

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

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"Building Partnerships – Building Communities"

CO-11-00004

## 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:

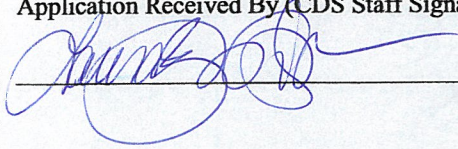
1,565.00 Kittitas County Community Development Services (KCCDS)

418.00 Kittitas County Department of Public Works

329.00 Kittitas County Fire Marshal

**\$2,312.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>11-30-11</u>	RECEIPT # <u>13124</u>	<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold;">           PAID            NOV 30 2011            KITTTITAS CO.            CDS         </div>

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

FORM LAST REVISED: 1-12-2011

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**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: Carla Tomas  
Mailing Address: 911 Robbins road  
City/State/ZIP: Ellensburg Wa 98926  
Day Time Phone: 509 962 8572  
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: Lenny Morrison  
Mailing Address: p.o. Box 938  
City/State/ZIP: Ellensburg Wa 98926  
Day Time Phone: 509 933 7050  
Email Address: lmorrison@ellensburgcement.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: Bettas rd  
City/State/ZIP: \_\_\_\_\_

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

portion of sec 9 twp 19 rge 17 SE 1/4 E of County rd. and portion of sec 9 twp19 rge 17 S1/2 NE 1/4 E of county rd

**6. Tax parcel number:** 19-17-09040-0003 & 19-17-09010-003

**7. Property size:** 165 acres ( Project size 65 acres) (acres)

**8. Land Use Information:**

Zoning: AG-20 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:** 17.29.030 Sand and Gravel Excavation.
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 \_\_\_\_\_

\_\_\_\_\_

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

Date:

X Carle Thomas

11-29-11

## Horse Canyon Narrative

### 9. Project Description

The proposed site is 65 acres of ag-20 land that has been used for grazing land for cattle. This proposed land lies to the north east side of Bettas rd. This site borders and encircles Washington State Department of Transportation Quarry (QS-S-68) which is a Mineral Lands of Long Term Commercial Significance. Kittitas County Road Dept. at one time had a proposed 7 acre site that is part of this proposed site. This site will be terraced in some areas and other areas will be rubble slopes. Both practices are recognized reclamation practices set by Department of Natural Resources. It holds a wide range of materials from very large rip rap, wall rock and some very clean basalt rock. A porta potti and dumpster service will be contracted to a local sanitation companies. This site will be used for sorting, processing products, and loading.

11. A. Proposed use is essential or desirable: This site will generate revenue for the state and county and keep local people working. The proposed site is essential for the continued supply of premium quality Basalt. The material present at this sites will help supply both public and private sector making it desirous. By using this as an excavation site it will lessen the impact on the surrounding environment making it non detrimental to the public health. The site will be maintained and reclaimed using BMP's set forth by the DNR and the DOE, as the project advances to help with the character and environment of the surrounding neighborhood and vacant land. The site will operate in an as needed basis to keep the surrounding neighborhood a safe peaceful place to live.

11.B. The proposed use at this site will not be detrimental to the county. The site is serviced by Bettas rd. which is maintained by Kittitas County Public works. SR 97 intersects with Bettas rd at two intersections and is maintained by Washington Department of Transportation. Kittitas County Sheriffs office and Washington State Patrol, patrol the area. Fire protection to the site is minutes away. The site will be used periodically through out the years. No extra public services will be needed for the operation of this site.

11. C. The proposed use will be an economic benefit. The quality and situation of the site will benefit the economy of the county and the environment. Less site equipment, less processing, location, reclamation of the site, keeping local people employed to help drive local business and economy.