KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
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"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: September 15, 2015

ACTION REQUESTED: Conduct a closed record meeting to consider the Hearing Examiner's recommendation for the Crowe Zoning Conditional Use Permit (CU-15-00001).

BACKGROUND: Marley Crowe submitted an application packet requesting a zoning conditional use permit for a rock quarry located to the East of the City of Kittitas at 5002 Parke Creek Road in a portion of Section 08, T17N, R20E, WM, in Kittitas County, Assessor's map number 17-20-08053-0001. The subject parcel is zoned Agriculture 20.

A zoning conditional use permit application was submitted to Kittitas County Community Development Services department on February 13, 2015. This application was deemed complete on March 30, 2015. The Notice of Application for the conditional use permit was issued on May 8, 2015. 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 May 26, 2015.

The following agencies provided comments during the comment period: Kittitas County Department of Public Works, Kittitas County Fire Marshal, Kittitas Valley Fire and Rescue, WA Department of Transportation, and WA Department of Ecology. 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. These comments have been considered and included as conditions of approval to address these agency concerns. One public comment was submitted for this proposal at the time of staff review and was considered. All comments received are included in the Index file.

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 June 29, 2015. This MDNS was not appealed.

The Hearing Examiner hearing was held on July 23, 2015 at 6:00 p.m. One member of the public testified against this proposal at the hearing. On July 24, 2015 the Kittitas County Hearing Examiner **recommended approval** of the Crowe Zoning Conditional Use Permit (CU-15-00001). This recommended decision was received

by CDS on July 27, 2015.

At the September 1, 2015 closed record hearing with the BOCC CDS was directed to revise the staff report by striking the SEPA condition IV(B) and for staff to submit clarifying language. CDS's Interim Director, Mr. Hansen, discussed the issue with Mr. Caulkins from the Kittitas County Prosecuting Attorney's office and was advised not to strike the SEPA language. Within an email from Mr. Caulkins (see attachments) staff was provided clarifying language that has been inserted into the staff report to clarify the SEPA condition in regards to the BOCC's request of staff.

INTERACTION: Kittitas County Hearing Examiner and Community Development Services.

ATTACHMENTS: Staff Report, File Index, & Master File

STAFF RECOMMENDATION: Staff recommends that the Kittitas County Board of County Commissioners conduct the closed record meeting, as scheduled, to consider accepting the Hearing Examiner's recommendation of approval of the Crowe Zoning Conditional Use Permit (CU-15-00001) and direct staff to prepare enabling documents based upon the decision of the Board.

HANLDING: Presentation to the Board by Kittitas County Community Development Services.

RESPONSIBLE STAFF: Kaycee Hathaway, Planner I