



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: October 6, 2015

ACTION REQUESTED: Board signature of the Resolution approving 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.

The Board of County Commissioners conducted a closed record public hearing on September 1, 2015 & September 15, 2015 for the purpose of considering the Crowe Zoning Conditional Use Permit (CU-15-00001). A motion was made and seconded that the zoning conditional use permit be approved per the Hearing Examiner's recommendation. The motion carried with a vote of 3 to 0.

INTERACTION: CDS, Prosecuting Attorney, Board of County Commissioners

ATTACHMENTS: Ordinance with exhibits

STAFF

RECOMMENDATION: Staff recommends that the Kittitas County Board of County Commissioners sign the resolution for the Crowe Zoning Conditional Use Permit (CU-15-00001).

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

RESPONSIBLE STAFF: Kaycee Hathaway, Planner I