conditions listed above will be provided within conditions of the decision of the conditional use permit approval.

**Responsible
Official:**


Robert "Doc" Hansen

Title:

Planning Official

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

Phone: (509) 962-7506 Fax: (509) 962-7682

Date: January 28, 2014

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, February 11, 2014.

Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, February 11, 2014. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION
NO. 2012- 027

RATIFYING THE REVISED KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY
RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

- WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and
- WHEREAS, Chapter 58.17 RCW requires that the finding that provisions are made for potable water supplies including whether there is adequate quantity, quality and a legal right to the water; and
- WHEREAS, during a public hearing the Board of County Commissioners considered a revision to the Administrative Policy Related to Potable Water for Subdivision (Resolution 2010-082) presented by Kittitas County Public Health Department; and
- WHEREAS, the revision to Resolution 2010-082 presented by Kittitas County Public Health Department addressed updates to current county policy and practices; and
- WHEREAS, due notice of the public hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such publication; and
- WHEREAS, it is the desire of the Board of County Commissioners to rescind Resolution 2010-082 and ratify the Kittitas County Public Health Department revisions to the Administrative Policy Related to Potable Water for Subdivision as presented.

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 6th day of March 2012, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON**



Mandy Robinson

ATTEST:
CLERK OF THE BOARD—*Deputy*

Alan Crankovich

Commissioner Alan Crankovich, Chairman

Obie O'Brien

Commissioner Obie O'Brien, Vice Chairman

Paul Jewell

Commissioner Paul Jewell

**Kittitas County Public Health Department
Administrative Policy**

Potable Water for Subdivisions

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the following minimum requirements:

1. **GROUP A PUBLIC WATER SYSTEM:** Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group A public water systems as a Group A water system is held to a higher standard under Washington Administrative Code.
2. **GROUP B PUBLIC WATER SYSTEM:** Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or Washington State Department of Health (DOH) for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Satellite Management Agency. In addition to these requirements all infrastructure for the Group B Water System including, but not limited to the well/pump house and storage tanks must be completed and water budget neutrality determination(s) from Washington State Department of Ecology (DOE) referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC) must be provided to KCPHD prior to final approval. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH and wellhead protection areas shall be required on final mylars prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group B public water systems as a Group B water system is held to a higher standard under Washington Administrative Code.
3. **INDIVIDUAL OR SHARED WATER SYSTEM:** Section 16.24.210 KCC applies to individual and shared water systems. Applicants shall submit a well log(s) and four hour draw down test from each proposed parcel within a subdivision, water budget neutrality determination(s) from DOE referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC), and passing bacteriological and nitrate water quality test from each well. If the proposed subdivision does not have an existing well within the boundaries of each lot, a well must be drilled and the above information shall be provided to KCPHD prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, in addition to

the above requirements a copy of a shared well user's agreement shall be recorded at the Kittitas County Auditor's Office for each proposed parcel that proposes to utilize a 2-party shared water system.

This policy is meant as a guideline for applicants, however Kittitas County reserves the ability to require additional proof that adequate provisions for potable water have been made by the applicant depending on any health, safety and environmental concerns specific to the project. Compliance with all current state and local rules and regulations is required and if this policy is found to be in conflict with any applicable rule, regulation or ordinance, then the rule, regulation or ordinance shall control. All applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the applicant.

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

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Tuesday, January 28, 2014 9:36 AM
To: Brenda Larsen; Bill Steele; Lisa Iammarino; Christina Wollman; Candie M. Leader; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); 'Mark.Teske@dfw.wa.gov' (Mark.Teske@dfw.wa.gov); Michael Flory; Lou Whitford; darren.habel@usace.army.mil; Kim Dawson; Joe Gilbert; Erin Moore; Holly Duncan; Holly Myers; 'jessica@yakama.com' (jessica@yakama.com); 'jmarvin@yakama.com' (jmarvin@yakama.com); 'johnson@yakama.com' (johnson@yakama.com); 'enviroreview@yakama.com' (enviroreview@yakama.com); 'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov); 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov); 'tom.justus@doh.wa.gov' (tom.justus@doh.wa.gov); tribune@nkctribune.com; John Cornell (Johnc@larsonfruit.com); Julie Kjorsvik; Lisa Lawrence; Patti Johnson; separegister@ecy.wa.gov; 'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov); 'jorgenja@cwu.edu' (jorgenja@cwu.edu); 'nelmsk@cwu.edu' (nelmsk@cwu.edu); 'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov); cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; 'jmarkell@kvnews.com' (jmarkell@kvnews.com); Mike Johnston; Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov); holmstr@wsdot.wa.gov
Cc: Lindsey Ozbolt; Doc Hansen; Jeff Watson; Allison Kimball (brooksideconsulting@gmail.com)
Subject: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007
Attachments: CU-13-00007 Larson Fruit Notice of SEPA Decision and Public Hearing.pdf; CU-13-00007 Larson Fruit MDNS_signed.pdf

[Larson Fruit CU-13-00007](#)

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on January 28, 2014 make a Mitigated Determination of Non-Significance (MDNS) for the Larson Fruit Conditional Use Permit (CU-13-00007). Please see the attached Notice of Decision SEPA Action & Public Hearing memo along with the SEPA MDNS document. Agencies within the county network may review the application file via the T-drive or by clicking the link above. Agencies outside of the county network may view the file documentation by following this link: [http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits](http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional%20Use%20Permits). This file will be updated as the application progresses.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before February 11, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to KCC 15A.04.020, 43.21C RCW and KCC 15.04 (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **February 13, 2014** at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Lindsey Ozbolt

Planner II

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

Lindsey Ozbolt

From: Microsoft Outlook
To: tribune@nkctribune.com
Sent: Tuesday, January 28, 2014 9:37 AM
Subject: Undeliverable: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Delivery has failed to these recipients or groups:

tribune@nkctribune.com <<mailto:IMCEAEX-O%3DKITTITAS OU%3DCOURTHSE cn%3DRecipients cn%3Dtribune%2B40nkctribune%2B2Ecom@co.kittitas.wa.us>>
The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

Diagnostic information for administrators:

Generating server: EXCH2010-MAIL.co.kittitas.wa.us

[IMCEAEX- O=KITTITAS OU=COURTHSE cn=Recipients cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us](mailto: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 EXCH2010-MAIL.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df])
by exch2010-mail.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df%11]) with mapi
id 14.01.0438.000; Tue, 28 Jan 2014 09:36:23 -0800
Content-Type: application/ms-tnef; name="winmail.dat"
Content-Transfer-Encoding: binary
From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
To: Brenda Larsen <brenda.larsen@co.kittitas.wa.us>, Bill Steele
<bill.steele@co.kittitas.wa.us>, Lisa Iammarino
<lisa.iammarino@co.kittitas.wa.us>, Christina Wollman
<christina.wollman@co.kittitas.wa.us>, "Candie M. Leader"
<candie.leader@co.kittitas.wa.us>, "Brent.Renfrow@dfw.wa.gov"
(Brent.Renfrow@dfw.wa.gov)" <Brent.Renfrow@dfw.wa.gov>,
"Mark.Teske@dfw.wa.gov" (Mark.Teske@dfw.wa.gov)" <Mark.Teske@dfw.wa.gov>,
Michael Flory <mike.flory@co.kittitas.wa.us>, Lou Whitford
<lou.whitford@co.kittitas.wa.us>, "darren.habel@usace.army.mil"
<darren.habel@usace.army.mil>, Kim Dawson <kim.dawson@co.kittitas.wa.us>, Joe
Gilbert <joe.gilbert@co.kittitas.wa.us>, Erin Moore

<erin.moore@co.kittitas.wa.us>, Holly Duncan
<holly.duncan@co.kittitas.wa.us>, Holly Myers
<holly.myers@co.kittitas.wa.us>, "'jessica@yakama.com' (jessica@yakama.com)"
<jessica@yakama.com>, "'jmarvin@yakama.com' (jmarvin@yakama.com)"
<jmarvin@yakama.com>, "'johnson@yakama.com' (johnson@yakama.com)"
<johnson@yakama.com>, "'enviroreview@yakama.com' (enviroreview@yakama.com)"
<enviroreview@yakama.com>, "'Gretchen.Kaehler@DAHP.wa.gov'
(Gretchen.Kaehler@DAHP.wa.gov)" <Gretchen.Kaehler@DAHP.wa.gov>,
"'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov)" <russell.mau@doh.wa.gov>,
"'tom.justus@doh.wa.gov' (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>,
"John Cornell (Johnc@larsonfruit.com)" <Johnc@larsonfruit.com>, Julie
Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>, Lisa Lawrence
<lisa.lawrence@co.kittitas.wa.us>, Patti Johnson
<patti.johnson@co.kittitas.wa.us>, "separegister@ecy.wa.gov"
<separegister@ecy.wa.gov>, "'crosepacoordinator@ecy.wa.gov'
(crosepacoordinator@ecy.wa.gov)" <crosepacoordinator@ecy.wa.gov>,
"'jorgenja@cwu.edu' (jorgenja@cwu.edu)" <jorgenja@cwu.edu>,
"'nelmsk@cwu.edu' (nelmsk@cwu.edu)" <nelmsk@cwu.edu>,
"'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov)"
<linda.hazlett@dnr.wa.gov>, "cindy.preston@dnr.wa.gov"
<cindy.preston@dnr.wa.gov>, "rivers@dnr.wa.gov" <rivers@dnr.wa.gov>,
"'jmarkell@kvnews.com' (jmarkell@kvnews.com)" <jmarkell@kvnews.com>, Mike
Johnston <mjohnston@kvnews.com>, "Kaiser, Mark (KaiserM@wsdot.wa.gov)
(KaiserM@wsdot.wa.gov)" <KaiserM@wsdot.wa.gov>, "holmstr@wsdot.wa.gov"
<holmstr@wsdot.wa.gov>

CC: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>, Doc Hansen
<doc.hansen@co.kittitas.wa.us>, Jeff Watson <jeff.watson@co.kittitas.wa.us>,
"Allison Kimball (brooksideconsulting@gmail.com)"
<brooksideconsulting@gmail.com>

Subject: Kittitas County Notice of SEPA Action & Public Hearing - Larson
Fruit CU-13-00007

Thread-Topic: Kittitas County Notice of SEPA Action & Public Hearing -
Larson Fruit CU-13-00007

Thread-Index: Ac8cTadjxwmnHnccTQ+jCkr/exUogg==

Return-Receipt-To: <lindsey.ozbolt@co.kittitas.wa.us>

Date: Tue, 28 Jan 2014 09:36:22 -0800

Message-ID: <C97566EEC920FD4D8A425CFC93E067034A7A058B67@glamdring.co.kittitas.wa.us>

Reply-To: Jeff Watson <jeff.watson@co.kittitas.wa.us>, Lindsey Ozbolt
<lindsey.ozbolt@co.kittitas.wa.us>

Accept-Language: en-US

Content-Language: en-US

X-MS-Has-Attach: yes

X-MS-TNEF-Correlator: <C97566EEC920FD4D8A425CFC93E067034A7A058B67@glamdring.co.kittitas.wa.us>

MIME-Version: 1.0

X-Originating-IP: [192.168.38.11]

Lindsey Ozbolt

From: Microsoft Outlook
To: Julie Kjorsvik; Holly Duncan; Holly Myers; Lisa Lawrence; Doc Hansen; Jeff Watson; Patti Johnson; Lindsey Ozbolt; Erin Moore; Lisa Iammarino; Christina Wollman; Brenda Larsen; Bill Steele; Candie M. Leader; Kim Dawson; Joe Gilbert; Michael Flory; Lou Whitford
Sent: Tuesday, January 28, 2014 9:37 AM
Subject: Delivered: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Your message has been delivered to the following recipients:

Julie Kjorsvik (julie.kjorsvik@co.kittitas.wa.us) <<mailto:julie.kjorsvik@co.kittitas.wa.us>>

Holly Duncan (holly.duncan@co.kittitas.wa.us) <<mailto:holly.duncan@co.kittitas.wa.us>>

Holly Myers (holly.myers@co.kittitas.wa.us) <<mailto:holly.myers@co.kittitas.wa.us>>

Lisa Lawrence (lisa.lawrence@co.kittitas.wa.us) <<mailto:lisa.lawrence@co.kittitas.wa.us>>

Doc Hansen (doc.hansen@co.kittitas.wa.us) <<mailto:doc.hansen@co.kittitas.wa.us>>

Jeff Watson (jeff.watson@co.kittitas.wa.us) <<mailto:jeff.watson@co.kittitas.wa.us>>

Patti Johnson (patti.johnson@co.kittitas.wa.us) <<mailto:patti.johnson@co.kittitas.wa.us>>

Lindsey Ozbolt (lindsey.ozbolt@co.kittitas.wa.us) <<mailto:lindsey.ozbolt@co.kittitas.wa.us>>

Erin Moore (erin.moore@co.kittitas.wa.us) <<mailto:erin.moore@co.kittitas.wa.us>>

Lisa Iammarino (lisa.iammarino@co.kittitas.wa.us) <<mailto:lisa.iammarino@co.kittitas.wa.us>>

Christina Wollman (christina.wollman@co.kittitas.wa.us) <<mailto:christina.wollman@co.kittitas.wa.us>>

Brenda Larsen (brenda.larsen@co.kittitas.wa.us) <<mailto:brenda.larsen@co.kittitas.wa.us>>

Bill Steele (bill.steele@co.kittitas.wa.us) <<mailto:bill.steele@co.kittitas.wa.us>>

Candie M. Leader (candie.leader@co.kittitas.wa.us) <<mailto:candie.leader@co.kittitas.wa.us>>

Kim Dawson (kim.dawson@co.kittitas.wa.us) <<mailto:kim.dawson@co.kittitas.wa.us>>

Joe Gilbert (joe.gilbert@co.kittitas.wa.us) <<mailto:joe.gilbert@co.kittitas.wa.us>>

Michael Flory (mike.flory@co.kittitas.wa.us) <<mailto:mike.flory@co.kittitas.wa.us>>

Lou Whitford (lou.whitford@co.kittitas.wa.us) <<mailto:lou.whitford@co.kittitas.wa.us>>

Subject: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Lindsey Ozbolt

From: Microsoft Outlook
To: Mike Johnston
Sent: Tuesday, January 28, 2014 9:37 AM
Subject: Relayed: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Mike Johnston (mjohnston@kvnews.com) <<mailto:mjohnston@kvnews.com>>

Subject: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Lindsey Ozbolt

From: Microsoft Outlook
To: 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); 'Mark.Teske@dfw.wa.gov' (Mark.Teske@dfw.wa.gov); darren.habel@usace.army.mil; 'jessica@yakama.com' (jessica@yakama.com); 'jmarvin@yakama.com' (jmarvin@yakama.com); 'johnson@yakama.com' (johnson@yakama.com); 'enviroreview@yakama.com' (enviroreview@yakama.com); 'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov); John Cornell (Johnc@larsonfruit.com); 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov); 'tom.justus@doh.wa.gov' (tom.justus@doh.wa.gov); separegister@ecy.wa.gov; 'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov); 'jorgenja@cwu.edu' (jorgenja@cwu.edu); 'nelmsk@cwu.edu' (nelmsk@cwu.edu); 'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov); cindy.preston@dnr.wa.gov; rivers@dnr.wa.gov; 'jmarkell@kvnews.com' (jmarkell@kvnews.com); Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov); holmstr@wsdot.wa.gov; Allison Kimball (brooksideconsulting@gmail.com)
Sent: Tuesday, January 28, 2014 9:37 AM
Subject: Relayed: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov) (Brent.Renfrow@dfw.wa.gov)
<<mailto:Brent.Renfrow@dfw.wa.gov>>

'Mark.Teske@dfw.wa.gov' (Mark.Teske@dfw.wa.gov) (Mark.Teske@dfw.wa.gov) <<mailto:Mark.Teske@dfw.wa.gov>>
darren.habel@usace.army.mil (darren.habel@usace.army.mil) <<mailto:darren.habel@usace.army.mil>>

'jessica@yakama.com' (jessica@yakama.com) (jessica@yakama.com) <<mailto:jessica@yakama.com>>

'jmarvin@yakama.com' (jmarvin@yakama.com) (jmarvin@yakama.com) <<mailto:jmarvin@yakama.com>>

'johnson@yakama.com' (johnson@yakama.com) (johnson@yakama.com) <<mailto:johnson@yakama.com>>

'enviroreview@yakama.com' (enviroreview@yakama.com) (enviroreview@yakama.com)
<<mailto:enviroreview@yakama.com>>

'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov) (Gretchen.Kaehler@DAHP.wa.gov)
<<mailto:Gretchen.Kaehler@DAHP.wa.gov>>

John Cornell (Johnc@larsonfruit.com) (Johnc@larsonfruit.com) <<mailto:Johnc@larsonfruit.com>>

'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov) (russell.mau@doh.wa.gov) <<mailto:russell.mau@doh.wa.gov>>

'tom.justus@doh.wa.gov' (tom.justus@doh.wa.gov) (tom.justus@doh.wa.gov) <<mailto:tom.justus@doh.wa.gov>>

separegister@ecy.wa.gov (separegister@ecy.wa.gov) <<mailto:separegister@ecy.wa.gov>>

'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov) (crosepacoordinator@ecy.wa.gov)
<<mailto:crosepacoordinator@ecy.wa.gov>>

'jorgenja@cwu.edu' (jorgenja@cwu.edu) (jorgenja@cwu.edu) <<mailto:jorgenja@cwu.edu>>

'nelmsk@cwu.edu' (nelmsk@cwu.edu) (nelmsk@cwu.edu) <<mailto:nelmsk@cwu.edu>>

'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov) (linda.hazlett@dnr.wa.gov) <<mailto:linda.hazlett@dnr.wa.gov>>

cindy.preston@dnr.wa.gov (cindy.preston@dnr.wa.gov) <<mailto:cindy.preston@dnr.wa.gov>>

rivers@dnr.wa.gov (rivers@dnr.wa.gov) <<mailto:rivers@dnr.wa.gov>>

'jmarkell@kvnews.com' (jmarkell@kvnews.com) (jmarkell@kvnews.com) <<mailto:jmarkell@kvnews.com>>

Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)
<<mailto:KaiserM@wsdot.wa.gov>>

holmstr@wsdot.wa.gov (holmstr@wsdot.wa.gov) <<mailto:holmstr@wsdot.wa.gov>>

Allison Kimball (brooksideconsulting@gmail.com) (brooksideconsulting@gmail.com)
<<mailto:brooksideconsulting@gmail.com>>

Subject: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Tuesday, January 28, 2014 10:10 AM
To: Jeff Watson; Lindsey Ozbolt; Brenda Larsen; Bill Steele; Lisa Iammarino; Christina Wollman; Candie M. Leader; "Brent.Renfrow@dfw.wa.gov" (Brent.Renfrow@dfw.wa.gov); "Mark.Teske@dfw.wa.gov" (Mark.Teske@dfw.wa.gov); Michael Flory; Lou Whitford; 'darren.habel@usace.army.mil'; Kim Dawson; Joe Gilbert; Erin Moore; Holly Duncan; Holly Myers; "jessica@yakama.com" (jessica@yakama.com); "jmarvin@yakama.com" (jmarvin@yakama.com); "johnson@yakama.com" (johnson@yakama.com); "enviroreview@yakama.com" (enviroreview@yakama.com); "Gretchen.Kaehler@DAHP.wa.gov" (Gretchen.Kaehler@DAHP.wa.gov); "russell.mau@doh.wa.gov" (russell.mau@doh.wa.gov); "tom.justus@doh.wa.gov" (tom.justus@doh.wa.gov); tribune@nkctribune.com; 'John Cornell (Johnc@larsonfruit.com); Julie Kjorsvik; Lisa Lawrence; Patti Johnson; 'separegister@ecy.wa.gov'; "crosepacoordinator@ecy.wa.gov" (crosepacoordinator@ecy.wa.gov); "jorgenja@cwu.edu" (jorgenja@cwu.edu); "nelmsk@cwu.edu" (nelmsk@cwu.edu); "linda.hazlett@dnr.wa.gov" (linda.hazlett@dnr.wa.gov); 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; "jmarkell@kvnews.com" (jmarkell@kvnews.com); Mike Johnston; 'Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov); 'holmstr@wsdot.wa.gov'
Cc: Doc Hansen; 'Allison Kimball (brooksideconsulting@gmail.com)'
Subject: Updated: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007
Attachments: CU-13-00007 Larson Fruit MDNS_signed.pdf

Larson Fruit CU-13-00007 correction. Please find attached the signed SEPA MDNS document. It was not attached properly in the first correspondence.

Thank you,

Lindsey Ozbolt
Planner II

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: Lindsey Ozbolt
Sent: Tuesday, January 28, 2014 9:36 AM
To: Brenda Larsen; Bill Steele; Lisa Iammarino; Christina Wollman; Candie M. Leader; "Brent.Renfrow@dfw.wa.gov" (Brent.Renfrow@dfw.wa.gov); "Mark.Teske@dfw.wa.gov" (Mark.Teske@dfw.wa.gov); Michael Flory; Lou Whitford; 'darren.habel@usace.army.mil'; Kim Dawson; Joe Gilbert; Erin Moore; Holly Duncan; Holly Myers; "jessica@yakama.com" (jessica@yakama.com); "jmarvin@yakama.com" (jmarvin@yakama.com); "johnson@yakama.com" (johnson@yakama.com); "enviroreview@yakama.com" (enviroreview@yakama.com); "Gretchen.Kaehler@DAHP.wa.gov" (Gretchen.Kaehler@DAHP.wa.gov); "russell.mau@doh.wa.gov" (russell.mau@doh.wa.gov); "tom.justus@doh.wa.gov" (tom.justus@doh.wa.gov); tribune@nkctribune.com; 'John Cornell (Johnc@larsonfruit.com); Julie Kjorsvik; Lisa Lawrence; Patti Johnson; 'separegister@ecy.wa.gov'; "crosepacoordinator@ecy.wa.gov" (crosepacoordinator@ecy.wa.gov); "jorgenja@cwu.edu" (jorgenja@cwu.edu); "nelmsk@cwu.edu" (nelmsk@cwu.edu); "linda.hazlett@dnr.wa.gov" (linda.hazlett@dnr.wa.gov); 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov';

"jmarkell@kvnews.com' (jmarkell@kvnews.com)'; Mike Johnston; 'Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)'; 'holmstr@wsdot.wa.gov'
Cc: Lindsey Ozbolt; Doc Hansen; Jeff Watson; 'Allison Kimball (brooksideconsulting@gmail.com)'
Subject: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Larson Fruit CU-13-00007

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on January 28, 2014 make a Mitigated Determination of Non-Significance (MDNS) for the Larson Fruit Conditional Use Permit (CU-13-00007). Please see the attached Notice of Decision SEPA Action & Public Hearing memo along with the SEPA MDNS document. Agencies within the county network may review the application file via the T-drive or by clicking the link above. Agencies outside of the county network may view the file documentation by following this link: <http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits>. This file will be updated as the application progresses.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before February 11, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to KCC 15A.04.020, 43.21C RCW and KCC 15.04 (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **February 13, 2014** at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Lindsey Ozbolt
Planner II

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

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 Fire Marshal
brenda.larsen@co.kittitas.wa.us
bill.steele@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Code Enforcement
lisa.iammarino@co.kittitas.wa.us

Kittitas County Environmental Health
joe.gilbert@co.kittitas.wa.us
erin.moore@co.kittitas.wa.us
holly.duncan@co.kittitas.wa.us
holly.myers@co.kittitas.wa.us

Kittitas County Solid Waste Programs
lisa.lawrence@co.kittitas.wa.us
patti.johnson@co.kittitas.wa.us

Kittitas County Public Works
christina.wollman@co.kittitas.wa.us
candie.leader@co.kittitas.wa.us

Yakama Nation
jessica@yakama.com
jmarvin@yakama.com
johnson@yakama.com
enviroreview@yakama.com

Department of Ecology
separegister@ecy.wa.gov
crosepacoordinator@ecy.wa.gov

WA Dept. Fish and Wildlife
Brent.Renfrow@dfw.wa.gov
Mark.Teske@dfw.wa.gov

Washington State DAHP
Gretchen.Kaehler@DAHP.wa.gov

James E Brooks Library
jorgenja@cwu.edu
nelmsk@cwu.edu

Kittitas County Building Dept.
Mike.flory@co.kittitas.wa.us
Lou.whitford@co.kittitas.wa.us

WA State Department of Health
russell.mau@doh.wa.gov
tom.justus@doh.wa.gov

WA Dept. of Natural Resources
linda.hazlett@dnr.wa.gov
cindy.preston@dnr.wa.gov
rivers@dnr.wa.gov

Allison Kimball
brooksideconsulting@gmail.com

Northern Kittitas County Tribune
tribune@nkctribune.com

Daily Record
jmarkell@kvnews.com
mjohnston@kvnews.com

Army Corps of Engineers
Darren.habel@usace.army.mil

johnc@larsonfruit.com

kaiserm@wsdot.wa.gov
holmstr@wsdot.wa.gov

Lindsey Ozbolt

From: Mail Delivery System <MAILER-DAEMON@gw4.usace.army.mil>
To: darren.habel@usace.army.mil
Sent: Wednesday, January 29, 2014 10:04 AM
Subject: Undeliverable: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

Delivery has failed to these recipients or groups:

darren.habel@usace.army.mil

A problem occurred during the delivery of this message to this e-mail address. Try sending this message again. If the problem continues, please contact your helpdesk.

Diagnostic information for administrators:

Generating server: gw4.usace.army.mil

darren.habel@usace.army.mil

#< #5.0.0 smtp; 5.4.7 - Delivery expired (message too old) 'timeout' (delivery attempts: 0)> #SMTP#

Original message headers:

Subject: [EXTERNAL] Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007

X-SBRS: 5.5

X-IronPort-AV: E=Sophos;i="4.95,737,1384300800";
d="pdf?scan'208,217";a="96015612"

Received: from tx2ehsobe002.messaging.microsoft.com (HELO tx2outboundpool.messaging.microsoft.com) ([65.55.88.12]) by gw4.usace.army.mil with ESMTP; 28 Jan 2014 17:36:46 +0000

Received: from mail230-tx2-R.bigfish.com (10.9.14.240) by TX2EHSOBE002.bigfish.com (10.9.40.22) with Microsoft SMTP Server id 14.1.225.22; Tue, 28 Jan 2014 17:36:41 +0000

Received: from mail230-tx2 (localhost [127.0.0.1]) by mail230-tx2-R.bigfish.com (Postfix) with ESMTP id 722CCA00212; Tue, 28 Jan 2014 17:36:41 +0000 (UTC)

X-Forefront-Antispam-Report: CIP:66.243.251.106;KIP:(null);UIP:(null);IPV:NLI;H:mail.co.kittitas.wa.us;RD:static-66-243-251-106.ellensburg.fairpoint.net;EFVD:NLI

X-SpamScore: 3

X-BigFish:

VPS3(z579ehz62a3I9371lc85fhddc2hde40hdb82hzz1f42h2148h208ch1ee6h1de0h1d18h1fdah2073h2146h1202h1e76h2189h1d1ah1d2ah21bch1fc6h1f96jzd9hdch70kz1de098h17326ah18c673h1de097h186068hz2dh793h109h2a8h839hd25hf0ah10d2h1288h12a5h12bdh137ah1441h1537h153bh15d0h162dh1631h1758h18e1h1946h19b5h1b0ah1bceh2222h224fh1d0ch1d2eh1d3fh1dc1h1dfeh1dffh1e1dh1fe8h1ff5h20f0h2216h22d0h2336h2438h2461h2487h24d7h34h1155h)

Received: from mail230-tx2 (localhost.localdomain [127.0.0.1]) by mail230-tx2 (MessageSwitch) id 1390930598246565_11483; Tue, 28 Jan 2014 17:36:38 +0000 (UTC)

Received: from TX2EHSMS001.bigfish.com (unknown [10.9.14.230]) by mail230-tx2.bigfish.com (Postfix) with ESMTP id 19218600047; Tue, 28 Jan 2014 17:36:38 +0000 (UTC)

Received: from mail.co.kittitas.wa.us (66.243.251.106) by TX2EHSMS001.bigfish.com (10.9.99.101) with Microsoft SMTP Server (TLS) id 14.16.227.3; Tue, 28 Jan 2014 17:36:29 +0000

Received: from EXCH2010-MAIL.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df]) by exch2010-mail.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df%11]) with mapi id 14.01.0438.000; Tue, 28 Jan 2014 09:36:23 -0800

From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

To: Brenda Larsen <brenda.larsen@co.kittitas.wa.us>, Bill Steele

<bill.steele@co.kittitas.wa.us>, Lisa Iammarino

<lisa.iammarino@co.kittitas.wa.us>, Christina Wollman

<christina.wollman@co.kittitas.wa.us>, "Candie M. Leader"

<candie.leader@co.kittitas.wa.us>, "Brent.Renfrow@dfw.wa.gov"

(Brent.Renfrow@dfw.wa.gov)" <Brent.Renfrow@dfw.wa.gov>,

"Mark.Teske@dfw.wa.gov" (Mark.Teske@dfw.wa.gov)" <Mark.Teske@dfw.wa.gov>,

Michael Flory <mike.flory@co.kittitas.wa.us>, Lou Whitford

<lou.whitford@co.kittitas.wa.us>, "darren.habel@usace.army.mil"

<darren.habel@usace.army.mil>, Kim Dawson <kim.dawson@co.kittitas.wa.us>, Joe

Gilbert <joe.gilbert@co.kittitas.wa.us>, Erin Moore

<erin.moore@co.kittitas.wa.us>, Holly Duncan

<holly.duncan@co.kittitas.wa.us>, Holly Myers

<holly.myers@co.kittitas.wa.us>, "jessica@yakama.com" (jessica@yakama.com)"

<jessica@yakama.com>, "jmarvin@yakama.com" (jmarvin@yakama.com)"

<jmarvin@yakama.com>, "johnson@yakama.com" (johnson@yakama.com)"

<johnson@yakama.com>, "enviroreview@yakama.com" (enviroreview@yakama.com)"

<enviroreview@yakama.com>, "Gretchen.Kaehler@DAHP.wa.gov"

(Gretchen.Kaehler@DAHP.wa.gov)" <Gretchen.Kaehler@DAHP.wa.gov>,

"russell.mau@doh.wa.gov" (russell.mau@doh.wa.gov)" <russell.mau@doh.wa.gov>,

"tom.justus@doh.wa.gov" (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>,

"John Cornell (Johnc@larsonfruit.com)" <Johnc@larsonfruit.com>, Julie

Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>, Lisa Lawrence

<lisa.lawrence@co.kittitas.wa.us>, Patti Johnson

<patti.johnson@co.kittitas.wa.us>, "separegister@ecy.wa.gov"

<separegister@ecy.wa.gov>, "crosepacoordinator@ecy.wa.gov"

(crosepacoordinator@ecy.wa.gov)" <crosepacoordinator@ecy.wa.gov>,

"jorgenja@cwu.edu" (jorgenja@cwu.edu)" <jorgenja@cwu.edu>,

"nelmsk@cwu.edu" (nelmsk@cwu.edu)" <nelmsk@cwu.edu>,

"linda.hazlett@dnr.wa.gov" (linda.hazlett@dnr.wa.gov)"

<linda.hazlett@dnr.wa.gov>, "cindy.preston@dnr.wa.gov"

<cindy.preston@dnr.wa.gov>, "rivers@dnr.wa.gov" <rivers@dnr.wa.gov>,

"jmarkell@kvnews.com' (jmarkell@kvnews.com)" <jmarkell@kvnews.com>, Mike Johnston <mjohnston@kvnews.com>, "Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)" <KaiserM@wsdot.wa.gov>, "holmstr@wsdot.wa.gov" <holmstr@wsdot.wa.gov>
CC: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>, Doc Hansen <doc.hansen@co.kittitas.wa.us>, Jeff Watson <jeff.watson@co.kittitas.wa.us>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>
Thread-Topic: Kittitas County Notice of SEPA Action & Public Hearing - Larson Fruit CU-13-00007
Thread-Index: Ac8cTadjxwmnHnccTQ+jCkr/exUogg==
Return-Receipt-To: <lindsey.ozbolt@co.kittitas.wa.us>
Date: Tue, 28 Jan 2014 17:36:22 +0000
Message-ID: <C97566EEC920FD4D8A425CFC93E067034A7A058B67@glamdring.co.kittitas.wa.us>
Reply-To: Jeff Watson <jeff.watson@co.kittitas.wa.us>, Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
x-originating-ip: [192.168.38.11]
Content-Type: text/plain
MIME-Version: 1.0
Return-Path: lindsey.ozbolt@co.kittitas.wa.us
X-OriginatorOrg: co.kittitas.wa.us
X-FOPE-CONNECTOR: Id%0\$Dn%*\$RO%0\$TLS%0\$FQDN%\$TIsDn%
X-FOPE-CONNECTOR: Id%0\$Dn%YAKAMA.COM\$RO%1\$TLS%0\$FQDN%\$TIsDn%

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

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 01/27/14 10:58 by dde18

Acct #: 84329

Ad #: 1038779

Status: N

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

Start: 01/28/2014 Stop: 02/04/2014
Times Ord: 2 Times Run: ***
STD6 1.00 X 11.23 Words: 358
Total STD6 11.23
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 193.16
Affidavits: 1

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

Ad Descript: NOTICE OF SEPA ACTION
Given by: *
Created: dde18 01/27/14 10:38
Last Changed: dde18 01/27/14 10:41

COMMENTS:

COPIED from AD 995778

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTF
DR	A	97	S	01/28	02/04		
IN	A	97	S	01/28	02/04		

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.

Lindsey Ozbolt
Name (print or type)

Lindsey M Spalt
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 01/27/14 10:58 by dde18

Acct #: 84329

Ad #: 1038779

Status: N

**Notice of SEPA Action and
Public Hearing**
Larson Fruit Conditional
Use Permit
CU-13-00007

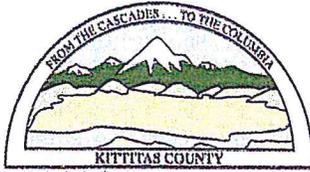
NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on January 28, 2014 make a Mitigated Determination of Non-Significance (MDNS) for the Larson Fruit Conditional Use Permit (CU-13-00007). The proposal is for a conditional use permit to provide farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest & Range.

The project is located approximately one (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. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of non-compliance with the provisions of 43.21C RCW shall be commenced on or before February 11, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to KCC 15A.04.020, 43.21C RCW and KCC 15.04 (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for February 13, 2014 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA, 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Dated: January 28, 2014
Publish in Daily Record:
January 28, 2014 &
February 4, 2014



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"

NOTICE OF DECISION SEPA ACTION AND PUBLIC HEARING

To: Interested County Departments & Agencies with jurisdiction
Adjacent Property Owners
Applicant

From: Robert "Doc" Hansen, Planning Official

Date: January 28, 2014

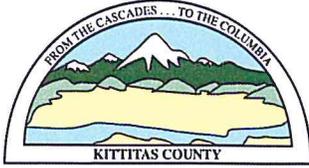
Subject: Larson Fruit Conditional Use Permit (CU-13-00007)

Please find the attached Mitigated Determination of Nonsignificance (MDNS) for the above referenced project. A Corrected Notice of Application for the submitted application was mailed on December 5, 2013.

NOTICE IS HERBY given that pursuant to 43.21C RCW, Kittitas County Community Development Services did on January 28, 2014 make a Mitigated Determination of Non-Significance (MDNS) for the Larson Fruit Conditional Use Permit (CU-13-00007). The proposal is for a conditional use permit to provide farm worker housing on approximately 2 acres of a 21 acre parcel that is zoned Forest & Range. The project is located approximately one (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. The complete application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. Staff Planner: Lindsey Ozbolt.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before February 11, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926. Appeals of SEPA threshold determinations shall be consolidated with appeals of final permit approval, according to KCC 15A.04.020, 43.21C RCW and KCC 15.04 (such as a decision to require particular mitigation measures or to deny a proposal). A single simultaneous hearing before one hearing body will consider the agency decision on a proposal and any environmental determinations made, with the exception of the appeal, if any, of a threshold determination of significance.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **February 13, 2014** at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.



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

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description:** Larson Fruit Conditional Use Permit (CU-13-00007) is a request for a conditional use permit to provide 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 to be developed over time.
- Proponent:** Keith Larson, applicant.
- Location:** The project is located approximately one (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.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

I. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require a NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- C. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in an area becomes limited, use could be curtailed by those with senior water rights.

- D. Prior to receiving any type of building permit in Kittitas County, applicants shall be required to make appropriate provisions for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (see attached).
- E. The Washington State Department of Health, Office of Drinking Water requires an approved water system for this project.

II. Septic

- A. As of the date of this determination, there are no permitted septic systems for this proposed project. The applicant will need to follow WAC 246-272A to comply with state and local regulations. Please contact the Kittitas County Public Health Department for assistance. Septic permits must be issued prior to issuance of any building permits.

III. Fire & Life Safety

- A. A turn-around shall be provided for fire department access.
- B. A County approved blue reflective address marker shall be posted and maintained at the driveway to the structures and on each structure. This address can be obtained through application to the Public Works Department.
- C. The buildings may be no closer than 10' from each other.

IV. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

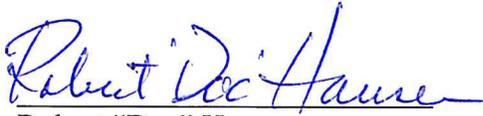
V. Noise

- A. Development and construction practices for this project shall only occur between the hours of 7:00 am and 7:00 pm to minimize the effect of construction noise on nearby residential properties.

VI. Historic and Cultural Preservation

- A. Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

The above stated mitigation conditions listed above will be provided within conditions of the decision of the conditional use permit approval.

Responsible Official: 
Robert "Doc" Hansen

Title: Planning Official

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

Phone: (509) 962-7506 Fax: (509) 962-7682

Date: January 28, 2014

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, February 11, 2014.

Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, February 11, 2014. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION
NO. 2012- 027

RATIFYING THE REVISED KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT ADMINISTRATIVE POLICY
RELATED TO POTABLE WATER SUPPLY FOR SUBDIVISIONS

WHEREAS, Chapter 58.17 RCW requires the County make a determination if an applicant seeking to divide land has made appropriate provisions for, among other things, potable water supply; and

WHEREAS, Chapter 58.17 RCW requires that the finding that provisions are made for potable water supplies including whether there is adequate quantity, quality and a legal right to the water; and

WHEREAS, during a public hearing the Board of County Commissioners considered a revision to the Administrative Policy Related to Potable Water for Subdivision (Resolution 2010-082) presented by Kittitas County Public Health Department; and

WHEREAS, the revision to Resolution 2010-082 presented by Kittitas County Public Health Department addressed updates to current county policy and practices; and

WHEREAS, due notice of the public hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such publication; and

WHEREAS, it is the desire of the Board of County Commissioners to rescind Resolution 2010-082 and ratify the Kittitas County Public Health Department revisions to the Administrative Policy Related to Potable Water for Subdivision as presented.

NOW, THEREFORE BE IT RESOLVED the Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve and ratify the Kittitas County Public Health Department administrative policy related to potable water supply for subdivisions and the same is attached hereto.

DATED this 6th day of March 2012, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KIT TITAS COUNTY, WASHINGTON**



Mandy Robinson

ATTEST:
CLERK OF THE BOARD *Deputy*

Alan Crankovich

Commissioner Alan Crankovich, Chairman

Obie O'Brien

Commissioner Obie O'Brien, Vice Chairman

Paul Jewell

Commissioner Paul Jewell

**Kittitas County Public Health Department
Administrative Policy**

Potable Water for Subdivisions

Applications for subdivisions (short plats and long plats) in Kittitas County shall include the type of water system proposed in order to acquire preliminary approval. Prior to receiving final approval for subdivisions in Kittitas County, applicants shall be required to make appropriate provision for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the following minimum requirements:

1. **GROUP A PUBLIC WATER SYSTEM:** Applicants shall submit a signed letter of agreement between the public water system purveyor or official and the land developer/owner granting delivery of potable water for the entire development. If the public water system is being developed specifically for the subdivision/plat, the water system must be approved by Washington State Department of Health (DOH), including issuance of a public water system ID number, prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group A public water systems as a Group A water system is held to a higher standard under Washington Administrative Code.
2. **GROUP B PUBLIC WATER SYSTEM:** Applicants shall have a well site inspection performed by KCPHD staff; complete and submit a Group B Public Water System Workbook to either KCPHD for water systems with 3-9 connections or Washington State Department of Health (DOH) for water systems with 10-14 connections or as amended by DOH; have the well(s) drilled; and submit a copy of an agreement with an approved Satellite Management Agency. In addition to these requirements all infrastructure for the Group B Water System including, but not limited to the well/pump house and storage tanks must be completed and water budget neutrality determination(s) from Washington State Department of Ecology (DOE) referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC) must be provided to KCPHD prior to final approval. Final approval of the Group B Public Water System including issuance of the public water system ID number from DOH and wellhead protection areas shall be required on final mylars prior to recommendation by KCPHD for final plat approval. Section 16.24.210 KCC is not considered to be applicable for Group B public water systems as a Group B water system is held to a higher standard under Washington Administrative Code.
3. **INDIVIDUAL OR SHARED WATER SYSTEM:** Section 16.24.210 KCC applies to individual and shared water systems. Applicants shall submit a well log(s) and four hour draw down test from each proposed parcel within a subdivision, water budget neutrality determination(s) from DOE referencing the relevant subdivision and proposed parcels within the subdivision (if required by Chapter 173-539A WAC), and passing bacteriological and nitrate water quality test from each well. If the proposed subdivision does not have an existing well within the boundaries of each lot, a well must be drilled and the above information shall be provided to KCPHD prior to recommendation by KCPHD for final plat approval. If shared wells are proposed, in addition to

the above requirements a copy of a shared well user's agreement shall be recorded at the Kittitas County Auditor's Office for each proposed parcel that proposes to utilize a 2-party shared water system.

This policy is meant as a guideline for applicants, however Kittitas County reserves the ability to require additional proof that adequate provisions for potable water have been made by the applicant *depending on any health, safety and environmental concerns specific to the project.* Compliance with all current state and local rules and regulations is required and if this policy is found to be in conflict with any applicable rule, regulation or ordinance, then the rule, regulation or ordinance shall control. All applicants are required to certify that they are in compliance with WAC 173-539A or that WAC 173-539A does not apply to the applicant.

Lindsey Ozbolt

From: Erin Moore
Sent: Friday, January 24, 2014 2:48 PM
To: Lindsey Ozbolt
Subject: RE: CU-13-00007 Larson Fruit Corrected - Notice of Application

Lindsey,

Currently there are no permitted septic systems for the proposed project. The applicant will need to follow WAC 246-272A to comply with state and local regulations. Please contact the Kittitas County Public Health Department with any questions. Thank you.

From: Lindsey Ozbolt
Sent: Friday, January 24, 2014 2:30 PM
To: Holly Myers
Cc: Holly Duncan; Erin Moore; Joe Gilbert
Subject: FW: CU-13-00007 Larson Fruit Corrected - Notice of Application

Holly,

Here is the project I was asking you about earlier today. Let me know if you have any questions. We need to address septic.

Thanks,

Lindsey Ozbolt
Planner II

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: 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 Jammarino; 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.

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

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

Ozbolt

Lindsey Ozbolt
Thursday, January 09, 2014 11:57 AM
'John Cornell'
RE: CU13-00007 Burbank Creek project Larson

Subject:

Hi John,

I am working on the SEPA determination this week and anticipate getting that sent out towards the end of next week. There is a 10 working day appeal period of this determination that must be completed prior to going before the Hearing Examiner for a public hearing. Right now I anticipate the Hearing Examiner hearing to take place on February 13th at 6:00pm. This is a tentative date and will have to be postponed if someone appeals the SEPA determination. The hearing examiner hearings only take place on the 2nd and 4th Thursdays of each month.

In regards to the question you had while I was out...you do not have to respond to the comments that have been received and transmitted to you. It is at your discretion. If you do decide to respond to them, they would need to be in the record no later than the night of the Hearing Examiner Hearing.

Please let me know if you have any further questions.

Regards,

Lindsey Ozbolt
Planner II

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: Thursday, January 09, 2014 8:41 AM
To: Lindsey Ozbolt
Subject: CU13-00007 Burbank Creek project Larson

Hi, Lindsey. Just checking in for status of project app. any idea when the SEPA Determination coming and/or date of public hearing? JohnC

Lindsey Ozbolt

From: Jeff Watson
Sent: Thursday, January 02, 2014 2:06 PM
To: 'John Cornell'
Cc: Lindsey Ozbolt
Subject: RE: CU13-00007 Larson Fruit Burbank comment

Follow Up Flag: Follow up
Flag Status: Completed

Lindsey will be returning from vacation on Monday; you will have an open record public hearing with the Hearings Examiner where you may address comments. I would call Lindsey on Monday regarding your SEPA question.

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

From: John Cornell [mailto:Johnc@larsonfruit.com]
Sent: Thursday, January 02, 2014 1:25 PM
To: Jeff Watson
Subject: FW: CU13-00007 Larson Fruit Burbank comment

Jeff, Lindsey out. Can you respond? Thanks. JohnC

From: John Cornell
Sent: Thursday, January 02, 2014 1:23 PM
To: Lindsey Ozbolt (lindsey.ozbolt@co.kittitas.wa.us)
Subject: CU13-00007 Larson Fruit Burbank comment

Hi Lindsey, got the comments in mail from Jeff W..

Looked them over per his request. Is it required for us to 'respond' to neighbors comments? Will there be a public hearing? Testimony, written proofs of allegations made? Etcetc. Should WE be commenting at this time prior to the SEPA determination? Pls advise asap.

Cordially, JohnC

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

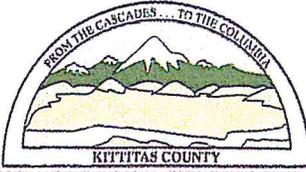
Jeff Watson

From: Jeff Watson
Sent: Monday, December 23, 2013 1:48 PM
To: 'johnc@larsonfruit.com'
Subject: CU-13-00007 Larson Fruit
Attachments: CU-13-00007 Larson Fruit_Pool_Comments Combined.pdf; CU-13-00007 Larson FruitTransmittal of Comments Signed.pdf

[CU-13-00007 Larson Hyperlink to Fruit On Line File](#)

Please see attached for information regarding the above application.

Jeffrey A. Watson
Planner II
[Kittitas County Public Works/Community Development Services](#)
411 North Ruby
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274



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"

December 20, 2013

FILE COPY

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

RE: Transmittal of Comments – Larson Fruit Conditional Use Permit (CU-13-00007)

Dear Mr. Larson:

Enclosed are the comments received regarding the Larson Fruit Conditional Use Permit (CU-13-00007) during the comment period:

- December 5, 2013 WA Department of Ecology, Russel Mau
- December 10, 2013 Kittitas County Fire Marshal, Brenda Larsen
- December 12, 2013 Kittitas County Public Works – memo and transportation concurrency, Christina Wollman
- December 13, 2013 WA Department of Transportation, Mark Kaiser and Rick Holmstrom
- December 13, 2013 Public Comment, Pat L'Heureux
- December 18, 2013 Public Comment, Viki Essex
- December 19, 2013 Public Comment, Brad Pool

Please review all comments and notify me of any questions. I will be issuing the SEPA Checklist determination based in part on the comments received.

Sincerely,

Jeff Watson, Staff Planner For:
Lindsey Ozbolt, Planner of Record CU-13-00007

cc: John Cornell, Project Coordinator *via email*

Project File Number: CU-13-00007

Project Name: Larson Fruit Co. Conditional Use Permit

Applicant: Keith Larson



Comments regarding

CU-13-00007

Date: 12-12-13

Subj: Larsen Fruit Farm Housing Proposal at Burbank Creek

From: Brad Pool resident of Burbank Creek



Just this last week I received a letter from Kittitas Planning regarding this proposal.

After reviewing the letter and associated documents I find I must strongly object to this plan for various reasons as listed below as well as others not listed.

1) I feel that this proposal was intentionally hidden from local residents in order to minimize time for objections.

a) proposal has been in the works for some time now according to what I see documented and yet residents are only now receiving information on the proposal and are given barely one week to respond. Due date for response being 12-20-13.

b) required 'Land Use Action' signage was posted in such a manner as to not be readily visible to the local residents. It was posted well off the main road on which residents travel. It was posted behind a locked gate and behind 'No Trespassing' signs that would prevent locals from viewing unless they crossed these no trespass areas which of course could be deemed illegal. It would have been no trouble to post an informational sign at the main road. The project location is listed with an address of 1121 BURBANK CREEK RD. Being that the address lists Burbank Creek as it's location should'nt the 'Land Use' signage been on Burbank Creek where residents may have had a chance to acknowledge? Unless of course it was posted in this manner to hinder opposition.

Some documentaiton lists the location of the project as being approx. 1 mile east of SR 821 on Burbank road while in at least 2 other places the location is said to be 3 miles to the east of SR 821 on Burbank Creek road.

a) I have received 2 letters (1 correction) regarding the location of said project. One says section 15 while the correction notice says section 27. After reviewing documents online I find the permit says (still) section 15 and in looking at the map provided in documents it shows section 15 as the proposed location.

b) After physically viewing the proposed location (derived from the signage) I find that land has already been cleared for the project. This would seem to be an assumption that a permit would be forthcoming..... regardless of any opposition. Wonder where that idea might come from? Why would land be cleared for a project like this prior to permit approval.

Documents tout less vehicle travel in the area since these will be foriegn workers and will not have cars. If this is the case why are there 16 parking spaces provided? This project upon completion can house up to 48 residents at one time. If even one third of these (16) (thus 16 spaces?) of the residents have cars and use them at all it would be devastating to the Burbank road. Burbank road is at best a one lane, gravel road with few turn outs and more than one blind corner. May times in the past (I have lived here 17 yrs.) I have been met by a speeding farm worker either coming to work or leaving.

RECEIVED
DEC 18 2013
KITITAS COUNTY
ODS

Larsen fruit will no doubt say the proposal will allieviate these occurances. To that I would ask; will no domestic workers be used anymore? Will housed workers be not allowed to have vehicles? Will housed workers be not allowed to have visitors (with cars)?

Burbank road has been a point of contention between Larsen and local residents as long as I know of. It was only this fall (2013) that they have taken a major initiative to upgrade the road after many years of damage from orchard equipment. They have in recent past been adding small amounts of gravel in specific areas just prior to harvest mostly to minimize damage to fruit being transported, not to benefit the roadway specifically.

For the most part over the last 17 years, I have, at my own time and expense, taken care of much of the road albiet not to the most satisfactory condition due to lack of finance and equipment. Not once over this time period has Larsen Fruit offered to help.

In 2008 the residents were notified by USPS that mail delivery to our location would cease unless the road was repaired to their expectations. At that time I organized several residents to provide funds for repair and for physical help to do the work. The cost of the project was in the area of \$2500.00. Of this I was able to procure \$500.00 from Larsen Fruit but could not procure any equipment or physical help. The remainder of finances came from local residents.

If Larsen Fruit is expecting to use only foriegn workers from now on what impact will that have on all the domestic workers and their families who have, over the years, been faithful workers for Larsen Fruit and come to expect and hope for another seasons employment?

I fully believe wildlife habitat will be negatively affected. It is ridiculous to presume that with the addition of up to 48 people would not have a negative effect.

Just today I watched as a deer was being slaughtered in one of the orchards. I investigated this as I thought it might be a case of poaching. I immediately contacted 911 and WDFW. I found that a permitted hunt had taken place under the guise of depedation. I find it repulsive that gates (of the orchards) can be left wide open for hours on end then if wildlife happens to wander in looking for food it becomes the culprit and must be eradicated. Will the same thing happen if wildlife finds it's way into the project area.



I was told (by Larsen rep.) that it was not feasible to close the gates after entry.

At the time the hunt was discovered by a resident there was a hunting dog (owned by some member of the hunt or permit holder) running loose. Dogs are in general forbidden to be used/in the field during a big game hunt.

Larsen Fruit acknowledges a set of rules will be in place regarding conduct of it's workers. What are these rules?

Regardless of many studies professing farm housing in a neighborhood does not impact home prices I would disagree. Of all the studies I find that none ask two relative questions;

1) given two identical properties with the same asking price yet one property has farm worker housing close by, which property would most likely attract more offers? This reduces potential buyers of the property in proximity of farm housing which in effect reduces property values.

2) would you like farm housing in your backyard?

I believe the answers would point in a direction that opposes farm housing.

According to code 17.60a the project must be desirable to public convenience or essential and not be detrimental or injurious to the peace of surrounding neighborhood. Project is not compatible with my property zoning of rural/residential. Project is clearly not desirable to the public of this area. The 'public' are the residents of the immediate area not those from miles away who have no vested interest in the area other than monetary.

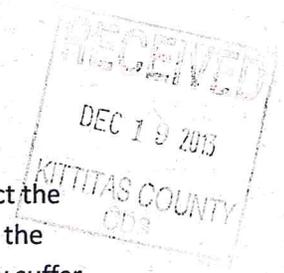
The area of the project is not serviced by fire protection. The only fire protection mentioned for the project amounts solely to the structures. It does not address the surrounding areas which are constantly in jeopardy due to the nature of it (tinder dry sagebrush and grasses).

For years the local people have been in conflict with Larsen fruit regarding trash in the area from farm workers. Larsen has been asked to at least do a weekly cleanup of the areas. The trash continues. Some of the local residents make a habit of walking the area to pick up trash.

There have been multiple burglaries in the area and I have been told that for one occurrence the perpetrators were discovered and that they were workers related to Larsen Fruit. What security measures will be instituted? As the situation stands now the workers are here during daylight hours only. This proposal will bring a significant amount of people to the area 24 hours a day.

Is this project in compliance with WISHA?

Given the history (my perception) of Larsen Fruit's lack of responsible actions in the past, ie trash, road damage, wildlife protection, I find it difficult to believe anything will change for the



better with the addition of this project.

In short, it is evident that this project is not desirable in this area. It will drastically affect the peace of residents. It will likely result in more trash in surrounding areas. Regardless of the contention of less traffic I doubt that will be the case. Wildlife in the area will definately suffer. As wildlife becomes more remote due to population increase the lifestyle of local residents will suffer.

If this project is to be allowed regardless of resident opposition I would suggest there be some enforcable conditions in place to help allieviate resident concerns;

1) continued maintenance of Burbank Creek road to a condition equivalant to present state from 1121 Burbank Creek road west to SR 821.

2) improve and maintain the lateral roadway between the two orchards on the north side of Burbank Creek road from the postal sign (723) to the cattle guard/orchard gate on the east side of the western orchard along this lateral. This roadway receives a large amount of orchard related traffic also. It should be improved and maintained to an equivalant of Burbank Creek road at present.

3) trash detail along Burbank Creek road from 1121 Burbank Creek road continuing to SR 821 and also along the above mention lateral. This detail should include inside and outside of fences that surround all orchards. It should also include the fence line on the east side of Roza View road. The detail should include all fence lines surrounding all orchard areas. Trash can be found in all of these areas. This detail should be monthly a minimum.

4) dusk to dawn curfew established for workers.

5) all gates should be kept closed at all times other than during immediate entrance or exit to help avoid wildlife entrance to orchards. This would greatly reduce the occurance of depredation killing.

6) all fences should be maintained to eliminate wildlife entry (specifically deer and elk). At present at least one gate has been reduced in height enough that deer can easily jump to gain entrance. This gate happens to be one for entrance to the orchard where a depredation kill took place on 12-12-13.

7) all efforts to remove wildlife safely should be exhausted prior to any slaughter and prior to slaughter residents should be informed of pending action and be allowed to monitor any hunt. A willing member of the community (actually residing) should be the permitted hunter.

Respectfully

Brad and Debra Pool

723 Burbank Creek rd.

Yakima, Wa. 98901



By Pool Debra Pool

Kimberly Hush

Homer P. Hush

Paul J. Hush

Victoria Essex/ Rory Moore
P.O. Box 29322
Bellingham, WA 98228 victrolup@aol.com
680 Burbank Creek Rd.
Owners of parcel #324133

December 18, 2013
RE: CU-13-00007

Dear Kittitas Co. Community Development Services,

I am commenting on the proposed farm workers housing by Larson Fruit Company slated for the property directly across Burbank Creek from our 10 acre parcel. We do not live on our property at this time, but use it for recreational purposes, mainly in the summer and fall. We purchased this property because the canyon is a peaceful place where we enjoy viewing wildlife and spending quiet evenings outdoors. The most scenic part of our property is that nearest the creek, where we are able to sit and enjoy the creek and the surroundings there.

I am particularly concerned about noise from housing 48 individuals in such a small area, akin to an urban apartment complex. There are barely more than 48 inhabitants of the whole canyon, now spread out with each dwelling on 10 or more acres.

I am interested in the precedent that will be set by allowing this housing project to go forward. We have wondered about other uses for our property, for instance opening an RV park for fishermen and hunters seasonally, but assumed that we would be limited to the one dwelling that current zoning allows. I would think that the approval of this type of conditional use permit might make future development a possibility for us. The fact that septic systems will be installed to handle 48 individuals in this housing project, makes me think that we could have a system to handle 24 people on our 10 acres.

Our past dealings with Larson Fruit Company and the Burbank Creek Well Users Association, have made us feel that those with the most money will prevail, regardless of the other tax-paying individuals affected by their actions, in this case I hope that is not true.

With that being said, I am opposed to issuing this permit. I am concerned about the proximity to the creek and our property line. I propose that if this permit is approved that there be plantings and fencing on the north side of the project so that it is camouflaged from the creek and our property by more than the existing scrub brush.

I would ask that there be some formal way for concerns that arise from this project to be aired, once it was in operation. I also ask that there be a review and public hearing before the second phase of this project is implemented. Since this is "temporary" housing, I would hope that should there be problems because of this, the use permit could be overturned and the mobile housing units removed.

Sincerely,


Victoria K. Essex- owner

Rory R. Moore- spouse

Lindsey Ozbolt

From: Steph Mifflin
Sent: Wednesday, December 18, 2013 4:41 PM
To: Lindsey Ozbolt
Cc: victrolup@aol.com
Subject: FW: CU-13-00007
Attachments: Farm_worker_letter.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Thank you Viki!

Your comments have been forwarded to the Staff Planner handling this Conditional Use Permit.

Have a great Christmas! ☺

Stephanie Mifflin
Permit Technician
Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926
steph.mifflin@co.kittitas.wa.us
P: 509.962.7506
F: 509.962.7682

From: Viki Essex [mailto:victrolup@aol.com]
Sent: Wednesday, December 18, 2013 3:40 PM
To: CDS User
Subject: CU-13-00007

Hello, I am submitting my letter regarding the Larson Fruit Co. Conditional Use Permit for Farm Worker Housing along Burbank Creek. Please know that my husband and I are opposed to this permit being issued. Regards, Victoria Essex
360-312-1427

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

Dec. 10. 2013



Kittitas County Community Development Services.
Regarding Project file number:CU-13-00007

I am writing concerning the purposed housing for the farm workers in the Burbank Creek. My husband and I have live in our present home, about a quarter mile from the purposed building site since 1983. Our reason for locating in this rather remote area was for privacy, security and to enjoy the wild life. Which we have done for all these years. The way we are zoned out there should protect us from this happening.

I myself walk the Burbank Road everyday and feel safe. I am also the self appointed garbage pick up person. During the periods we have farm workers In the Orchard a large amount of trash gets thrown out of the car windows. I want this area to stay as beautiful as possible. None of the workers ever pick up garbage.

I do not feel any one would want this type of housing in their back yard, in my case the front yard. This will also have an effect on the wild life that use the Burbank Creek for refuge. The additional noise will drive them out of the area and I certainly do not want this. When I walk it Is not at all unusual to see 2 to 5 deer in the property directly across the creek. Not to say what this will do to that owners property value.

This development will only benefit Larson's Orchards and hurt the rest of us.

I have safety concerns and also I am concerned as to what will this do to the value of our property?

At this time there is no on site foreman. Also I do not believe they can see the purposed housing from the Mobil that the foreman would occupy.

I believe they are starting out with 24 farm workers occupying this Housing and then going to 48. This is more people then live in the Burbank. And what will the workers do when they are not working? I am opposed to This housing.

Sincerely,

Pat L'Heureux

Pat L'Heureux

1260 Burbank Ct. Rd



Lindsey Ozbolt

From: Holmstrom, Rick <HolmstR@wsdot.wa.gov>
Sent: Friday, December 13, 2013 2:23 PM
To: Lindsey Ozbolt; Christina Wollman
Cc: Kaiser, Mark
Subject: RE: CU-13-00007 Larson Fruit Corrected - Notice of Application (SR-821 MP 7.68 Rt. Burbank Creek Rd - Private Rd.)

Thank you. We will get back to you early next week with any additional comments, if necessary.

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Friday, December 13, 2013 2:20 PM
To: Holmstrom, Rick; Christina Wollman
Cc: Kaiser, Mark
Subject: RE: CU-13-00007 Larson Fruit Corrected - Notice of Application (SR-821 MP 7.68 Rt. Burbank Creek Rd - Private Rd.)

Good afternoon Rick.

Attached is the information you requested.

Thanks,

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: Holmstrom, Rick [mailto:HolmstR@wsdot.wa.gov]
Sent: Thursday, December 12, 2013 1:03 PM
To: Lindsey Ozbolt; Christina Wollman
Cc: Kaiser, Mark
Subject: RE: CU-13-00007 Larson Fruit Corrected - Notice of Application (SR-821 MP 7.68 Rt. Burbank Creek Rd - Private Rd.)

Lindsey, I have a couple more things to add to Mark's comments but need the Kittitas County file numbers AFN 450140 and amended AFN 467244. Can you please provide?

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Wednesday, December 11, 2013 4:35 PM
To: Kaiser, Mark; Christina Wollman
Cc: Holmstrom, Rick
Subject: RE: CU-13-00007 Larson Fruit Corrected - Notice of Application (SR-821 MP 7.68 Rt. Burbank Creek Rd - Private Rd.)

Mark,

Your comments have been received and added to the record. 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

From: Kaiser, Mark [<mailto:KaiserM@wsdot.wa.gov>]
Sent: Wednesday, December 11, 2013 4:09 PM
To: Christina Wollman
Cc: Lindsey Ozbolt; Holmstrom, Rick
Subject: RE: CU-13-00007 Larson Fruit Corrected - Notice of Application (SR-821 MP 7.68 Rt. Burbank Creek Rd - Private Rd.)

Hello Christina,

WSDOT view's seasonal farm worker housing as part of the normal operation of a farm, and it is reasonable to assume the average weekday trip ends would be reduced on the Burbank Creek Rd.

I went ahead and looked at the collision data for Burbank Creek Rd. and there have been no collision at the intersection

Thanks

Mark Kaiser
WSDOT - Planning Office
Phone: 509-577-1668

From: Christina Wollman [<mailto:christina.wollman@co.kittitas.wa.us>]
Sent: Wednesday, December 11, 2013 8:30 AM
To: Holmstrom, Rick; Kaiser, Mark
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)'; Candace 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

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

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

450140\

KITTITAS COUNTY AUDITOR
FRED ROBERT OF:

Burbank Creek Partnership
'81 MAR 6 PM 2:10

ACCESS AND UTILITIES EASEMENTS

BURBANK CREEK PROJECT

THIS AGREEMENT made this 5th day of March, 1981, by and between EMILE L. ROBERT, JR. and VICTOR E. ROBERT, "First Parties", and BURBANK CREEK LIMITED PARTNERSHIP, "Second Party":

W I T N E S S E T H:

WHEREAS, First and Second Parties are the owners of property within Sections 15, 21, 22, 23 and 26, Township 15 North, Range 19 E.W.M., in Kittitas County, Washington; and,

WHEREAS the parties have developed access and utilities easements over and across strips of land sixty (60) feet in width for the benefit of the First and Second Parties and their assigns; and

WHEREAS, the First and Second Parties wish to enter into and execute the within Easement Agreement for the protection of said parties and for the protection of those who have purchased from them or who will in the future purchase from them.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, it is hereby agreed as follows:

1. First and Second Parties do hereby give, grant and convey to themselves and to those parties who have purchased tracts within the Burbank Creek Project or over and through which the existing roadways pass, an access and utility easement sixty (60) feet in width as described and set forth in the roadway grid attached hereto and marked Exhibit "A" and more fully described in Exhibit "B" which contains the legal description for roads A, B, C, D, E, F, H, I, J and K.

2. It is specifically understood that the Access and Utility Easements set forth in the road grid attached as Exhibit "A" and described in Exhibit "B" shall comprise an easement over and across a strip of land sixty (60) feet in width, being thirty (30) feet on both sides of the described centerlines.

EXECUTED on the day and year first above written.

SECOND PARTY:

BURBANK CREEK LIMITED PARTNERSHIP:

FIRST PARTIES:

Emile L. Robert Jr.
EMILE L. ROBERT, JR.

Victor E. Robert
VICTOR E. ROBERT

By: [Signature]
General Partner

Access & Utilities Easement

LAW OFFICES OF
DOUGLAS A. WILSON
AND
GERALD L. MIKESSELL
SUITE 5 YACOMA LEGAL CENTER
308 EAST "D" STREET
YACOMA, WASHINGTON 98901
(509) 248-4423

145 PAGE 173

OFFICIAL RECORDS

Amendment Vol. 176 pg. 423, 424

EXHIBIT "B"

BURBANK CREEK PROJECT

The following are the legal descriptions of the roadways within the Burbank Creek Project, within Sections 15, 21, 22, 23, and 26, Township 15 North, Range 19 East of the Willamette Meridian, Kittitas County, Washington.

Access and utility easements over and across strips of land 60.00 feet in width, being 30.00 feet on both sides of the following described centerlines:

ROAD "A"

Beginning at the Northwest corner of Section 22, Township 15 North; Range 19 East; W.M.; thence South 0°03' East along the West line of said Section 2640.80 feet to the West Quarter corner of said Section 22; thence South 23°41'41" West 1973.05 feet to the Easterly right of way line of the State Highway and the true point of beginning; thence South 70°57'21" East 314.22 feet; thence North 85°21'14" East 234.40 feet; thence North 35°02'17" East 156.44 feet; thence North 69°50'13" East 1053.70 feet; thence along the arc of a curve to the right, having a central angle of 24°26'13", a radius of 1154.51 feet and a chord bearing and distance North 82°03'07" East 488.80 feet; thence South 85°43'34" East 589.67 feet; thence North 64°35'27" East 853.56 feet; thence along the arc of a curve to the right, having a central angle of 39°07'28", a radius of 281.42 feet and a chord bearing and distance of North 84°09'12" East 188.46 feet; thence South 76°17'05" East 454.21 feet; thence South 61°46'15" East 690.00 feet; thence South 62°15'54" East 817.29 feet; thence South 55°02'45" East 782.67 feet; thence South 62°09'05" East 1513.15 feet; thence South 35°42'09" East 682.65 feet; thence South 48°12'00" East 1035.67 feet; thence South 50°42'29" East 213.76 feet to the East line of the West Half of Section 26, Township 15 North; Range 19 East; W.M. and the terminus of said ROAD "A".

VOL 145 PAGE 176

(Ret.) KCTC

467244

1/50

KITTITAS COUNTY AUDITOR
FILED FOR RECORDED OF: KCTC
1983 JAN 25 PM 4 54

AMENDMENT TO ACCESS AND UTILITIES EASEMENTS

BURBANK CREEK PROJECT

1. PARTIES:

- 1.1 EMILE L. ROBERT, JR., as his separate estate, and VICTOR E. ROBERT and MARTHA H. ROBERT, husband and wife, ("Robert" herein);
- 1.2 BURBANK CREEK LIMITED PARTNERSHIP, a Washington Limited Partnership, ("Partnership" herein).

2. RECITALS:

- 2.1 On March 5, 1981, Robert and Partnership executed a document entitled "Access and Utilities Easements - Burbank Creek Project", recorded March 6, 1981, under Kittitas County Auditor's File No. 450140.
- 2.2 The purpose of the document was to provide for access and utilities easements over and across strips of land.
- 2.3 It is necessary to amend said document of March 5, 1981, to correct the incorrect legal descriptions describing the location of said easements, and for valuable consideration, receipt of which is acknowledged, the parties agree as follows:

3. AMENDMENT:

Road "A" of said document dated March 5, 1981, is hereby amended to read as follows:

650
44114

-1- AMENDMENT TO ACCESS AND UTILITIES EASEMENTS
BURBANK CREEK PROJECT

LAW OFFICES OF
PETERA SCHWALZ, LEADON & FOWLER, P.S.
P. O. BOX 156
SELAH, WASHINGTON 99482
(509) 728-1201

176-423

OFFICIAL RECORDS

Beginning at the Northwest corner of Section 22, Township 15 North, Range 19 East, W.M.; thence South 0°03' East along the West line of said Section 2640.80 feet to the West quarter corner of said Section 22; thence South 23°41'41" West 1973.05 feet to the Easterly right of way line of the State Highway and the true point of beginning; thence South 70°57'21" East 314.22 feet; thence North 85°21'14" East 234.40 feet; thence North 35°02'17" East 156.44 feet; thence North 69°50'13" East 1053.70 feet; thence along the arc of a curve to the right, having a central angle of 24°50'47", a radius of 1154.51 feet and a chord bearing and distance of North 82°15'36" East 496.74 feet; thence South 85°19'00" East 589.78 feet; thence North 65°00'01" East 853.56 feet; thence along the arc of a curve to the right, having a central angle of 39°07'30", a radius of 281.42 feet and a chord bearing and distance of North 84°33'46" East 188.46 feet; thence South 75°52'31" East 454.21 feet; thence South 61°21'41" East 690.08 feet; thence South 62°51'20" East 817.29 feet; thence South 54°38'11" East 782.67 feet; thence South 61°44'31" East 1513.15 feet; thence South 35°17'35" East 682.65 feet; thence South 47°23'30" East 1008.62 feet; thence South 40°49'07" East 312.12 feet; thence South 64°15'00" East 242.00 feet; thence South 57°10'00" East 130.00 feet; thence South 49°47'00" East 125.00 feet; thence South 33°05'00" East 145.00 feet; thence South 14°57'00" East 315.00 feet; thence South 40°58'00" East 147.00 feet; thence South 68°12'00" East 287.00 feet; thence South 75°06'00" East 727.00 feet; thence North 83°27'00" East 561.00 feet; thence South 71°26'00" East 177.00 feet; thence South 65°27'00" East 302.84 feet to the East line of Section 26, Township 15 North, Range 19 East, W.M. and the terminus of said easement, said point being South 0°39'30" East as measured along the East line of said Section 440.87 feet from the East quarter corner of Section 26.

All remaining terms and conditions of said Access and Utilities Easements document dated March 5, 1981, shall remain unaltered.

DATED this 9th day of November, 1982.

BURBANK CREEK LIMITED PARTNERSHIP,
A Washington Limited Partnership

By Roy A. Sample
Roy A. Sample, General Partner

Emile L. Robert, Jr.
Emile L. Robert, Jr.

Victor E. Robert
Victor E. Robert

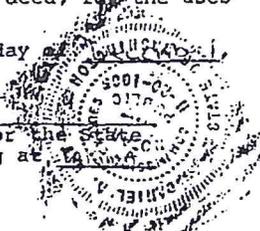
Martha H. Robert
Martha H. Robert

STATE OF WASHINGTON)
) ss.
County of Yakima)

This is to certify that on this day personally appeared before me, ROY A. SAMPLE, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10 day of October, 1982.

[Signature]
NOTARY PUBLIC in and for the State
of Washington, residing at Yakima



STATE OF WASHINGTON)
) ss.
County of Yakima)

This is to certify that on this day personally appeared before me, EMILE L. ROBERT, JR., to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20 day of November, 1982.

[Signature]
NOTARY PUBLIC in and for the State
of Washington, residing at Yakima



STATE OF WASHINGTON)
) ss.
County of Yakima)

This is to certify that on this day personally appeared before me, VICTOR E. ROBERT and MARTHA H. ROBERT, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31st day of December, 1982.

[Signature]
NOTARY PUBLIC in and for the State
of Washington, residing at Yakima

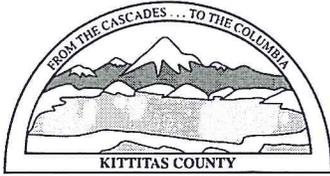


-3- AMENDMENT TO ACCESS AND UTILITIES EASEMENTS
BURBANK CREEK PROJECT

LAW OFFICES OF
PETERS, SCHWALZ, LEADON & FOWLER, P.S.
P O BOX 138
SELAH, WASHINGTON 99424
897-7321

OFFICIAL RECORDS

vl 176-425



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

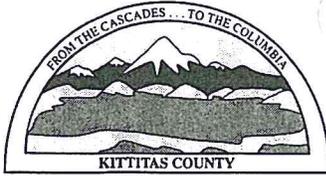
MEMORANDUM

TO: Lindsey Ozbolt, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: December 12, 2013
SUBJECT: Larson Orchards CU-13-00007



Kittitas County Public Works has reviewed the application for farmworker housing. The applicant has stated that this housing will reduce the traffic impacts by reducing the number of vehicle trips coming to the site. Instead of transporting workers to the site daily, workers will be living on site and will not need to commute. A Determination of Transportation Concurrency has been issued and no adverse impact to the transportation system is expected.

The applicant should be aware that each structure will require an address, which can be obtained through application to the Public Works Department.



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

DETERMINATION OF CONCURRENCY FINDING



Project: TC-13-00013 Larson Orchards CU-13-00007

Description: Farmworker housing.

Proponent: Larson Orchards
PO Box 70
Selah, WA 98942

Landowner: Larson Orchards, Inc
PO Box 70
Selah, WA 98942

Location: The project is located on Burbank Creek Road, Selah, WA, in a portion of Section 22, T15N, R19E, WM in Kittitas County. Assessor's map number: 15-19-22000-0044.

Serving Roadway: SR 821

Capacity Allocation: No allocation required.

Kittitas County Department of Public Works has determined there will not be a significant impact to the County roads serving this project and there is sufficient capacity on the serving roadways for the additional traffic to be generated by this project. No mitigation will be required. This decision was made after review of the completed transportation concurrency management application which is on file with Public Works. This information is available to the public on request.

This concurrency finding is issued under KCC 12.10. This determination may be appealed within 15 days of this notification to the Road Variance Committee. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

Signed: *Cubberman*

Date: 12-12-13



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

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

Office (509) 962-7657 Fax (509) 962-7682

December 9, 2013

Lindsey Ozbolt
Staff Planner
Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926



Re: Larson Fruit (CU-13-00007)

Dear Ms. Ozbolt:

Upon review of the above mentioned land use action, I have the following comments/requirements;

- A turn-around shall be provided for fire department access.
- A County approved blue reflective address marker shall be posted and maintained at the driveway to the structures and on each structure. The individual structures shall be assigned a number or letter by the project manager for emergency purposes, i.e Building 1, Building A, etc.
- The buildings may be no closer than 10' from each other.
- Submittal of a WUI application is required for this property as it is located outside of a fire district.
- Fire extinguishers shall be located appropriately. I can assist with this prior to occupancy.
- A fire and life safety inspection shall be conducted prior to occupancy.
- All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the most current version of the International Fire & Building Codes.

Any questions or concerns regarding fire service features may be directed to the Kittitas County Fire Marshal's Office at (509) 962-7000.

Sincerely,

Brenda Larsen
Fire Marshal

Lindsey Ozbolt

From: Brenda Larsen
Sent: Tuesday, December 10, 2013 8:53 AM
To: Lindsey Ozbolt
Subject: Larson Fruit CU-13-00007
Attachments: Larson Fruit.doc

Follow Up Flag: Follow up
Flag Status: Completed

Good morning, Lindsey! Please find the comments for the Larson Fruit CUP attached!

I hope you have a great day!!

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

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

From: Lindsey Ozbolt
Sent: Thursday, December 05, 2013 10:47 AM
To: 'Mau, Russell E (DOH)'; Jeff Watson
Cc: Holly Duncan
Subject: RE: CU-13-00007 Larson Fruit Corrected - Notice of Application

Thank you Russell,
Your comments have been received.

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: Mau, Russell E (DOH) [<mailto:Russell.Mau@DOH.WA.GOV>]
Sent: Thursday, December 05, 2013 10:45 AM
To: Jeff Watson; Lindsey Ozbolt
Cc: Holly Duncan
Subject: RE: CU-13-00007 Larson Fruit Corrected - Notice of Application

All:

I received an email alert that the email, below, may not have reached everyone, so I am resending.

PLEASE SEE BELOW!

Thanks,

Russell E. Mau, Ph.D., P.E.
Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington
Visit our web site at www.doh.wa.gov/ehp/dw

From: Mau, Russell E (DOH)
Sent: Thursday, December 05, 2013 10:37 AM
To: 'Jeff Watson'; 'Dan Valoff'
Cc: Holly Duncan (holly.duncan@co.kittitas.wa.us)
Subject: RE: CU-13-00007 Larson Fruit Corrected - Notice of Application

Hello:

Department of Health, Office of Drinking Water requires an approved water system for this application.

Thanks,

Russell E. Mau, Ph.D., P.E.

Regional Engineer

Department of Health, Office of Drinking Water

16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216

Desk: 509-329-2116

Fax: 509-329-2104

Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

From: Lindsey Ozbolt [<mailto:lindsey.ozbolt@co.kittitas.wa.us>]

Sent: Thursday, December 05, 2013 9:24 AM

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'; Rivard, James (DOHi); Erin Moore; 'Allison Kimball (brooksideconsulting@gmail.com)'; '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); 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.

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

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.

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

Fax(509) 925-5696

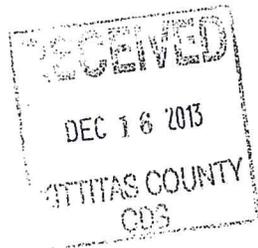
Advertising Memo Bill

Memo Bill Period 12/2013		Advertiser/Client Name KC COMMUNITY DEVELOPMENT SERVI	
23 Total Amount Due 143.28		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 12/09/13	6 Billed Account Number 84329 DANIE.	7 Advertiser/Client Number 84329

8 Billed Account Name and Address KC COMMUNITY DEVELOPMENT SERVI 411 N. RUBY ST, SUITE 2 ELLENSBURG WA 98926		Amount Paid: Comments: Ad #: 1014118
--	--	--

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
12/06/13	1014118 LEG2	N/APP CU-13-00007 CONDITIONAL USE PERMIT 12/06 IN DR	2X 8.33 16.66	1 8.60	143.28	143.28



Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 143.28
------------------------------------	---------------------	-----------------	----------------------	-------------------	--------------------------------

DAILY RECORD/KITTITAS PUB
 (509) 925-1414

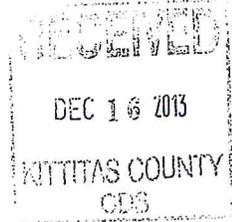
* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 1014118	25 Billing Period 12/2013	6 Billed Account Number 84329	7 Advertiser/Client Number 84329	2 Advertiser/Client Name KC COMMUNITY DEVELOPMEN
------------------------	-------------------------------	-----------------------------------	--------------------------------------	--

16

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Pam Shuart being first duly sworn on oath, deposes and says: That she is the Advertising Manager of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of



KC COMMUNITY DEVELOPMENT SERVICES

N/APP CU-13-00007

is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

12/06/2013

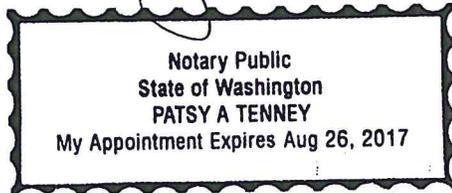
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$143.28 the rate of \$8.6 per column inch for each insertion.

Pam Shuart

Subscribed to me this 9th day of December in the year of 2013

Patsy A Tenney

PATSY A TENNEY
Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



**CONDITIONAL USE PERMIT
NOTICE OF APPLICATION**

Notice of Application: Wednesday, December 4, 2013
Corrected Notice of Application: Thursday, December 5, 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 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 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

Publish Daily Record: December 6, 2013

Miscellaneous 

5 WALKERS
FOR SALE or MAKE OFFER
Pink, Blue, Silver, Gold
and 1 Black Nova Wheelchair
GREAT CONDITION
Please call 509-933-3373

FOR SALE
Nealy new Cedar Sauna
Paid \$4,000.00
Sacrifice for \$750.00.
Easy to assemble!
Call 509-929-5235

Small beaded crystal chandelier, excellent for dining room or hallway. Like new condition.
509-952-4124

Dogs & Pets 



Mini Schnauzer Male Puppy For Sale
10 weeks old, lots of personality. \$275.
Call 509-962-2113
(leave message)

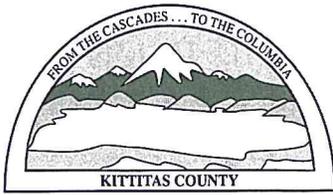
People Who Give Away Pets are urged to be selective about prospective owners. The Animal Shelter recommends a person visit to the pet's new home and telephone follow ups.

**[ADVERTISE]
IN MORE WAYS**

dailyrecordnews.com

DIRECTORY OF Service

\$146.30 PER MONTH • 1 COL. X 3" • 13 WEEK



KITITITAS 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

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

15

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

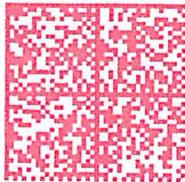


[Handwritten signature]

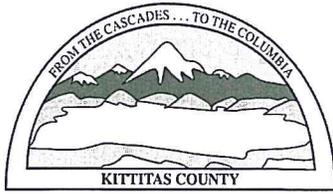
CLEMENSON, WINFRED G ETUX
1331 ROZA VIEW DR
YAKIMA WA 98901

9892663002

NIXIE 992 DE 2009 0012/07/13
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 9892663002 *1559-00438-04-35



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



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

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

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



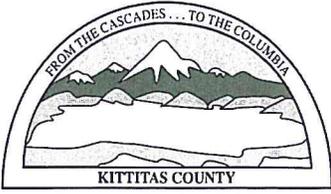
SCHRIER, JOHN A. ETUX
351 BURBANK CR RD
YAKIMA WA 98901

9892606300
9890139389 PO



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
5119 CRESTFIELD RD
YAKIMA WA 98903-2400
RETURN TO SENDER



KITTTAS 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

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

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

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 (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

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.

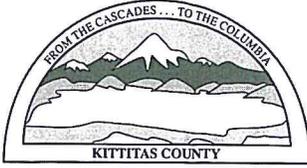
Kittitas County has received a land use application CU-13-00007 Larson Fruit Co. Please see the attached Notice of Application. Agencies within the county network may review the application master file via the T-drive. Agencies outside of the county network may view the related documentation by following 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

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



KIT TITAS 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 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:

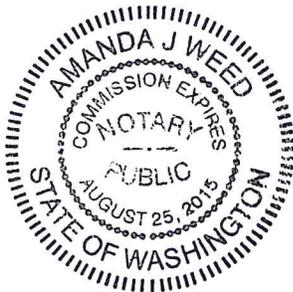
- Corrected Notice of Application Larson Fruit Co. Conditional Use Permit (CU-13-00007)

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.

Signature

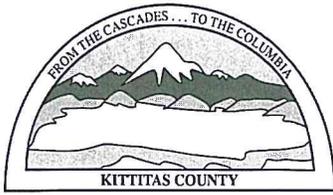
Lindsey Ozbolt
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 5th day of December 2013.



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

My appointment expires: August 25, 2015



KITITITAS 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.

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

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	SMTWTF5
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**

Notice of Application: Wednesday, December 4, 2013
Corrected Notice of Application: Thursday, December 5, 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 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 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

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	SMTWTF
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.

Lindsey Orbolt
Name (print or type)

Lindsey M Stewart
Name (signature)

(CONTINUED ON NEXT PAGE)

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

Lindsey

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 08:25 by dde18

Acct #: 84329

Ad #: 1014118

Status: N

**CONDITIONAL USE PERMIT
NOTICE OF APPLICATION**

Notice of Application: Wednesday, December 4, 2013
Corrected Notice of Application: Thursday, December 5, 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 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~~ *Friday*, December ~~10~~ *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 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

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

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)'; 'CROSEPCOORDINATOR@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 lammarino; 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@larsenfruit.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

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>, "CROSEPA COORDINATOR@ECY.WA.GOV" <CROSEPA COORDINATOR@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=KITTTITAS_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=KITTTITAS_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=KITTTITAS_OU=COURTHSE_cn=Recipients_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us>, 'J Markell' <IMCEAEX-_O=KITTTITAS_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

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
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; Rivard, James (DOHi); Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); 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); 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

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

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

Kittitas County Fire Marshal
brenda.larsen@co.kittitas.wa.us
bill.steele@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Code Enforcement
lisa.iammarino@co.kittitas.wa.us

Kittitas County Environmental Health
joe.gilbert@co.kittitas.wa.us
erin.moore@co.kittitas.wa.us
holly.duncan@co.kittitas.wa.us

Kittitas County Solid Waste Programs
lisa.lawrence@co.kittitas.wa.us
patti.johnson@co.kittitas.wa.us

Kittitas County Public Works
christina.wollman@co.kittitas.wa.us
candie.leader@co.kittitas.wa.us

Yakama Nation
jessica@yakama.com
jmarvin@yakama.com
johnson@yakama.com
enviroreview@yakama.com

Department of Ecology
separegister@ecy.wa.gov
crosepacoordinator@ecy.wa.gov

WA Dept. Fish and Wildlife
Brent.Renfrow@dfw.wa.gov
Mark.Teske@dfw.wa.gov

Washington State DAHP
Gretchen.Kaehler@DAHP.wa.gov

James E Brooks Library
jorgenja@cwu.edu
nelmsk@cwu.edu

Kittitas County Building Dept.
Mike.flory@co.kittitas.wa.us
Lou.whitford@co.kittitas.wa.us

WA State Department of Health
russell.mau@doh.wa.gov
tom.justus@doh.wa.gov

WA Dept. of Natural Resources
linda.hazlett@dnr.wa.gov
cindy.preston@dnr.wa.gov
rivers@dnr.wa.gov

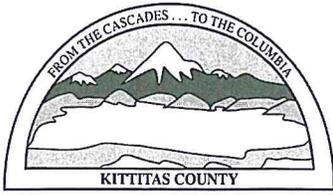
Allison Kimball
brooksideconsulting@gmail.com

Northern Kittitas County Tribune
tribune@nkctribune.com

Daily Record
jmarkell@kvnews.com
mjohnston@kvnews.com

Army Corps of Engineers
Darren.habel@usace.army.mil

johnc@larsonfruit.com



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

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

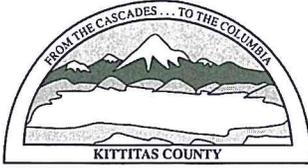
Required Studies: None.

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

12



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"

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:

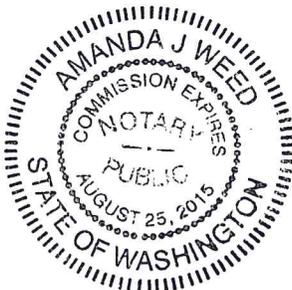
- Notice of Application Larson Fruit Co. Conditional Use Permit (CU-13-00007)

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.

 _____ 12/4/13
Signature

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

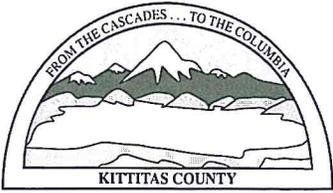
Subscribed and sworn to before me this 4th day of December 2013.



 _____

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

My appointment expires: August 25, 2015



KITTTITAS 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

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

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

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 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.

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 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

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.

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

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 lammarino; 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@nktribune.com'; James Rivard; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); 'tribune@nktribune.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@larsenfruit.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

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

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

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@larsnfruit.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; J Markell; 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

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; 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>, "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: 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=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: <C97566EEC920FD4D8A425CFC93E067035022B9EE2F@glamdring.co.kittitas.wa.us>

MIME-Version: 1.0

Kittitas County Fire Marshal
brenda.larsen@co.kittitas.wa.us
bill.steele@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Code Enforcement
lisa.iammarino@co.kittitas.wa.us

Kittitas County Environmental Health
joe.gilbert@co.kittitas.wa.us
erin.moore@co.kittitas.wa.us
holly.duncan@co.kittitas.wa.us

Kittitas County Solid Waste Programs
lisa.lawrence@co.kittitas.wa.us
patti.johnson@co.kittitas.wa.us

Kittitas County Public Works
christina.wollman@co.kittitas.wa.us
candie.leader@co.kittitas.wa.us

Yakama Nation
jessica@yakama.com
jmarvin@yakama.com
johnson@yakama.com
enviroreview@yakama.com

Department of Ecology
separegister@ecy.wa.gov
crosepacoordinator@ecy.wa.gov

WA Dept. Fish and Wildlife
Brent.Renfrow@dfw.wa.gov
Mark.Teske@dfw.wa.gov

Washington State DAHP
Gretchen.Kaehler@DAHP.wa.gov

James E Brooks Library
jorgenja@cwu.edu
nelmsk@cwu.edu

Kittitas County Building Dept.
Mike.flory@co.kittitas.wa.us
Lou.whitford@co.kittitas.wa.us

WA State Department of Health
russell.mau@doh.wa.gov
tom.justus@doh.wa.gov

WA Dept. of Natural Resources
linda.hazlett@dnr.wa.gov
cindy.preston@dnr.wa.gov
rivers@dnr.wa.gov

Allison Kimball
brooksideconsulting@gmail.com

Northern Kittitas County Tribune
tribune@nkctribune.com

Daily Record
jmarkell@kvnews.com
mjohnston@kvnews.com

Army Corps of Engineers
Darren.habel@usace.army.mil

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

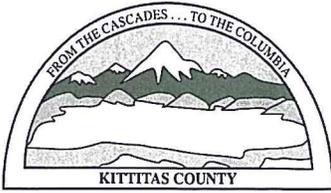
SIEBER, OTTO
1117 BOYLSTON AVE E
SEATTLE WA 98102-4302

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

[cgs@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

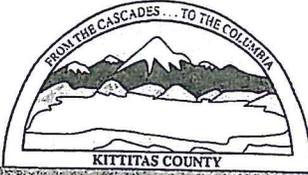
Required Studies: None.

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

10



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

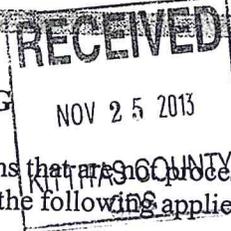
411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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.
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.

Form with fields: DATE: November 6, 2013; PLANNER: Lindsey Ozbolt

Form with fields: 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.

Signature: John M Cornell project coord; Date: 11-22-13

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



Burbank 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

From: John Cornell [mailto:Johnc@larsonfruit.com]
Sent: Tuesday, November 19, 2013 4:16 PM
To: Christina Wollman
Cc: 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

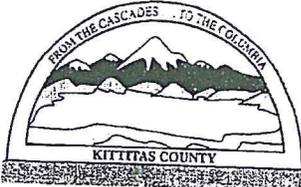
Christina,

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

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"

AFFIDAVIT OF POSTING

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

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

DATE: November 6, 2013	PLANNER: Lindsey Ozbolt

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

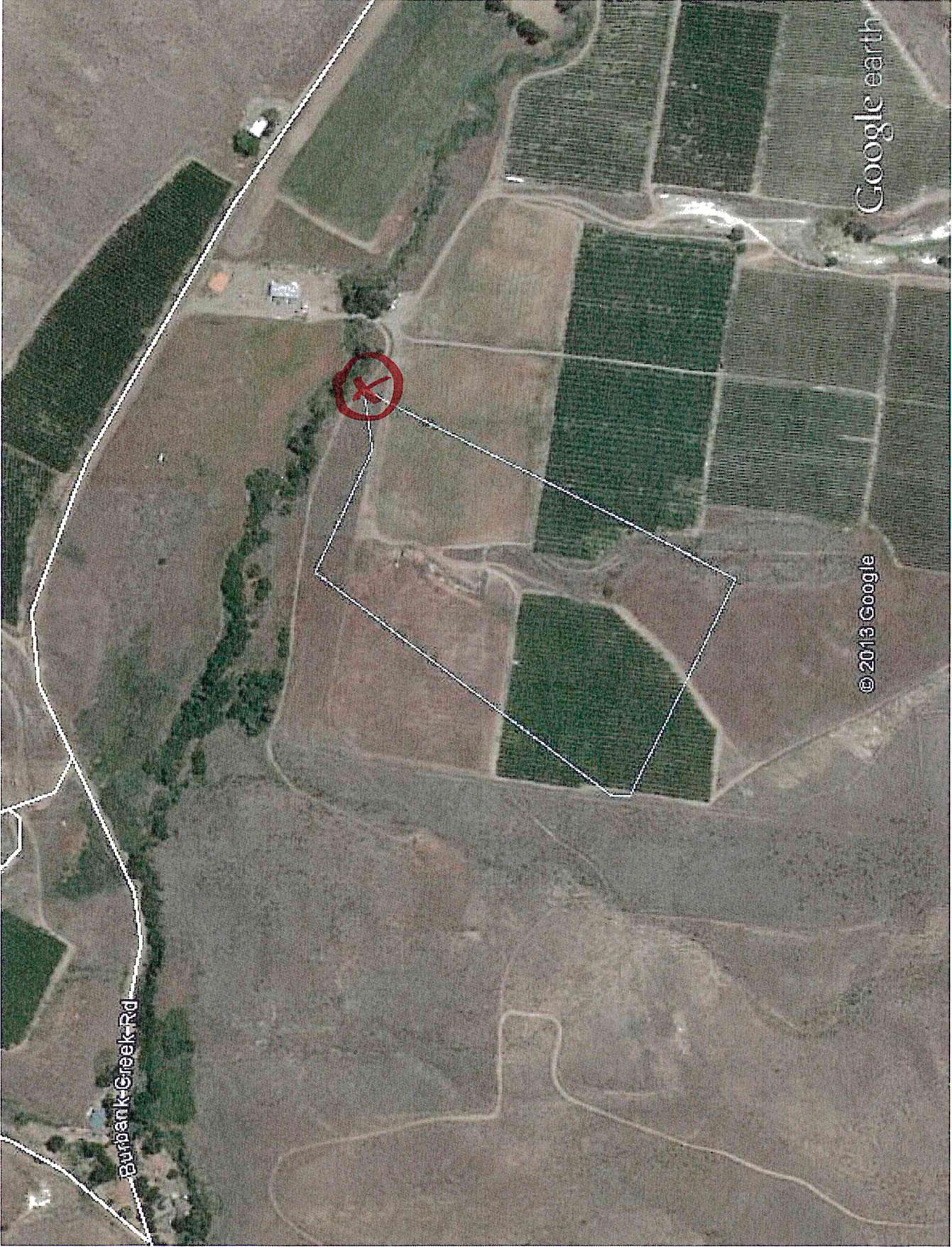
PLEASE COMPLETE THE FOLLOWING:

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 Signature project coord 11-27-13 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 _____



feet
meters

2000

800

 Post sign here





PO BOX 70

SELAH, WASHINGTON 98942

(509) 677-7200

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,

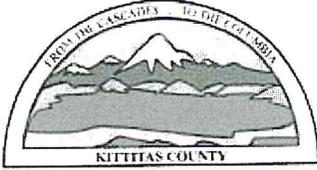
The project may be separately addressed if the County requires it, but any and all mail for that operation goes to the main office PO Box in Selah, WA.

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: 509-697-7208
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: 509-697-7208
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 Reach housing

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

Last Revised on April 9, 2013

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 max.

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

12. Narrative project description: Initially - 2 prefab, Valley Quality, 12 man self contained, state approved units w/ no 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 approx 2 acres - construction site - north end of 2nd 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 app, SEPA checklist, Fire Marshall review

Signature of Authorized Agent:
X [Signature]

Date:
11-14-13

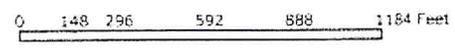
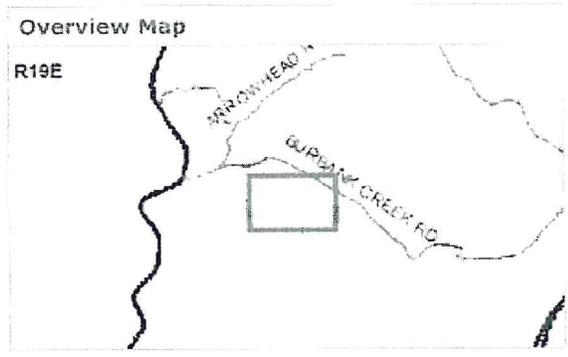
Signature of Land Owner of Record
(Required for application submittal):
X [Signature]

Date:
11/15/13

Print ▾ Maps ▾ View ▾ Search ▾ Selection ▾
Tools ▾ Help ▾

Table Of Contents

- State of WA Dept of Ecology (DOE) Upper F
 Water Budget Neutral Determination
 1 inch = 600 ft 1:7,200
 Masterson Teanaway
 Scale
 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

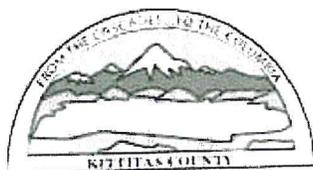
Building Permits

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	View Taxes
2012	LARSON ORCHARDS INC	10,570	82,760	26,000	119,330	0	119,330	View Taxes
2011	LARSON ORCHARDS INC	10,570	82,760	26,000	119,330	0	119,330	View Taxes
2010	LARSON ORCHARDS INC	9,100	43,630	30,840	83,570	0	83,570	View Taxes

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

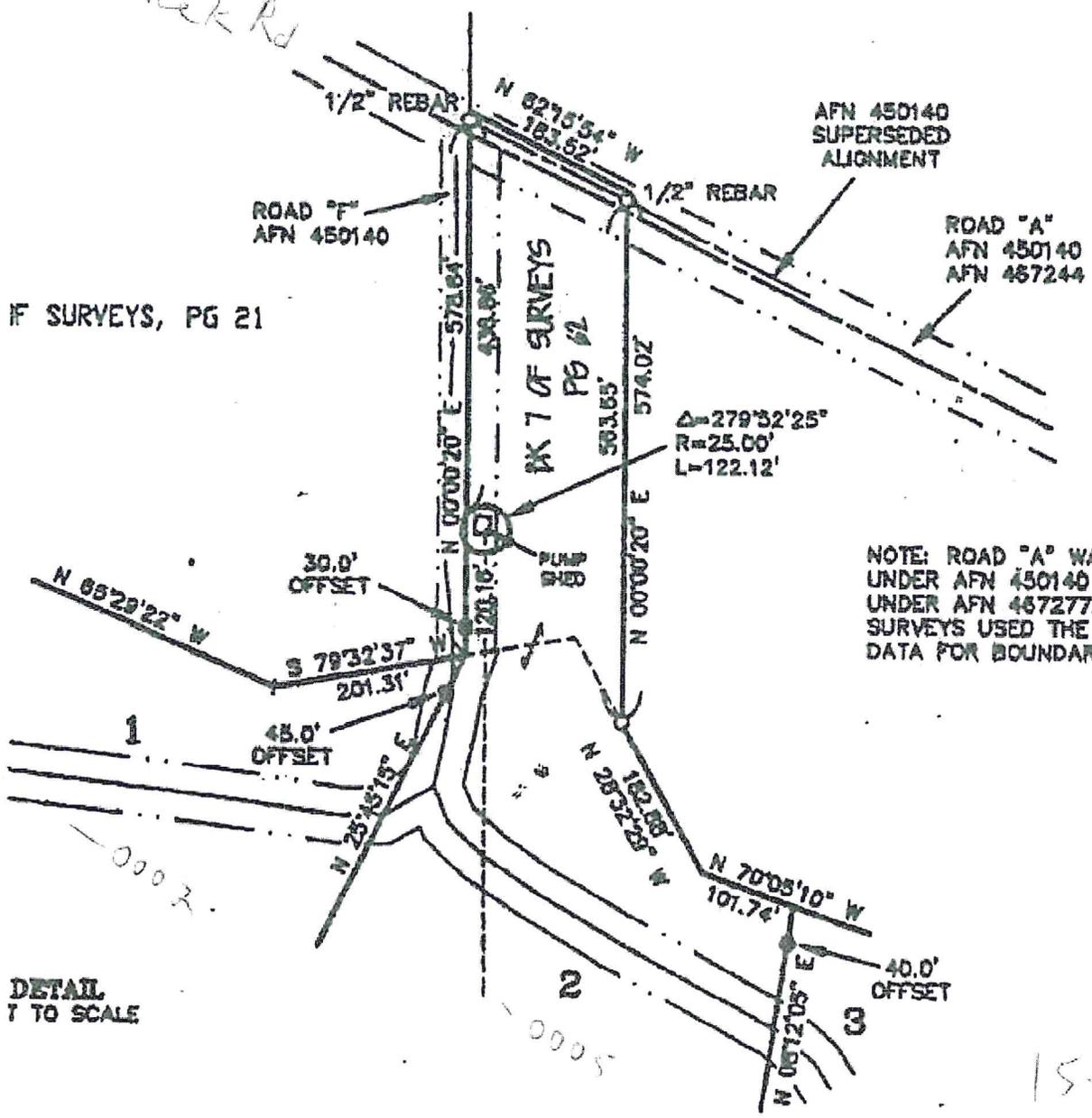
NO ACTIVE PERMITS

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	View Taxes
2012	LARSON ORCHARDS INC	7,610	4,120	28,950	40,680	0	40,680	View Taxes
2011	LARSON ORCHARDS INC	7,610	4,120	28,950	40,680	0	40,680	View Taxes
2010	LARSON ORCHARDS INC	5,900	4,620	16,000	26,520	0	26,520	View Taxes
2009	LARSON ORCHARDS INC	57,010	26,650	176,070	259,730	0	259,730	View Taxes
2008	LARSON ORCHARDS INC	57,010	26,650	176,070	259,730	0	259,730	View Taxes

Burbank Creek Rd

DK 9 OF SURVEYS
PG 24



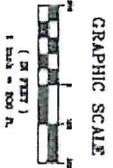
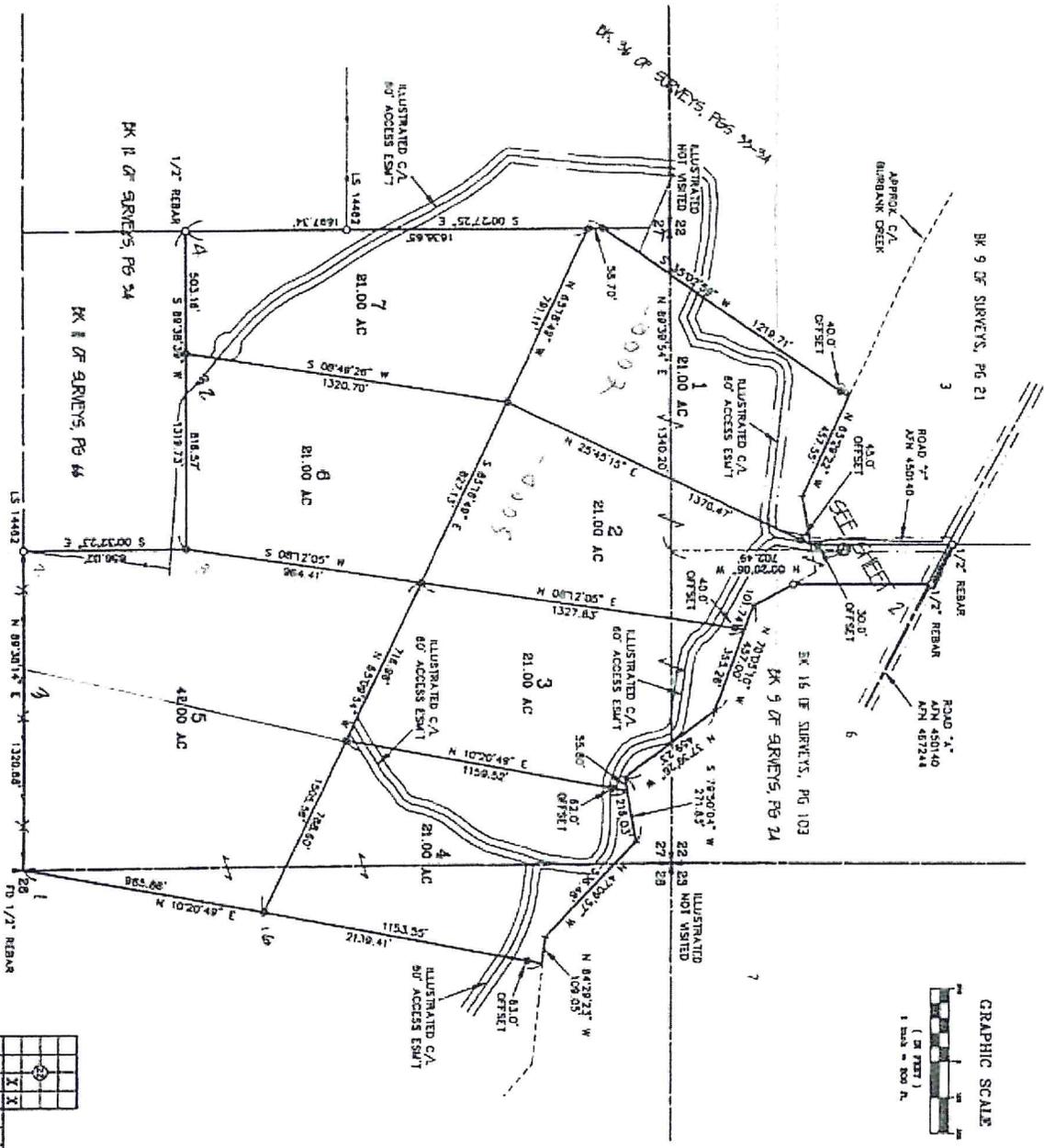
IF SURVEYS, PG 21

NOTE: ROAD "A" WAS ESTABLISHED UNDER AFN 450140 AND AMENDED UNDER AFN 467277. ADJACENT SURVEYS USED THE AFN 450140 DATA FOR BOUNDARIES.

DETAIL
1 TO SCALE

15-19-27 8

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



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

- LEGEND
- SET 5/8" REBAR W/ YELLOW CAP - CRUISE 18078
 - FOUND PAW & CAP
 - (INCH)
 - (RANDOM)

PLAT PREPARED BY: CHARLES A. CRUISE
DATE: 10/20/2004
SCALE: AS SHOWN
TOWNSHIP: 15 NORTH
RANGE: 19 EAST
SECTION: 22, 26 & 27

AUDITOR'S CERTIFICATE

Read the record data 5th day of MARCH, 2006, at 1:05 PM, in Book 26 of Surveys at page 41. This is the copy of Cruise & Associates.

FRANK V. BETTI, State Auditor
DISTRICT COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act of October 1st, 1907.

Charles A. Cruise
CHARLES A. CRUISE, JR.
Professional Land Surveyor
License No. 18078
DATE: 2-5-09



CRUISE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 958
Ebensburg, PA 16920 (800) 982-8242
LARSON ORCHARDS PROPERTY

3/26/06

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

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

From: Lindsey Ozbolt
Sent: Thursday, November 14, 2013 11:24 AM
To: John Cornell (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.

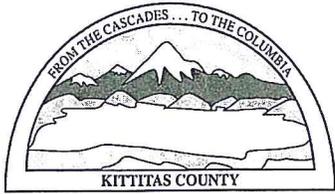
Regards,

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

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

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

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

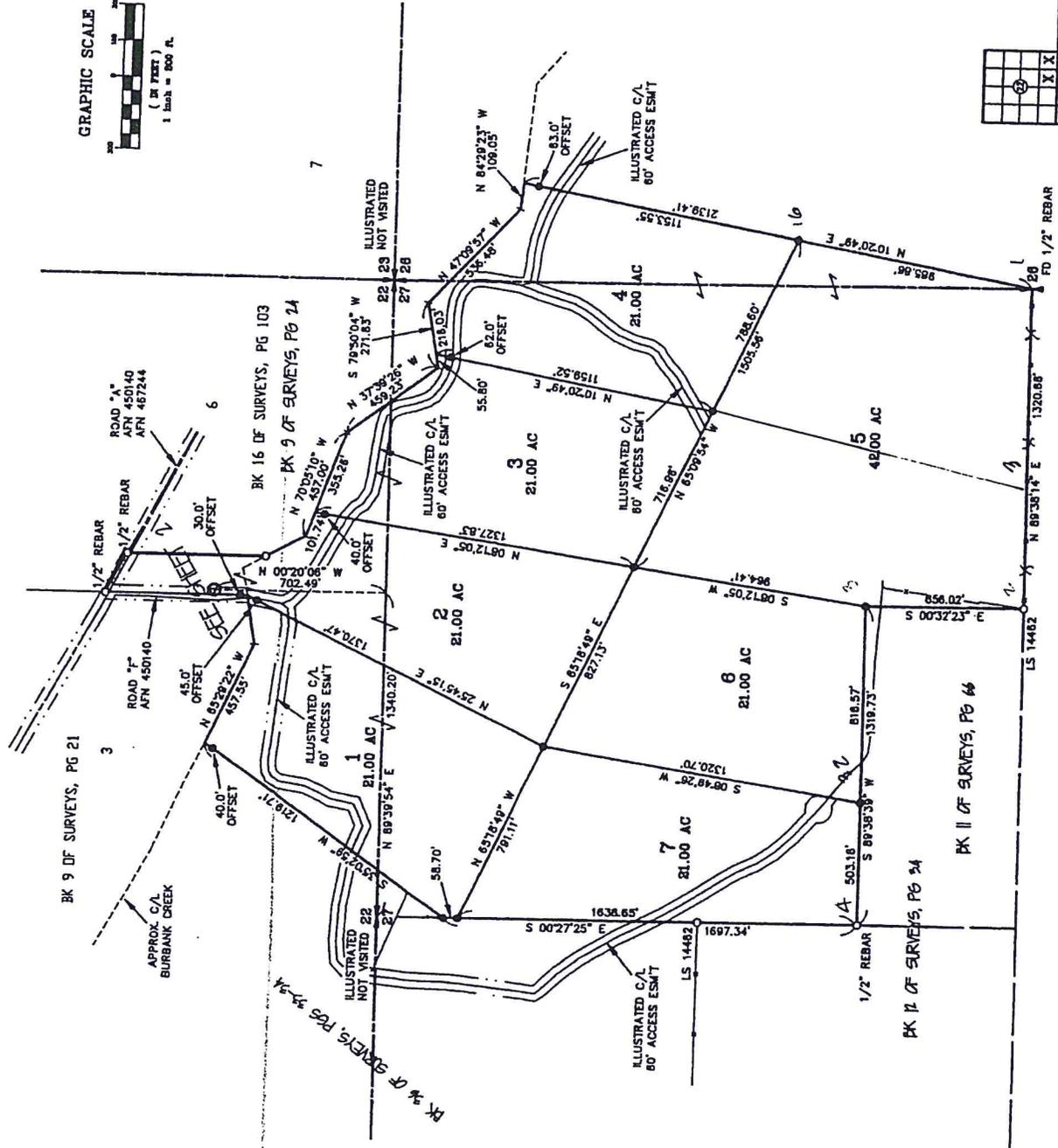
36-46

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

111,100 2500 8018111 111 VI 28 P. 48
KITTITAS COUNTY REGISTER
Map 1 of 2



- LEGEND**
- SET 5/8" REBAR W/ YELLOW CAP - CRUSE 18078
 - FOUND PIN & CAP
 - FENCE
 - EASEMENT



RECEIVED
NOV 05 2015
KITTITAS COUNTY
CDS

AUDITOR'S CERTIFICATE

Filed for record this 8TH day of MARCH,
2008, at P.O. Box 950, in Book 26 of Surveys at
page(s) 1-2 at the request of Cruse & Associates.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by
me or under my direction in compliance with
the requirements of the Surveying Act
at the request of LARSON ORCHARDS, INC.
in OCTOBER of 2008.



Charles A. Cruse, Jr.
CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078

DATE
3-5-09

CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P.O. Box 950
Ellensburg, WA 98926 (509) 982-8242
LARSON ORCHARDS PROPERTY

	X	X	X	X	
	X	X	X	X	
	X	X	X	X	
	X	X	X	X	

6

26-47

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

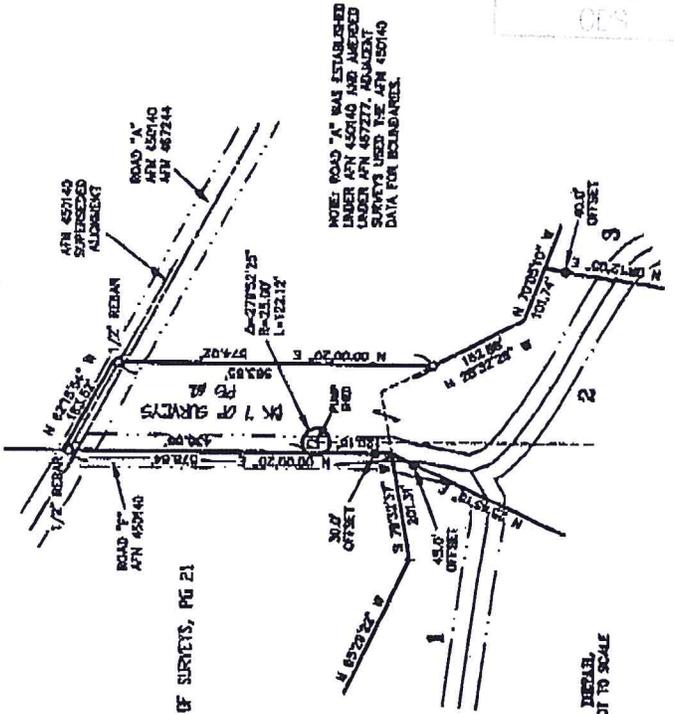
NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION AND SURVEY GRADE OPE. ACCURACY COMPLIES WITH THE REQUIREMENTS SPECIFIED IN WA 533-15-030 AND D00.
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 HEREIN.
4. THESE PARCELS ARE EXEMPT FROM THE KITTITAS COUNTY SUBDIVISION ORDINANCE UNDER CHAP. 18.04.000(1) AND (5). DATE OF APPLICATIONS 2-16-08

LEGAL DESCRIPTIONS

- ORIGINAL PARCELS - PART OF AFN 45704, SERIES 8 6571 @**
- PARCEL 1**
 PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 46-47 UNDER AUDITOR'S FILE NO. 20090304-0003, 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 46-47 UNDER AUDITOR'S FILE NO. 20090304-0003, 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 46-47 UNDER AUDITOR'S FILE NO. 20090304-0003, 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 46-47 UNDER AUDITOR'S FILE NO. 20090304-0003, 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 46-47 UNDER AUDITOR'S FILE NO. 20090304-0003, 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 46-47 UNDER AUDITOR'S FILE NO. 20090304-0003, 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 46-47 UNDER AUDITOR'S FILE NO. 20090304-0003, 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**



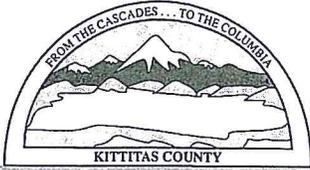
NOV 05 2013
KITTITAS COUNTY
CDS

AUDITOR'S CERTIFICATE
 Filed for record this 5TH day of MARCH, 2009, at 2:06 P.M. in Book 36 of Surveys at page(s) 46-47 of the original of Cruse & Associates.
 ERALD V. PETTIT BY *[Signature]*
 KITTITAS COUNTY AUDITOR

CRUSE & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 East Fourth Street P.O. Box 659
 Ellensburg, WA 98926 (509) 963-6266

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.

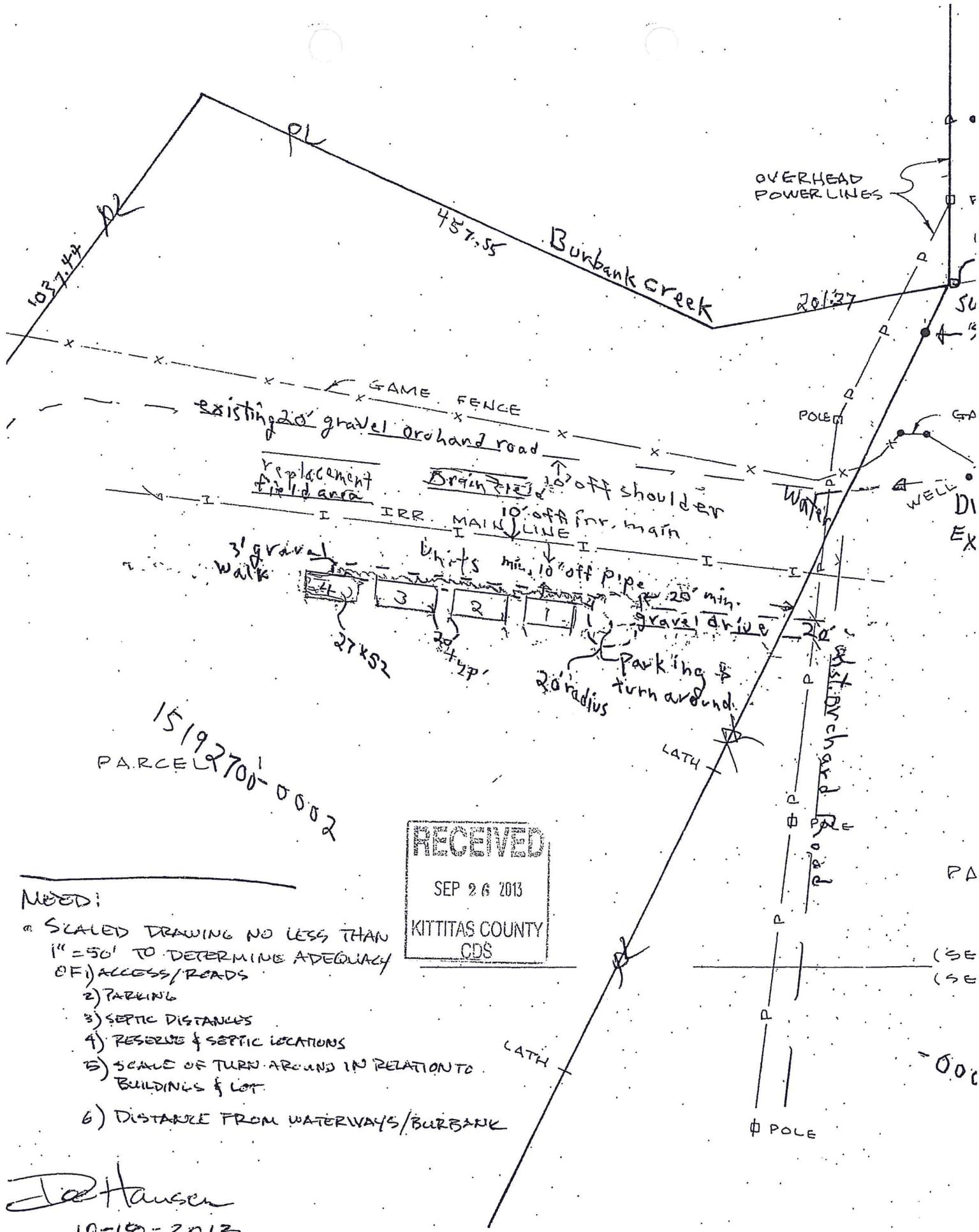
If you have any questions regarding this matter, please feel free to contact me at (509) 962-7637, or by e-mail at lindsey.ozbolt@co.kittitas.wa.us.

Sincerely,

Lindsey Ozbolt
Staff Planner

Enclosure

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



15192700-0002
PARCEL

RECEIVED
SEP 26 2013
KITITAS 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.

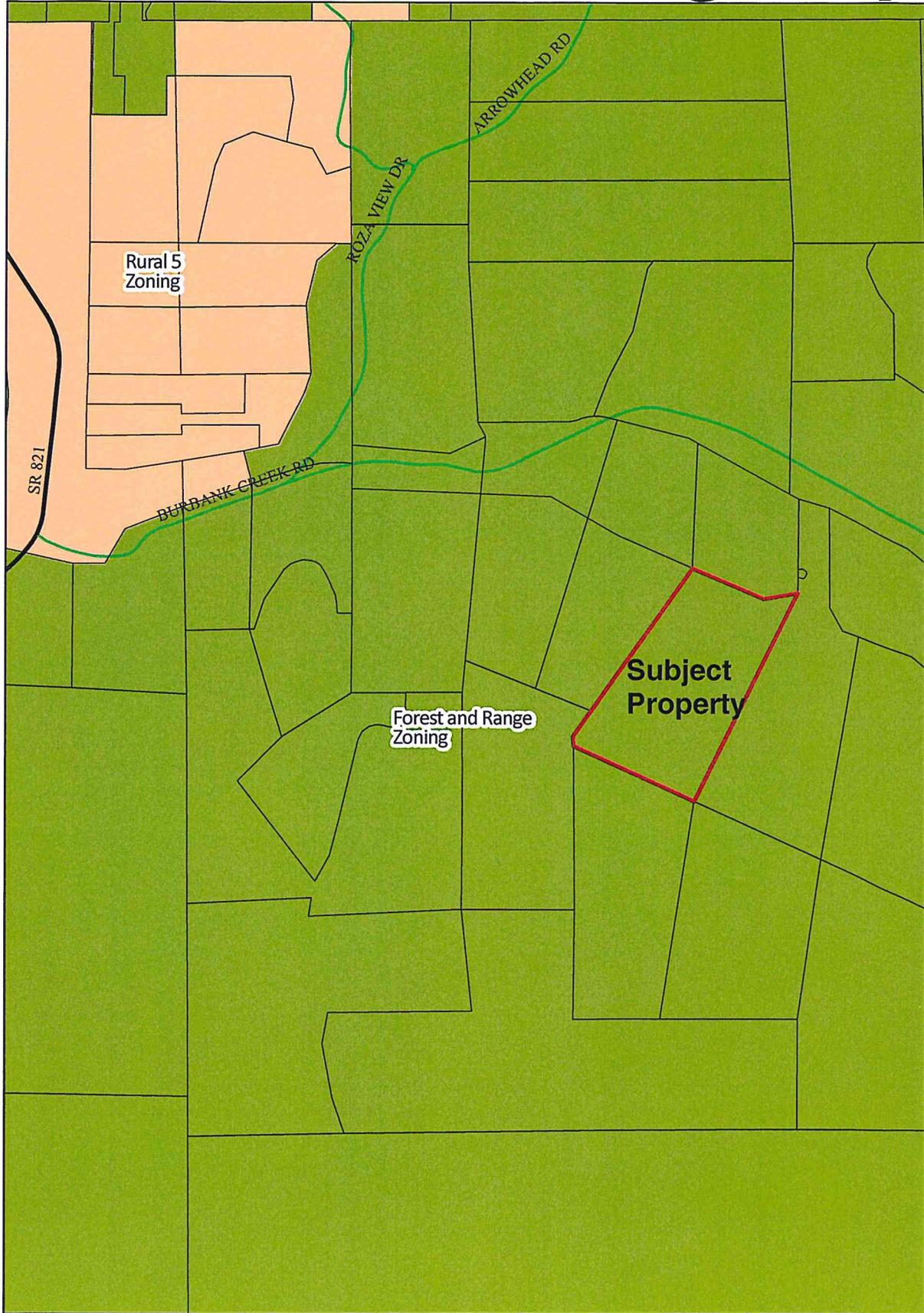
Please let me know if I can be of assistance or if you have any questions.

Regards,

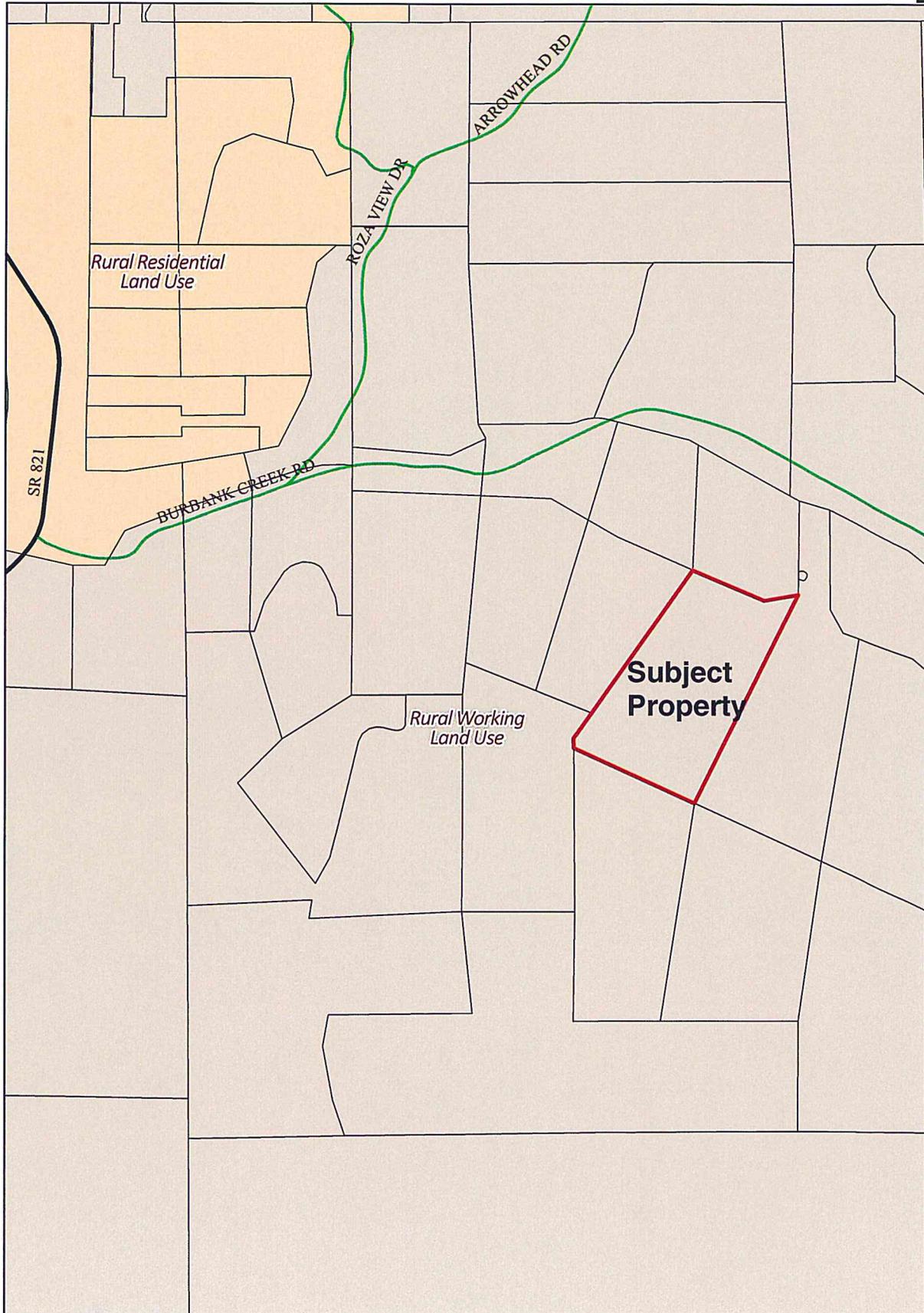
Lindsey Ozbolt
Staff Planner

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

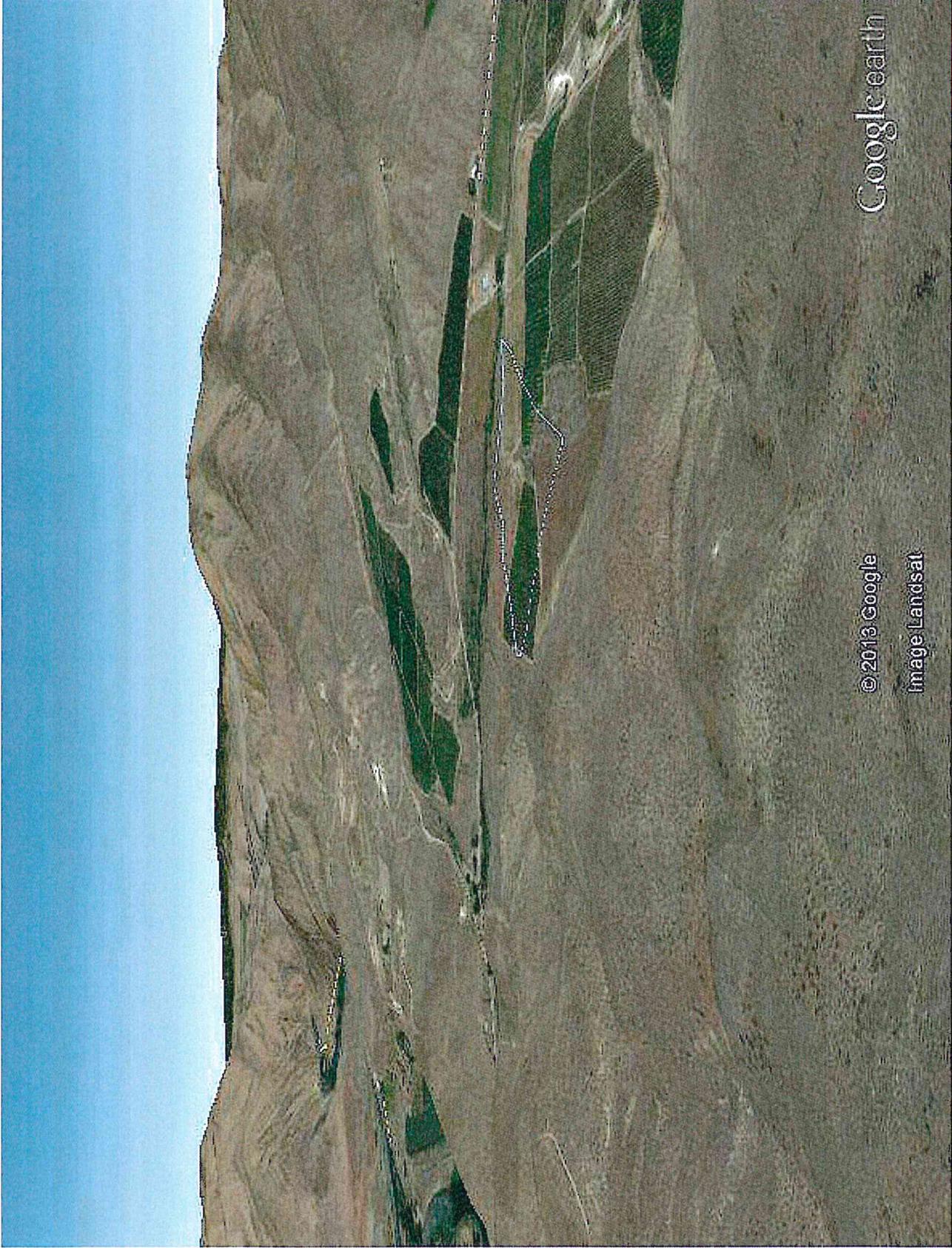
Zoning Map



Land Use Map







Google earth

© 2013 Google

Image Landsat

Google earth

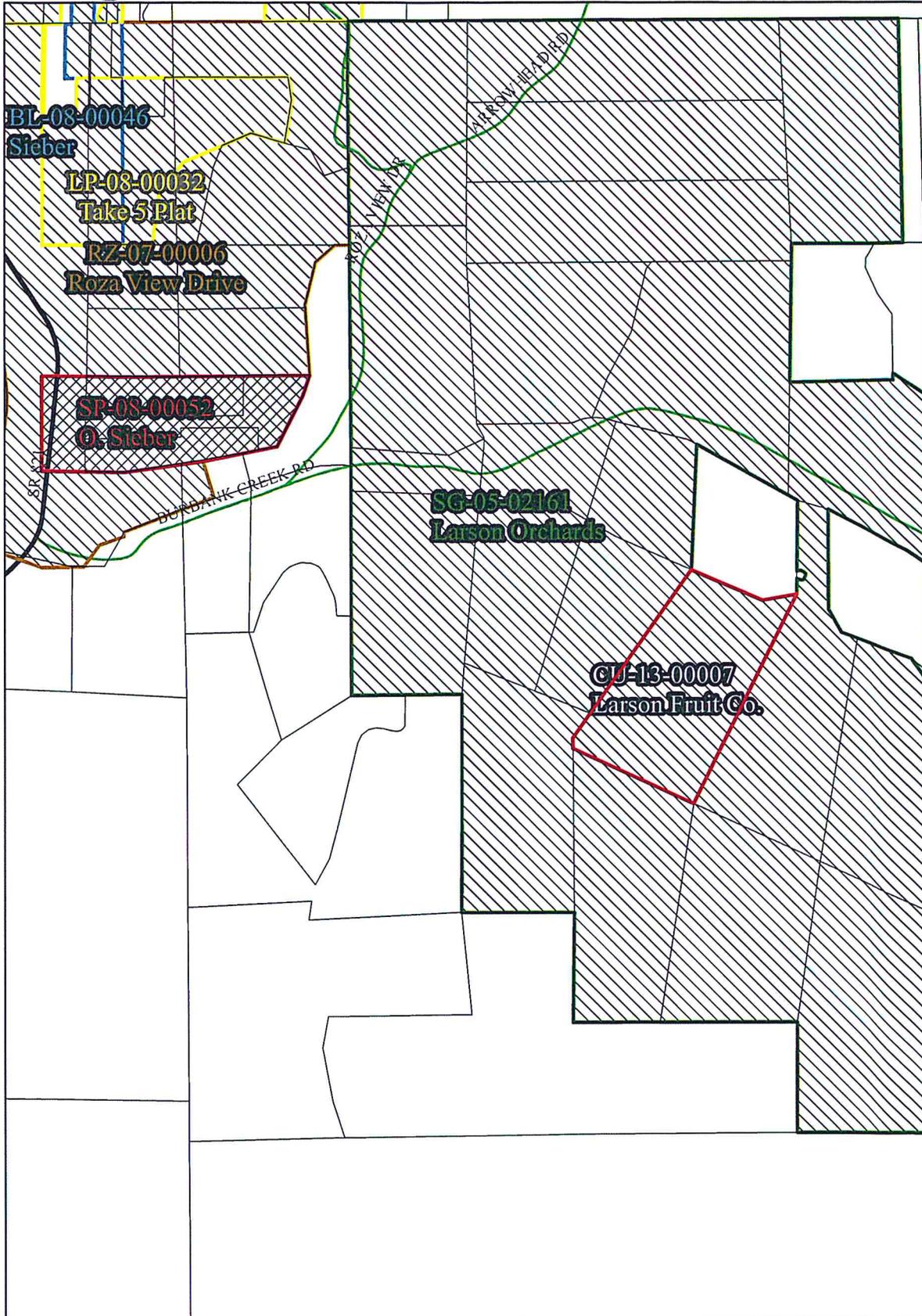
feet
meters

100

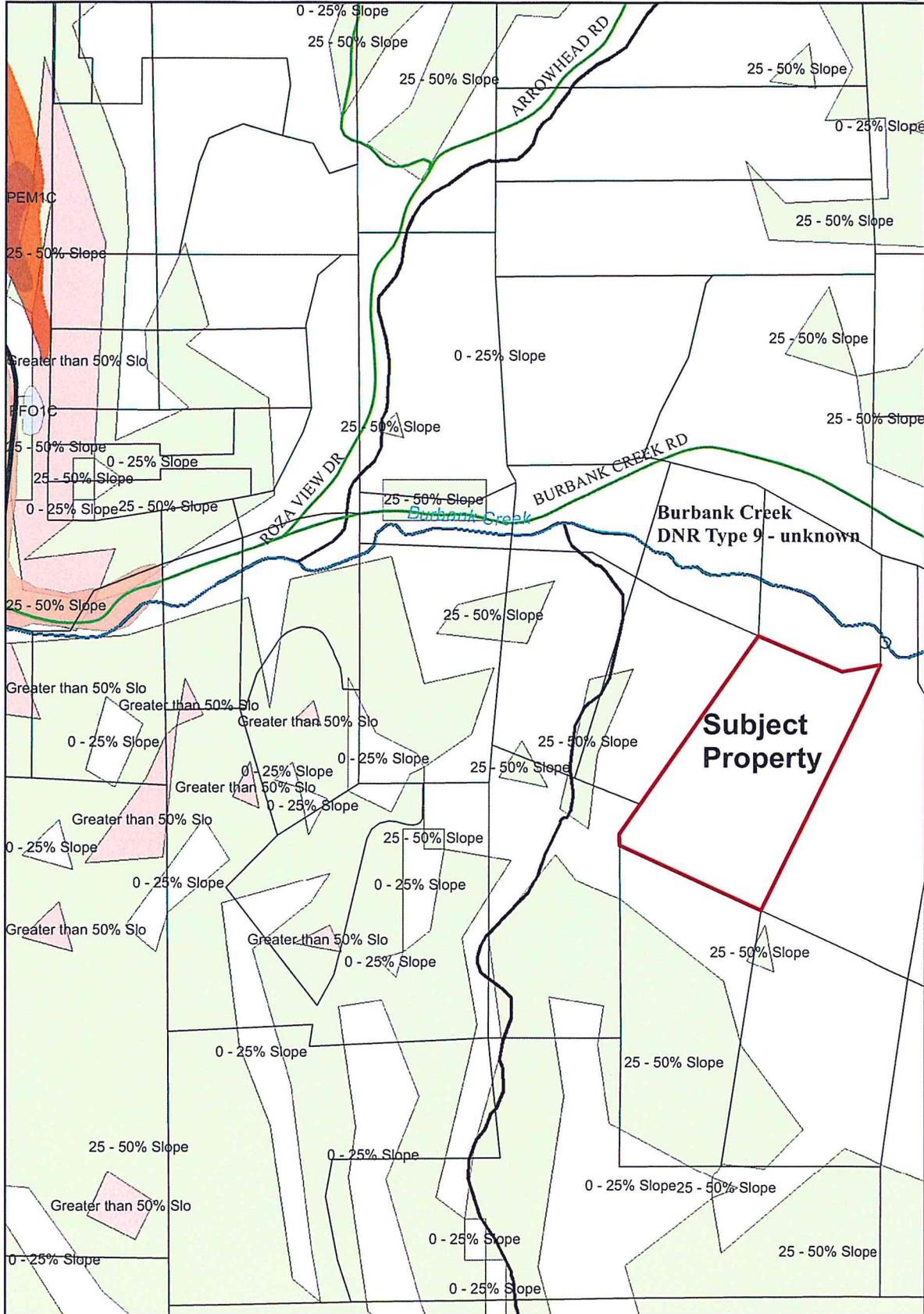
600



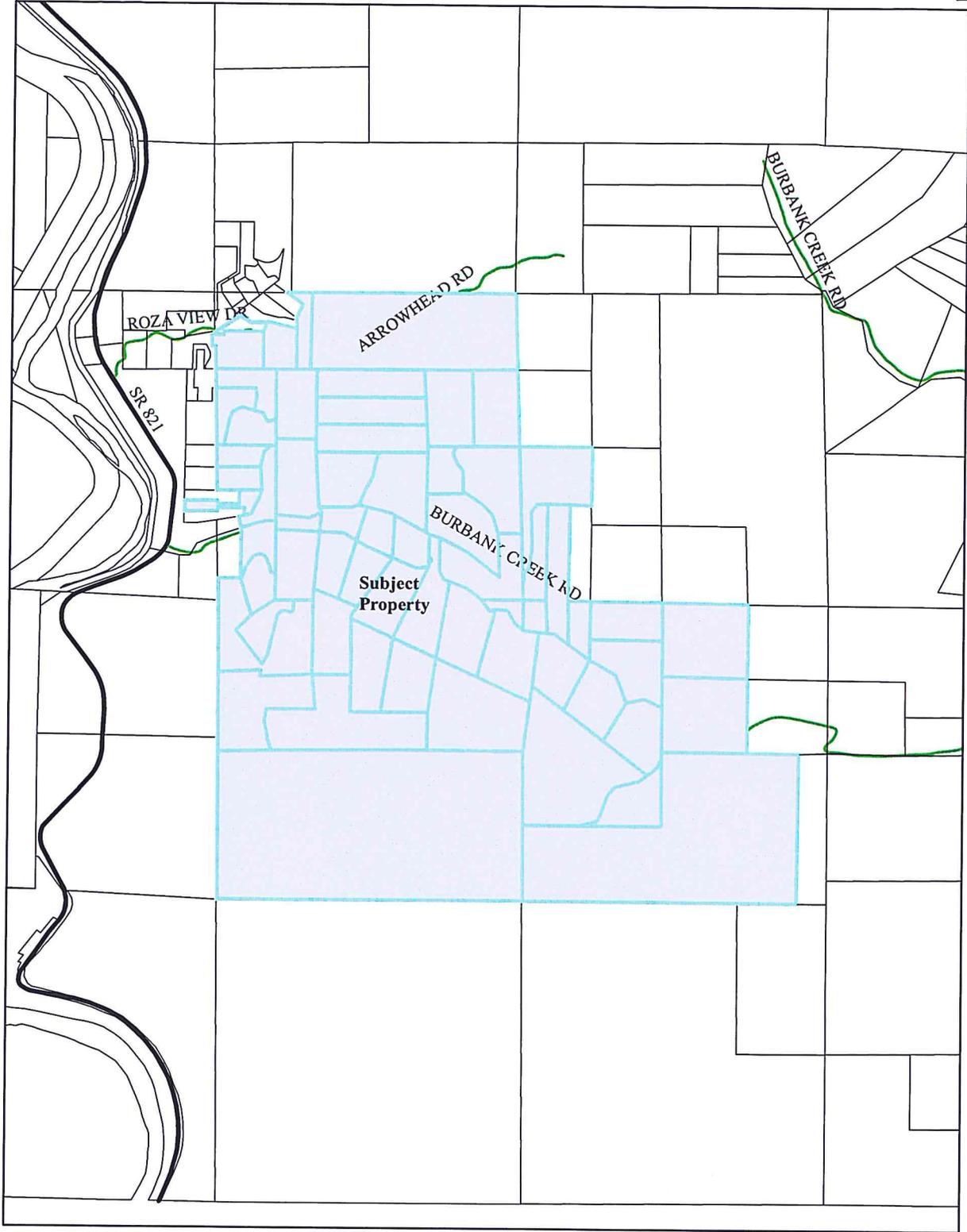
Regional Land Use Map



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

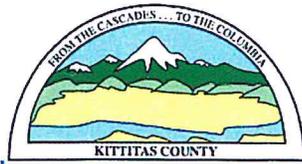
What is the Seismic Designation? C

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?

U-130007



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): 	DATE: <u>9/26/13</u>	RECEIPT # <u>19053</u>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0;">RECEIVED</p> <p style="margin: 0;">SEP 26 2013</p> <p style="margin: 0;">KITTITAS COUNTY</p> <p style="margin: 0;">CDS</p> <p style="margin: 0;">DATE STAMP IN BOX</p> </div>
--	-------------------------	---------------------------	---

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. Lo, 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	BARBARA A. WALKENHAUER
Vice President	KEITH M. LARSON
Secretary-Treasurer	KEITH M. LARSON

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. Cornwell

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.

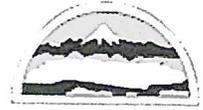
THEREFORE, TAKING ALL THE ABOVE INTO CONSIDERATION, THE PROJECT WILL SATISFY THE CRITERIA SET FORTH BY THE CONDITIONAL USE PERMIT APPLICATION TO:

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

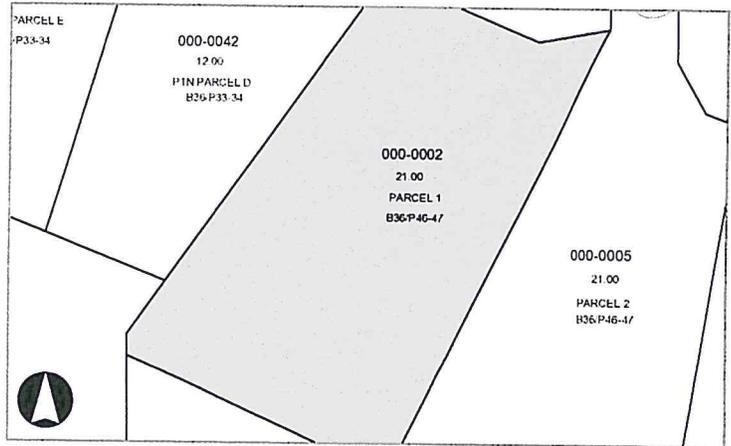
C. ADDED VALUE TO THE TAX ROLES FROM THE COMPANY INVESTMENT, WILL MORE LIKELY THAN NOT PROVIDE SUFFICIENT ECONOMIC BENEFIT TO OFFSET ANY KNOWN OR REASONABLY FORESEEABLE ADDED PUBLIC COSTS OR ENVIRONMENTAL IMPACTS.

Kittitas County Parcel Report Printout



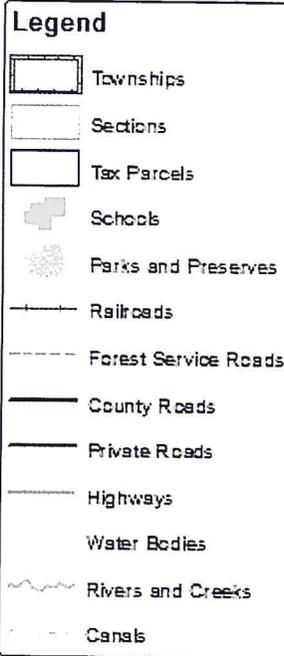
Parcel Info

Parcel # 414233
Map # 15-19-27000-0002
Acres Recorded 21.00000000
Situs Address BURBANK CREEK RD
 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

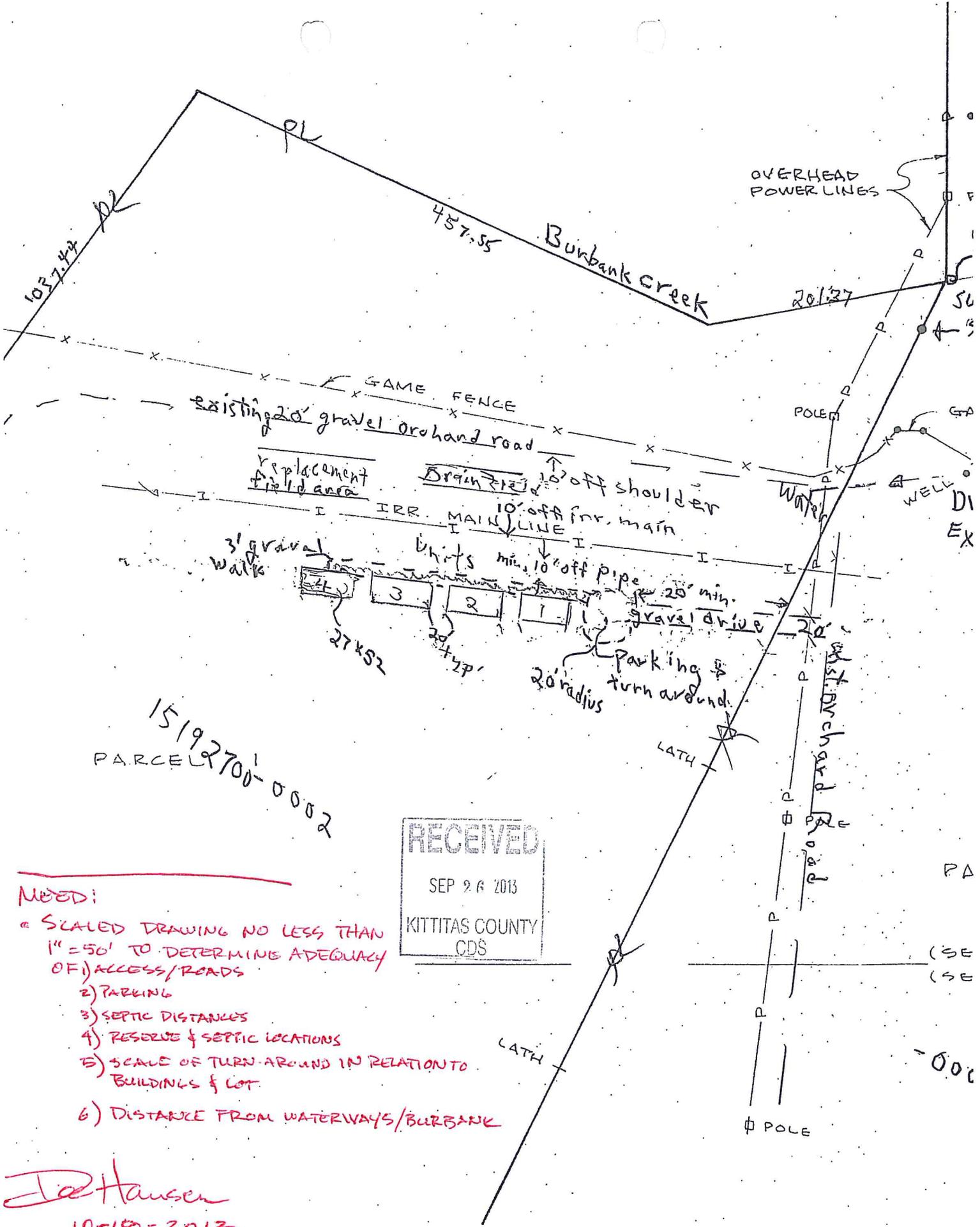


Districts

Fire District
Hospital District HOSPITAL DISTRICT 1
Irrigation District
School District Selah School District
Voting District Denmark
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

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

Joe 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.

Utopia WA 99330

Contact: John Cornelli

Phone: (509) 697-7208

RECEIVED
SEP 26 2013
KITITAS COUNTY
CDS

Re-inspection Fee: \$17/Hour (2 hours)

CRS INSPECTION RECORD

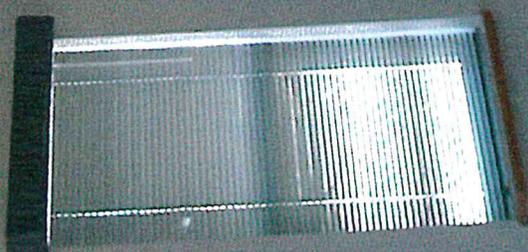
CRS at least 48 hours prior to the inspection date desired
Available by the permit holder until the Final Inspection has been Approved

RECEIVED
SEP 26 2013
KITITAS COUNTY
CDS



RECEIVED
SEP 26 2013
KITITAS COUNTY
CDS

RECEIVED
SEP 26 2013
KITITAS COUNTY
CDS



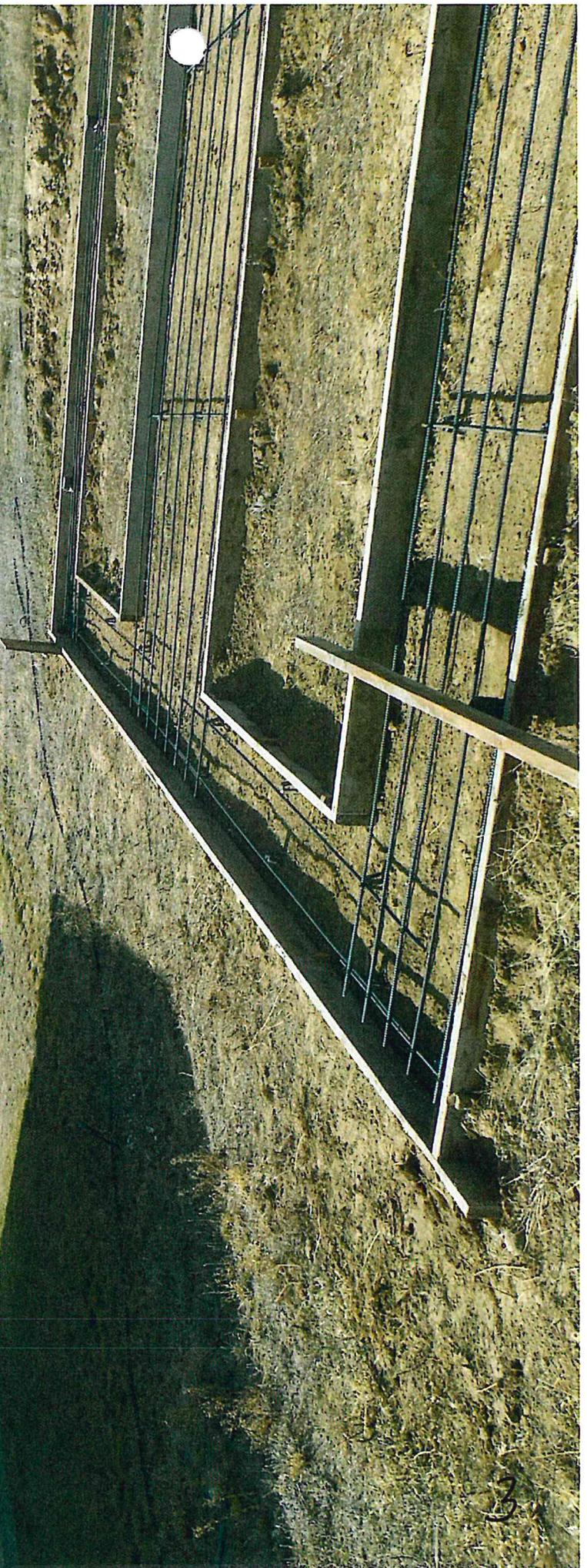


RECEIVED
SEP 26 2013
KITITAS COUNTY
CDS

3



RECEIVED
SEP 26 2013
KITITAS COUNTY
CDS



3



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"

RECEIVED
SEP 26 2013
KITTTITAS COUNTY

RECEIVED
SEP 26 2013
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 extension 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.

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.

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.

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.

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

none

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

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

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.

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

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

none

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

typical ground work dust, but not unusual for orchard ground
none

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 competed 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 phazes-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.

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

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

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

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

12. RECREATION

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

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

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

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

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.

no

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

none

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

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.

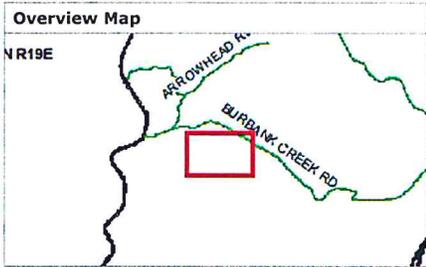
6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

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

Print Maps View Search Selection Tools Help

Table Of Contents

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

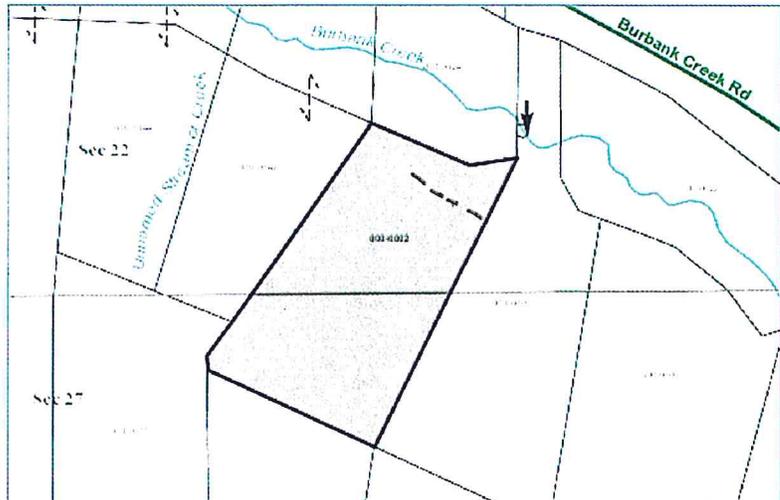


L-01 - Burbank
 proposed housing parcel
 #414233

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

SECTION 2: PARCEL INFORMATION

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

SECTION 3: IWUIC REQUIREMENTS

Fire Hazard Severity: <input type="checkbox"/> Moderate <input type="checkbox"/> High <input type="checkbox"/> Extreme		Required Ignition Resistance Construction: <input type="checkbox"/> Class I <input type="checkbox"/> Class II <input type="checkbox"/> Class III			
Defensible Space Required: <input type="checkbox"/> 30 ft <input type="checkbox"/> 50 ft <input type="checkbox"/> 100 ft		Roof Class Materials: <input type="checkbox"/> Type A <input type="checkbox"/> Type B <input type="checkbox"/> Type C			
Defensible Space Provided: <input type="checkbox"/> Conforming <input type="checkbox"/> Non-Conforming <input type="checkbox"/> 1.5 x Conforming		Fire Sprinkler Requirements: <input type="checkbox"/> Not Required <input type="checkbox"/> NFPA 13 <input type="checkbox"/> NFPA 13R <input type="checkbox"/> NFPA 13D			
Defensible Space Plan: <input type="checkbox"/> Not Required <input type="checkbox"/> Required Prior to Final		Vegetation Management Plan: <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: <i>[Handwritten Signature]</i>	Print: John Cornell, project coordinator, LO, Inc	Date: <i>9-20-13</i>
---	---	----------------------

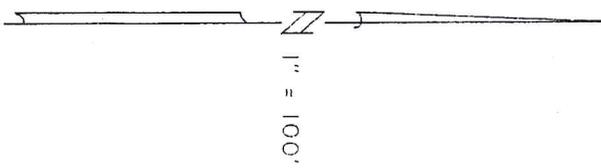
LEGAL DESCRIPTION

PARCELS 1 AND 2 OF THAT CERTAIN SURVEY AS RECORDED MARCH 5, 2009 IN BOOK 36 OF SURVEYS AT PAGES 66-67 UNDER AUDITOR'S FILE NO. 2009030545-0092, RECORDS OF KITHITAS 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 KITHITAS STATE OF WASHINGTON.

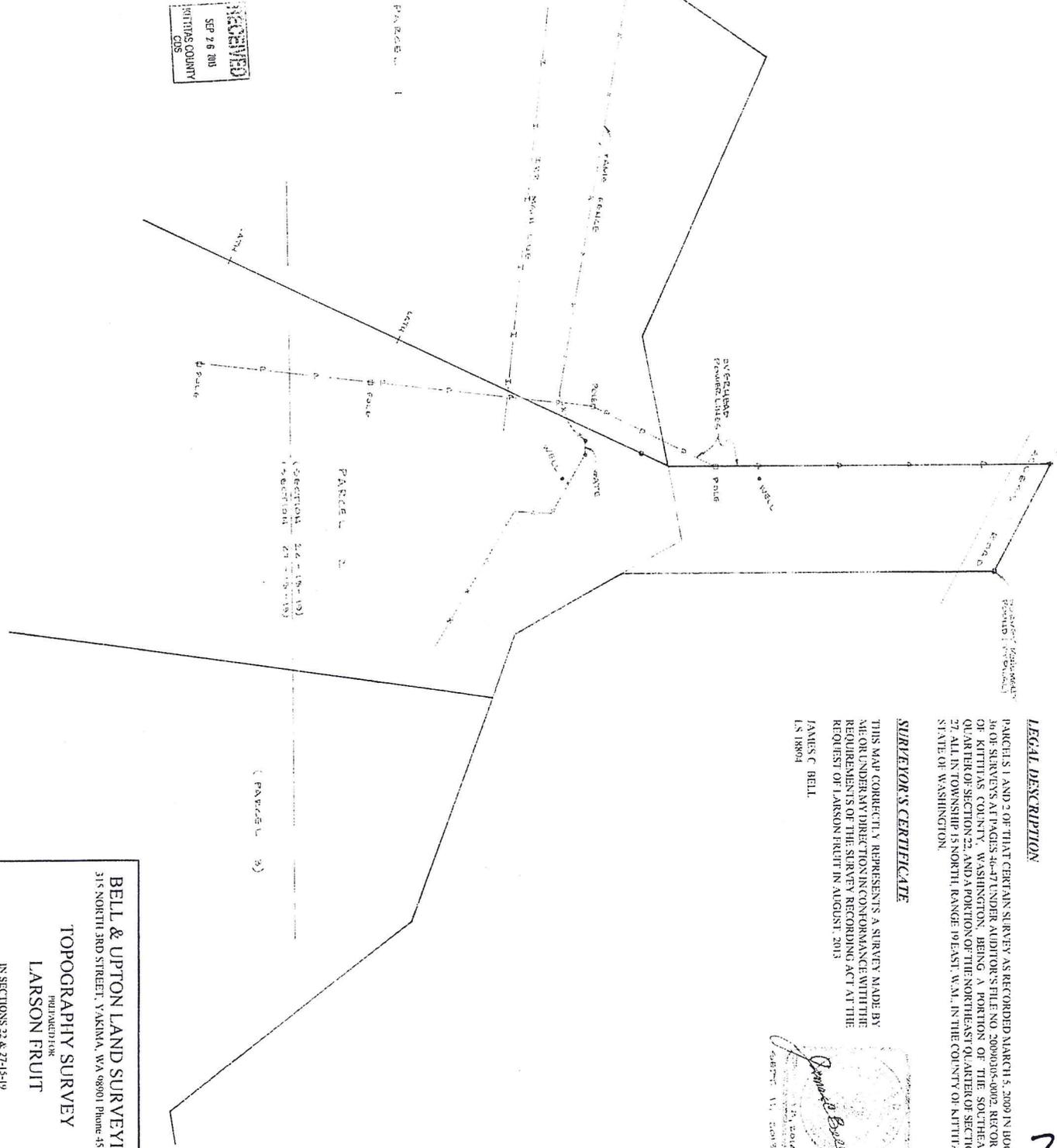
SURVEYOR'S CERTIFICATE

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 18864



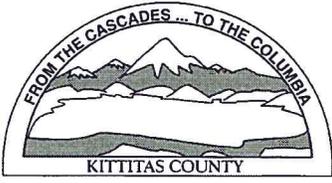
RECEIVED
SEP 26 2013
KITHITAS COUNTY
CDS



BELL & UPTON LAND SURVEYING
315 NORTH 3RD STREET, YAKIMA, WA 98901 Phone: 457-7656

TOPOGRAPHY SURVEY
PREPARED FOR
LARSON FRUIT

IN SECTIONS 22 & 27 45-19
September 11, 2013 Job No. 13123



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

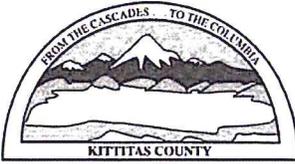
Account name: 008702

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



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

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/ DCH and/or DOE on well type. (JL) Also possible use issues of well.

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. (JL)
- 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 WUI permit application, site assessment, etc. Structures to be provided w/ fire extinguisher. 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)

Lindsey Ozbolt

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.

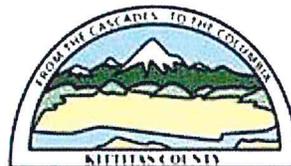
The applicant intends to use MFH for these living quarters and therefore the building department will treat these like any other MFH permit and inspections. We will permit over the counter once all EH, PW, and Planning processes are complete and satisfactory.

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
P: 509.933.8222
F: 509.962.7682



"Building Partnerships-Building Communities"

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

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

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

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?

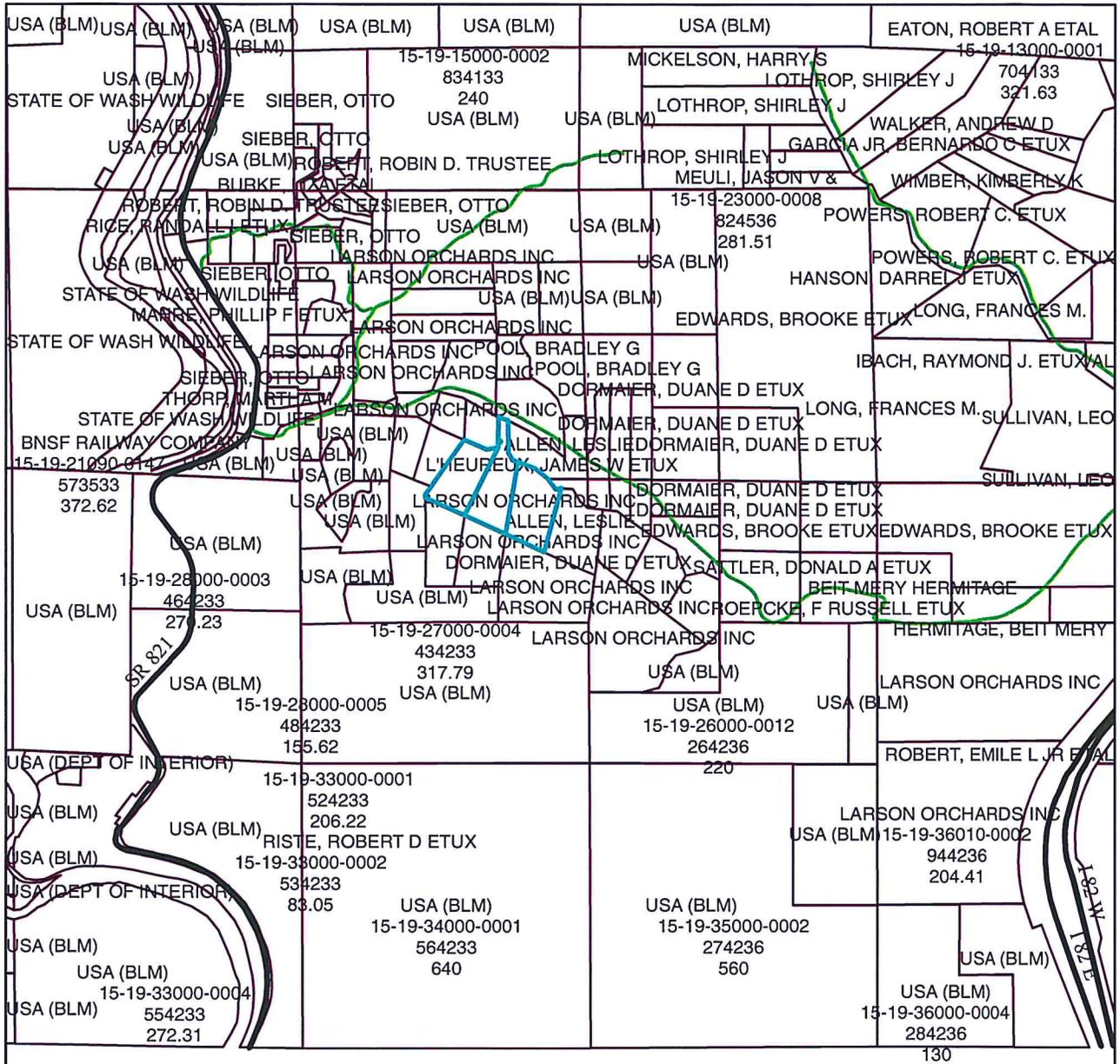
Cordially, John Cornell

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)

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

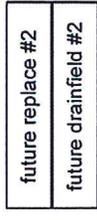


Jelah
Interchange

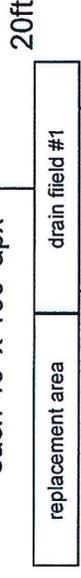
NORTH

**LOI-BB TWH DRAFT
PROPOSAL TO
KITITAS COUNTY
DISCUSSION ONLY**

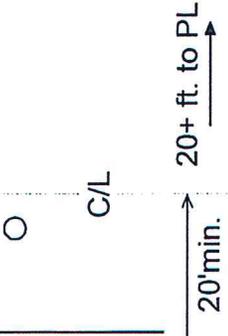
units are max 12 man
bunk house w/kit&3/4
baths apx 1400sf ft
Ini ok'd-valley quality mfg
see plan attached



each 40' x 100' apx



200+ft to PL



27ft x 52 ft all units

apx closest 25'

apx bottom of steeper slope

slope 1/12 apx

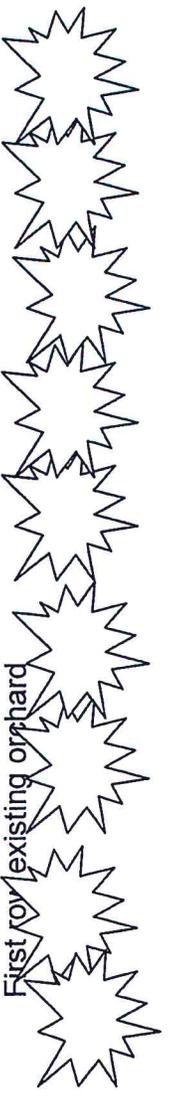
slight slope 1/20

TFW housing and septic will likely sit on parcel # 151927000002

apx 500'

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
power pole-

apx 200+ ft to creek

apx 120' to creek

maintained service road gravel 30' wide

C/L

20+ ft. to PL

120'

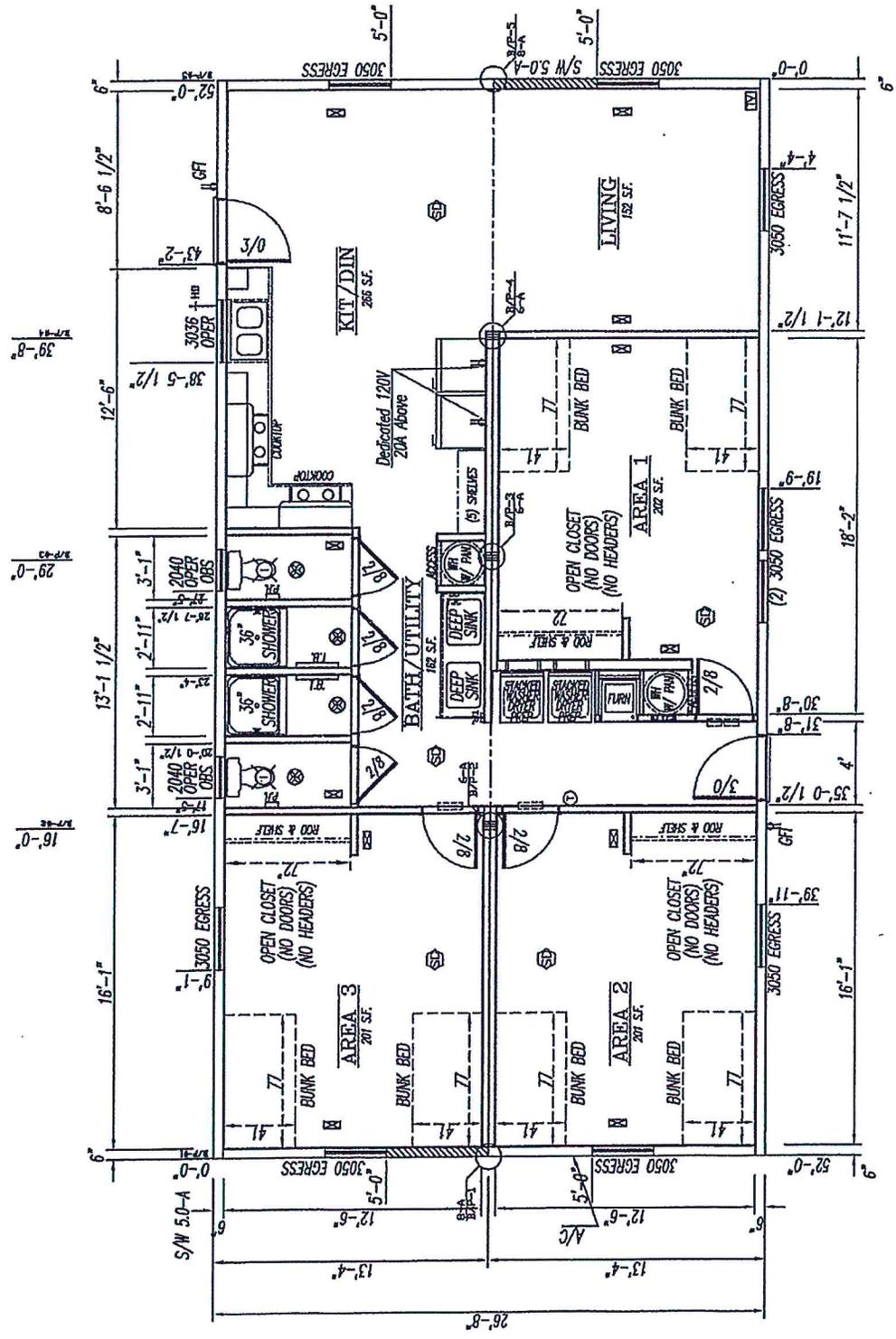


well on parcel 151922000005 (given -0032 to allow assoc. to use as group irrigation only, but assoc. now dissolved-sole user/owner is LOI)-see maps

ICPA MAPS HOME
 RELAZING 166.5 SF.
 CONDITIONED FLOOR 1280 SF.
 SKYLIGHTS 0.0 SF.
 WIRE FUR 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. Summerville, WA 98644
 MANUFACTURED HOUSING AT ITS BEST!

DESCRIPTION

FLOOR PLAN

ORDER # COOMBS
 RANCH LLC

REV. DATE: 00-00-00
 BOX SIZE: 26'-8"x52'-0"

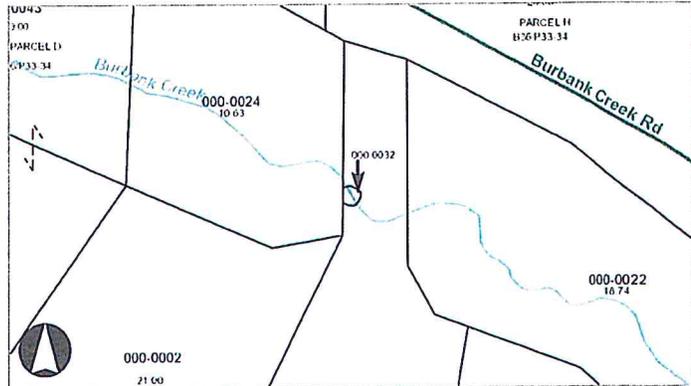
DRAWN BY: SC
 DATE: 01-10-2012
 MODEL: 5227



Kittitas County Parcel Report Printout

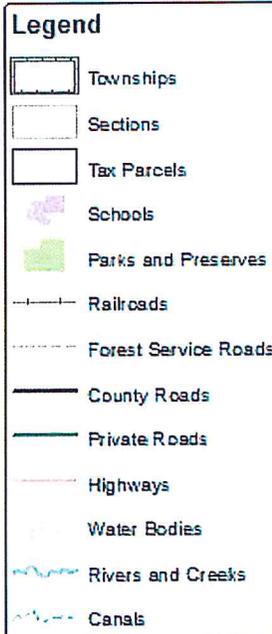
Parcel Info

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

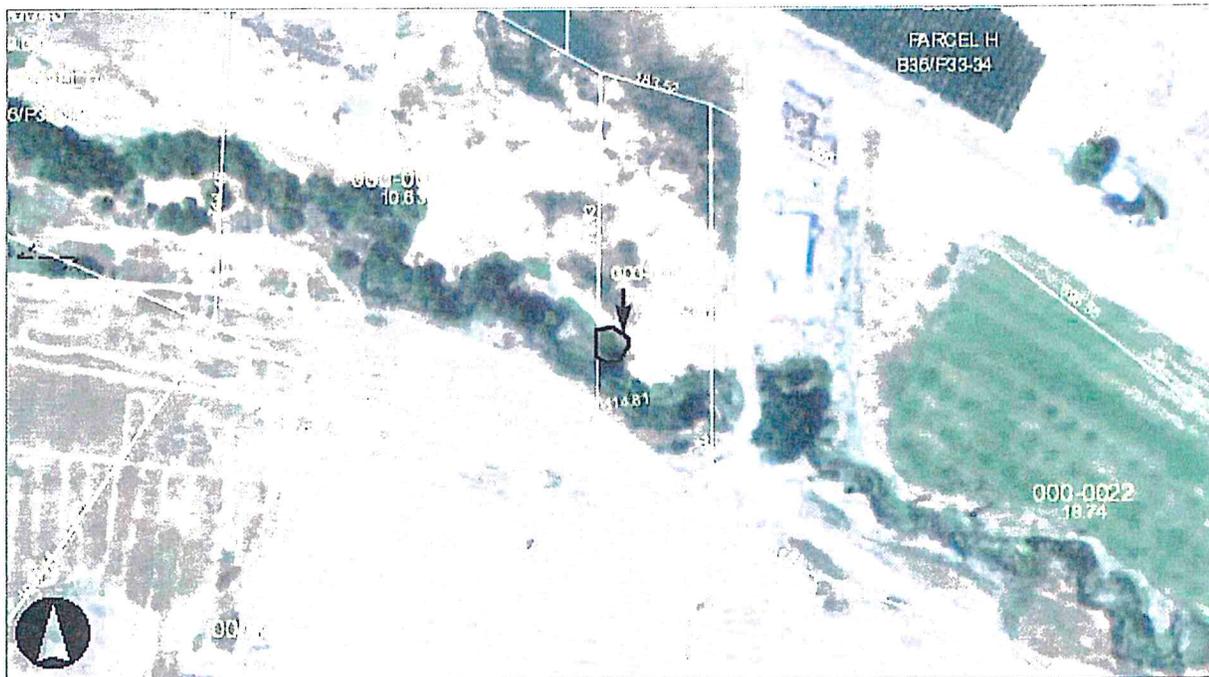


Districts

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

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.

irrigation well parcel LOI



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

Kittitas County 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.





- [Water Resources](#)
- [Related Links](#)
- [Disclaimer](#)
- [Privacy Notice](#)

[Home](#) [Text Search](#) [Map Search](#) [Site Info](#) [Forms](#) [Contact Us](#) [Water Portal](#)

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:

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)

[Ecology Home](#) | [Water Resources](#) | [Water Portal](#) | [Well Log Home Page](#) | [Links](#) | [Disclaimer](#) | [Privacy Notice](#)

© Washington State Department of Ecology | Well Log Imaging Internet Version 1.0 | 2/12/2003

-0005 larson orchard, inc



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

Kittitas County 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.



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

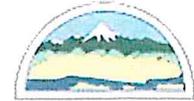
Districts

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

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.

1

Kittitas County Parcel Report Printout



Parcel Info

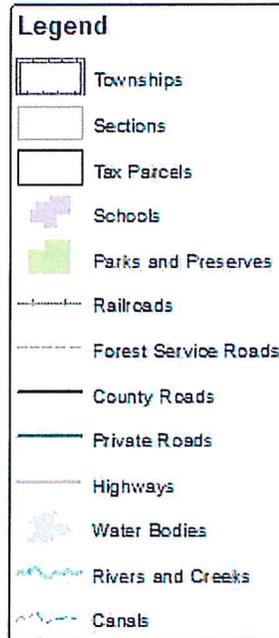
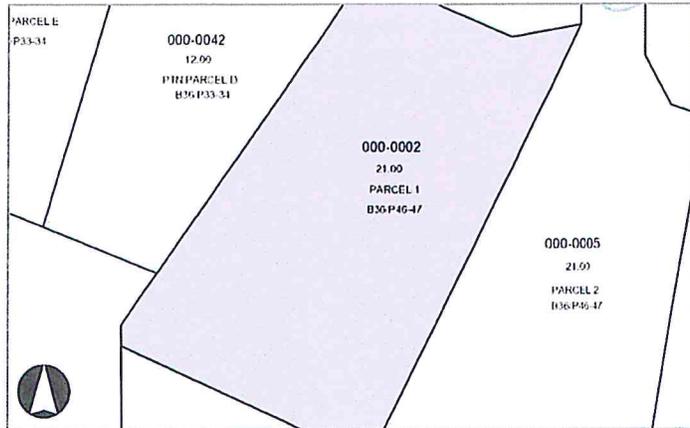
Parcel #	414233
Map #	15-19-27000-0002
Acres Recorded	21.00000000
Situs Address	BURBANK CREEK RD ELLENSBURG
Owner Name	LARSON ORCHARDS INC
Mailing Address	
Address Cont.	PO BOX 70
City/State	SELAH WA
Zipcode	98942

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
Commisioner District	1
Weed District	WEED DISTRICT # 9



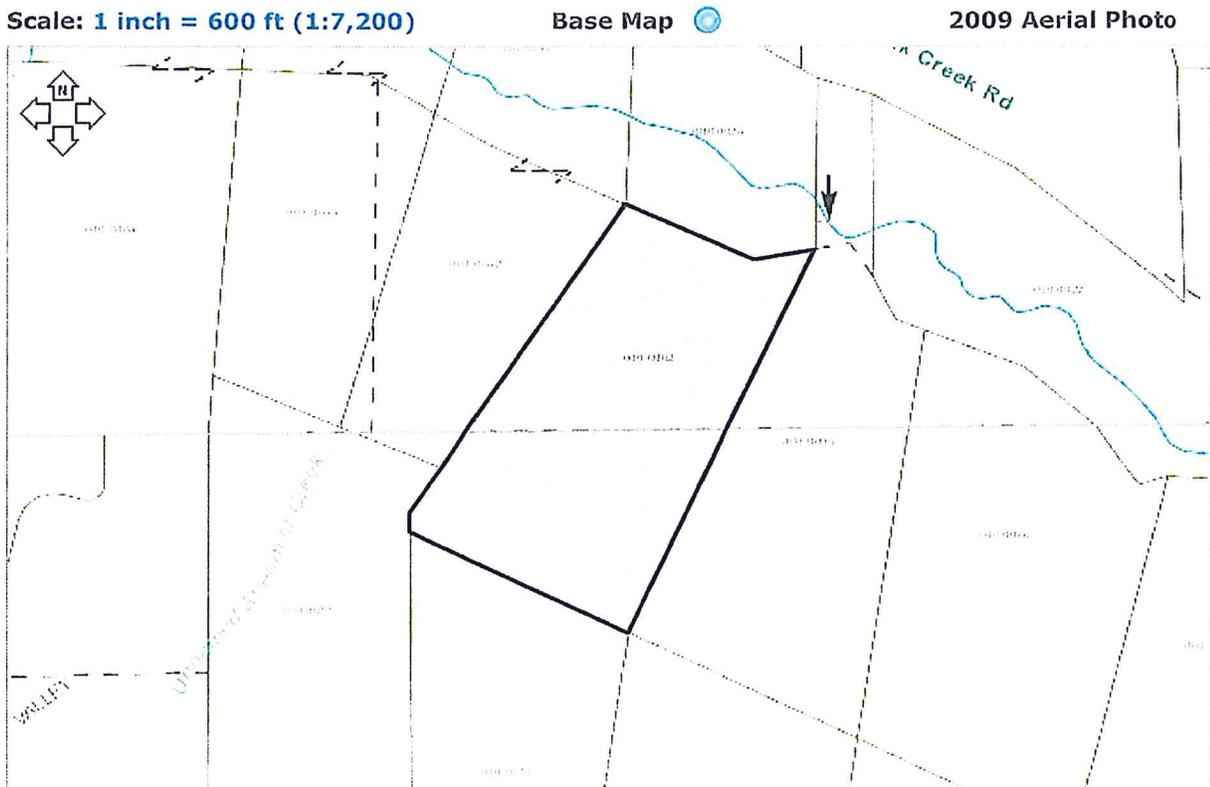
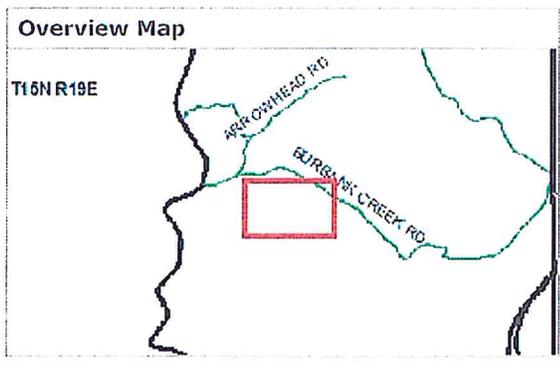
Disclaimer
 Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and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

Print ▾ Maps ▾ View ▾ Search ▾ Selection ▾
Tools ▾ Help ▾

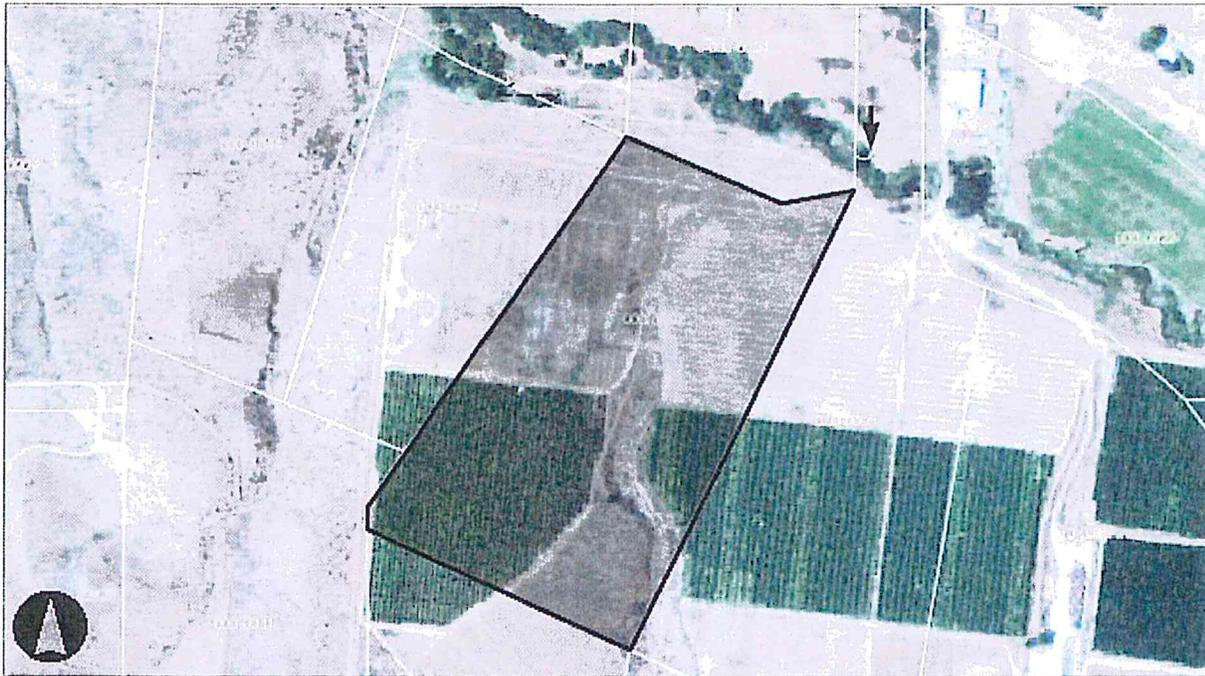
Table Of Contents

- 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
 - 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, a hand for pan, a square for home, a globe, a green arrow for layers, a square with a diagonal line for full screen, a double-headed arrow for scale, and a coordinate display showing 'x' and 'y' values.



TWH parcel LOI



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

Kittitas County 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.



1