



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"

ADMINISTRATIVE CONDITIONAL USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 17.60A)

A **preapplication conference is REQUIRED** per KCC 15A.03.020 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.

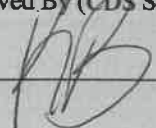
REQUIRED ATTACHMENTS

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.) **See Attachment 2**
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
- Project Narrative responding to Questions 9-11 on the following pages. **Pending Record of Decision for Project EIS (See Attachment 5)**
See Attachment 1

APPLICATION FEES

| | |
|-------------------|---|
| \$3,320.00 | Kittitas County Community Development Services (KCCDS) |
| \$1,140.00 | Kittitas County Department of Public Works |
| \$329.00 | Kittitas County Fire Marshal |
| \$280.00 | Kittitas County Environmental Health |
| \$5,069.00 | Fees due for this application when SEPA is <u>not</u> required (One check made payable to KCCDS) |
| \$6,199.00 | Fees due for this application when SEPA is required (SEPA fee: \$1,130.00) |

FOR STAFF USE ONLY

| | | | |
|---|------------------|-------------------------|--|
| Application Received By (CDS Staff Signature):  | DATE: 2-26-18 | RECEIPT # CD18-00339 | <div style="border: 2px solid black; padding: 5px; font-size: 2em; font-weight: bold; letter-spacing: 5px;">RECEIVED</div> <div style="font-size: 1.2em; font-weight: bold;">FEB 26 2018</div> <div style="font-size: 1.1em; font-weight: bold;">Kittitas County CDS</div> |
| DATE STAMP IN BOX | | | |

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

FORM LAST REVISED:04-10-2017

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: Yakama Nation Land Enterprise
Mailing Address: PO Box 1158
City/State/ZIP: Toppenish, WA 98948
Day Time Phone: 509-945-1133
Email Address: _____

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: Kevin Jensen
Mailing Address: 1401 Shoreline Dr.
City/State/ZIP: Boise, ID 83702
Day Time Phone: 208-985-1520
Email Address: jensen@mcmjac.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: JoDe Goudy - Representative of the Yakama Nation
Mailing Address: PO Box 1158
City/State/ZIP: Toppenish, WA 98948
Day Time Phone: 509-865-5121
Email Address: _____

4. Street address of property:

Address: 191 Klocke Road
City/State/ZIP: Ellensburg, WA 98948-0137

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

SEC 19, TWP 18, RGE 18; PTN NE1/4 (PARCELS B & D, B64-68)

6. Tax parcel number: 21218

7. Property size: 12.6 (acres)

8. Land Use Information:

Zoning: Agriculture 20 Comp Plan Land Use Designation: Rural Working

9. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A Group B Individual Shared Cistern Other: _____

PROJECT NARRATIVE

Include responses as an attachment to this application

- 10. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 11. **Provision of the zoning code applicable:** ORD. 2018-001 Amendment 17-06: Title 17.
- 12. **A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 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:
 - i. 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
 - ii. The applicant shall provide such facilities; or
 - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
 - C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.
 - D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
 - E. The proposed use will ensure compatibility with existing neighboring land uses.
 - F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
 - G. For conditional uses outside of Urban Growth Areas, the proposed use:
 - i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
 - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long term viability of designated resource lands.

AUTHORIZATION

- 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.

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

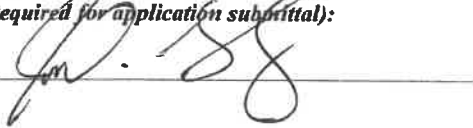


2/12/18

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

Date:

X



2/13/18



February 12, 2018

Kittitas County Community Development Services
411 N. Ruby St., Ste 2
Ellensburg, WA 98926

Subject: Melvin R. Sampson Coho Hatchery – Administrative Conditional Use Permit Application Submittal

The Bonneville Power Administration (BPA) is proposing to fund construction and operation of the Melvin R. Sampson Hatchery (MRS Hatchery) in the Yakima Basin in central Washington. The proposed hatchery would be owned and operated by the Confederated Tribes and Bands of the Yakama Nation (Yakama Nation) and would be constructed on land owned by the Yakama Nation northwest of Ellensburg in Kittitas County, Washington. Construction activities will involve building a new hatchery building, outdoor adult holding pond, a shop building, an effluent clarifier and three new residences in the general area of an existing farmhouse and barn. The MRS Hatchery project has made efforts to provide a state-of-the-art salmonid fish hatchery that will serve as an interpretive center for the community, while maintaining the rural character of Kittitas County.

An Administrative Conditional Use permit application, associated figures, and supporting information have been assembled for the project and are attached to this permit package. Once you have had a chance to review the enclosed Shoreline Exemption package, we look forward to discussing the next steps required to obtain approval of our application. I am also available to meet for an on-site meeting to discuss the project in more detail.

I look forward to hearing back from you regarding this project. Please contact me at 208-985-1520 or (jensen@mcmjac.com) if you have any questions regarding this application submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Jensen', written over a horizontal line.

Kevin Jensen (Authorized Agent)
Project Engineer

cc: JoDe Goudy – Yakama Nation
Dave Goodman – BPA
Mort McMillen – McMillen Jacobs Associates

RECEIVED
FEB 26 2018

Kittitas County CDS

Attachments:

Administrative Conditional Use Permit Application

Attachment 1 – Project Narrative

Attachment 2 – Figures

Attachment 3 – 90% Design Drawings (See CD for Complete MRS 90% Drawings and Specs.)

Attachment 4 – Preapplication Meeting Notes

Attachment 5 – BPA Final EIS (See CD)