

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: Valley Vet Conditional Use Permit (CU-13-00006)

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: January 13, 2014

I certify that the following documentations:

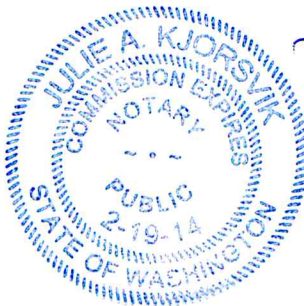
- Notice of Decision Valley Vet Conditional Use Permit (CU-13-00006); and
- Resolution 2014-005 for Valley Vet Conditional Use Permit (CU-13-00006)

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

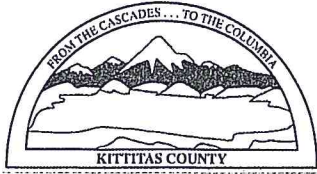
Lindsey Ozbolt
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 13th day of January 2014.



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

My appointment expires: 2-19-14



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"Building Partnerships – Building Communities"

NOTICE OF DECISION

To: Interested Parties
Applicant

From: Lindsey Ozbolt, Staff Planner

Date: January 13, 2014

Subject: Valley Vet Conditional Use Permit (CU-13-00006)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on January 7, 2014 the Kittitas County Board of County Commissioners approved Valley Vet Conditional Use Permit (CU-13-00006). The subject property is located approximately one (1) mile east of Ellensburg at 2090 Vantage Hwy, in a portion of Section 06, T17N, R19E, W.M. in Kittitas County, bearing Assessor's map number 17-19-06020-0002.

Copies of the Kittitas County Board of Commissioners Resolution 2014-005 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is January 28, 2014.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**CONDITIONAL USE PERMIT APPROVAL
VALLEY VET CONDITIONAL USE PERMIT (CU-13-00006)**

RESOLUTION

NO. 2014- 005

WHEREAS, according to Kittitas County Code Title 15A, relating to Hearings and Title 17.60A Conditional Uses, an open record hearing was held by the Kittitas County Hearing Examiner on November 19, 2013 for the purpose of considering a conditional use permit known as the Valley Vet Conditional Use Permit CU-13-00006 and described as follows:

A new veterinary hospital/animal clinic for both equine and small animal patients, which will expand a current animal clinic at the existing site and provide for animal holding kennels in the General Commercial zone within the Ellensburg UGA. The subject property is located approximately 1 mile east of Ellensburg at 2090 Vantage Hwy in a portion of Section 06, T17N, R19E, W.M. in Kittitas County. Assessor's map number 17-19-06020-0002. Proponent: Dr. Mark Hayden D.V.M., land owner.

WHEREAS, no public testimony was heard as there were no persons of the public present; and,

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

WHEREAS, the Hearing Examiner recommended approval of said proposed conditional use permit; and,

WHEREAS, a closed record public hearing was held by the Board of County Commissioners on December 17, 2013 to consider the Hearing Examiner's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed conditional use permit:

1. Dr. Mark Hayden D.V.M., land owner and Jennifer Phang, authorized agent, submitted a conditional use permit application for a new veterinary hospital/animal clinic for both equine and small animal patients, which will expand a current animal clinic at the

existing site. It is also proposed that there will be animal holding kennels. The current zoning of the site is General Commercial. The two proposed uses fall under KCC 17.15.080 (A) animal boarding and (C) hospital, animal or veterinary.

2. The subject property is located approximately 1 mile east of Ellensburg at 2090 Vantage Hwy, in a portion of Section 06, Township 17N., Range 19E., W.M. in Kittitas County, bearing Assessor's map number 17-19-06020-0002.
3. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Urban and the zoning for this proposal is General Commercial.
4. A conditional use permit application was submitted to Kittitas County Community Development Services department on Wednesday, September 4, 2013. This application was deemed complete on September 19, 2013. The Notice of Application for the conditional use permit was issued on October 7, 2013. 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 October 22, 2013.
5. The following agencies provided comments during the comment period: Kittitas County Department of Public Works and City of Ellensburg Public Works Department. Other comments were provided at the pre-application meeting that took place on July 17, 2013. These comments have been included in the index file record and were considered when preparing the recommended conditions for this proposal. No comments from the public were received.
6. 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 October 31, 2013. The appeal period ended on November 15, 2013 at 5:00 p.m. No appeals were filed.
7. The Hearing Examiner hearing was held on November 19, 2013 at 6:00 p.m. No Public comment was received as no person from the public was in attendance. On December 3, 2013 the Kittitas County Hearing Examiner recommended approval of the Valley Vet Conditional Use Permit (CU-13-00006).
8. The Board of County Commissioners conducted a closed record meeting on December 17, 2013 for the purpose of considering the Valley Vet Conditional Use Permit (CU-13-00006). A motion was made and seconded that the conditional use permit be approved subject to one change regarding a scrivener error in the Hearing Examiner's recommended findings of fact #23 (see Exhibit A), the motion carried with a vote of 3-0.

9. The Board of County Commissioners finds that item #23 of the Hearing Examiner's Recommended Findings of Fact document (Exhibit A) contains a scrivener's error. The language "preliminary plat" shall be stricken and replaced with "conditional use permit".
10. The Board of County Commissioners finds that additional conditions **are not** necessary to protect the public's interest.

NOW THEREFORE,


BE IT HEREBY RESOLVED that the Kittitas County Board of Commissioners hereby grants approval of the **Valley Vet Conditional Use Permit (CU-13-00006)** and adopts the Kittitas County Land Use Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval (Exhibit A) with the change stated above and the same hereby is approved with the proposed development configuration (See Exhibit B).

DATED this 7th day of January, 2014 at Ellensburg, Washington.


BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON



Chairman



Vice Chairman



Commissioner





Julie A Kjorsvik

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"

KITTITAS COUNTY LAND USE HEARING EXAMINER

IN THE MATTER OF)	RECOMMENDED FINDINGS OF
)	FACT, CONCLUSIONS OF LAW,
CU-13-00006)	DECISION AND
Valley Vet)	CONDITIONS OF APPROVAL

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on November 19, 2013, the Hearing Examiner having taken evidence hereby submits the following Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

I. RECOMMENDED FINDINGS OF FACT

1. Dr. Mark Hayden D.V.M., land owner and Jennifer Phang, authorized agent, submitted a conditional use permit application for a new veterinary hospital/animal clinic for both equine and small animal patients, which will expand a current animal clinic at the existing site. It is also proposed that there will be animal holding kennels. The current zoning of the site is General Commercial. The two proposed uses fall under KCC 17.15.080 (A) animal boarding and (C) hospital, animal or veterinary.
2. This proposal is located approximately 1 mile east of Ellensburg at 2090 Vantage Hwy, in a portion of Section 06, Township 17N., Range 19E., W.M. in Kittitas County, bearing Assessor's map number 17-19-06020-0002.
3. Site Information:

Total Property Size:	1.51 acres
Number of Lots:	1; no new lots are being proposed
Domestic Water:	City Ellensburg services (outside utility agreement with city)
Sewage Disposal:	City of Ellensburg services (outside utility agreement with city)
Power/Electricity:	Puget Sound Energy
Fire Protection:	Fire District 2 – KVHR
Irrigation District:	Cascade
4. Site Characteristics:

<u>North:</u>	Mix of vacant land and residential
<u>South:</u>	Commercial Business Park
<u>East:</u>	Mix of vacant land and residential
<u>West:</u>	Business and residential

5. Site Characteristics: The area is located within the Ellensburg Urban Growth Area where development and growth is projected to occur over the next 20 year period. This property has been used for Dr. Hayden's existing veterinary practice for several years. There are adjacent commercial activities that are compatible with this use.
6. The Comprehensive Plan designation is "Urban."
7. The subject property is zoned "General Commercial," which allows for veterinary clinics and animal boarding as a conditional use.
8. A conditional use permit application was submitted to Kittitas County Community Development Services department on Wednesday, September 4, 2013. This application was deemed complete on September 19, 2013. The Notice of Application for the conditional use permit was issued on October 7, 2013. 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 October 22, 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 October 31, 2013. The appeal period ended on November 15, 2013 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. The following Comprehensive Plan GPOs apply to this proposal: GPO 2.30A, 2.32A, 2.39, 2.43A, and 10.2.
11. Staff conducted an administrative critical area review in accordance with KCC 17A and found a DNR stream type 9 – unknown on site. This stream is also known as Lyle Creek. The proposed activities will take place on the far side of the existing structure and will not be adjacent to Lyle Creek. WDFW letter from Mr. William Myers dated January 18, 2013 has also reached the same conclusion as staff that the creek will not be negatively affected by this proposal.
12. This proposal is consistent with the Kittitas County Zoning Code 17.40. The proposal is compatible with KCC 17.40.020 referring to the uses table in KCC 17.15. Specifically, this is compatible as a conditional use with KCC 17.15.080(A) animal boarding and (C) hospital, animal or veterinary.
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 and City of Ellensburg Public Works Department. Other comments were provided at the pre-application meeting that took place on July 17, 2013. These comments have been included in the index file record and were considered when preparing the recommended conditions for this proposal.
17. No comments from the public were received as of the time of staff review and completion of the staff report regarding this proposal.
18. The applicant has entered into an outside utilities extension agreement with the City of Ellensburg. Coordination with the City of Ellensburg shall occur throughout the development and building process for this proposal.
19. SEPA MDNS Condition 9 contains a scrivener error. The sentence "Specific requirements for signage of a produce stand are cited in KCC 17.72.170." shall to be stricken.
20. SEPA MDNS Condition 11 contains a scrivener error. The word "facility" shall be added between the words "this" and "shall."
21. Public and agency comments that were received were considered by the Hearing Examiner in rendering this Decision and forming Conditions of Approval.
22. The entire Planning Staff file was admitted into the record at the public hearing.
23. The Kittitas County Community Development Services recommended approval of this preliminary plat, subject to the recommended conditions of approval.
24. An open record public hearing after due legal notice was held on November 19, 2013.
25. Admitted into the record were the following exhibits:
 - 25.1 Pre application materials – 7/17/13;
 - 25.2 KC application fees receipt – 9/4/13;
 - 25.3 CUP application submittal packet – 9/4/13;
 - 25.4 Staff review info;
 - 25.5 Deem Complete Letter – 9/19/13;
 - 25.6 Affidavit of Posting – 9/23/13;
 - 25.7 Notice of Application – 10/7/13;
 - 25.8 Affidavit of Mailing & Publication – Notice of Application – 10/8/13;
 - 25.9 Comment email and letter from City of Ellensburg – 10/18/13;
 - 25.10 Kittitas County Road Variance Findings of Fact, Conclusions at Law, and Decision – 9/25/13;
 - 25.11 Kittitas County DPW Determination of Concurrency Finding – 10/22/13;
 - 25.12 Kittitas County DPW memorandum – 10/22/13;

- 25.13 Transmittal of comments letter – 10/23/13;
- 25.14 SEPA MDNS – 10/31/13;
- 25.15 Notice of Decision – SEPA MDNS and Public Hearing – 10/31/13;
- 25.16 Affidavit of published hearing in Daily Record – 10/31/13;
- 25.17 Hearing Examiner Agenda – Special Meeting – 11/19/13;
- 25.18 HE Staff Report; and
- 25.19 Staff powerpoint presentation presented at the November 19th, 2013 open record meeting.

- 26. Appearing and testifying on behalf of the applicant was Dr. Mark Hayden. Dr. Hayden is the applicant. Dr. Hayden testified that all of the proposed conditions of approval were acceptable. Dr. Hayden testified that the proposed elimination of one of the access points is a good thing for public safety. He also stressed that the main approach was to be widened. He also noted that the public benefit of the extension of city water and sewer onto the property will result in the elimination of the existing septic system and drain field.
- 27. No member of the public testified at the hearing.
- 28. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located.
- 29. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval.
- 30. The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities.
- 31. Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. RECOMMENDED CONCLUSIONS OF LAW

- 1. The Hearing Examiner has been granted authority to render this decision.
- 2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
- 3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
- 4. Public use and interest will be served by approval of this proposal.
- 5. 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.
- 6. As conditioned, the proposed use is consistent with the intent, purposes and regulations of the Kittitas County Code and Comprehensive Plan.
- 7. As conditioned, the proposal does conform to the standards specified in Kittitas County Code.

8. As conditioned, the use will comply with all required performance standards as specified in Kittitas County Code.
9. As conditioned the proposed use will not be contrary to the intent or purposes and regulations of the Kittitas County Code or the Comprehensive Plan.
10. As conditioned, this proposal does comply with Comprehensive Plan, the Shoreline Master Program, the zoning code and other land use regulations, and SEPA.
11. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. RECOMMENDED DECISION

Based on the above recommended Findings of Fact and Conclusions of Law, Application CU-13-00006 is hereby recommended to be **APPROVED** subject to the following recommended Conditions of Approval.

IV. RECOMMENDED CONDITIONS OF APPROVAL

1. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.
2. The project shall proceed in substantial conformance with the plans and application materials on file dated September 4, 2013 except as amended by the conditions herein.
3. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
4. Development shall occur in substantial conformance with the Valley Veterinary Hospital New Construction Site Plan provided on September 4, 2013 to Kittitas County. Any alterations to this site plan shall be reviewed by Kittitas County prior to construction to ensure it still meets the requirements of all applicable regulations.
5. The Hayden BLA (BL-13-00022) shall be completed prior to any ground work or building permits being issued for this proposal.
6. All current and future landowners must comply with the International Fire Code.
7. All development, design and construction shall comply with all Kittitas County Codes and the International Fire and Building Codes.

8. 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 October 31, 2013. The following are the mitigation contained within the MDNS and shall be conditions of approval:
 - 8.1.1 The approach into the property shall be constructed and designed to standards within the WSDOT Design manual, current edition, Chapter 1340 and Exhibit 1340-1. The design shall be approved by the county engineer.
 - 8.1.2 Specific issues related to roadway and access construction will be addressed at project civil submittal with the City of Ellensburg and/or Kittitas County.
 - 8.1.3 On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and approved by the County Engineer prior to issuance of a building permit. The stormwater system construction shall be certified by a licensed engineer. The certification is required prior to the issuance of an occupancy permit.
 - 8.1.4 Stormwater and irrigation conveyance systems shall be kept separate.
 - 8.1.5. Specific water and sewer requirements will be addressed at project civil plan submittal with the City of Ellensburg.
 - 8.1.6. An Outside Utilities Agreement, Pre-Annexation Agreement and a Frontage Improvement Deferral with the City of Ellensburg have been executed for this property. All development shall meet the requirements of these agreements and a copy of said agreements shall be submitted to CDS for our record.
 - 8.1.7 A Fire Marshal permit will be required for the hydrant/fire line prior to building construction.
 - 8.1.8 Fire hydrants shall be placed in the proposed development per the City and County Fire Marshal's requirements.
 - 8.1.9. A sign permit will be required from Kittitas County Community Development Services and Building Department pursuant to KCC 17.72. Signs are not allowed within the rights-of-way of any County roads pursuant to KCC 12.50.
9. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.

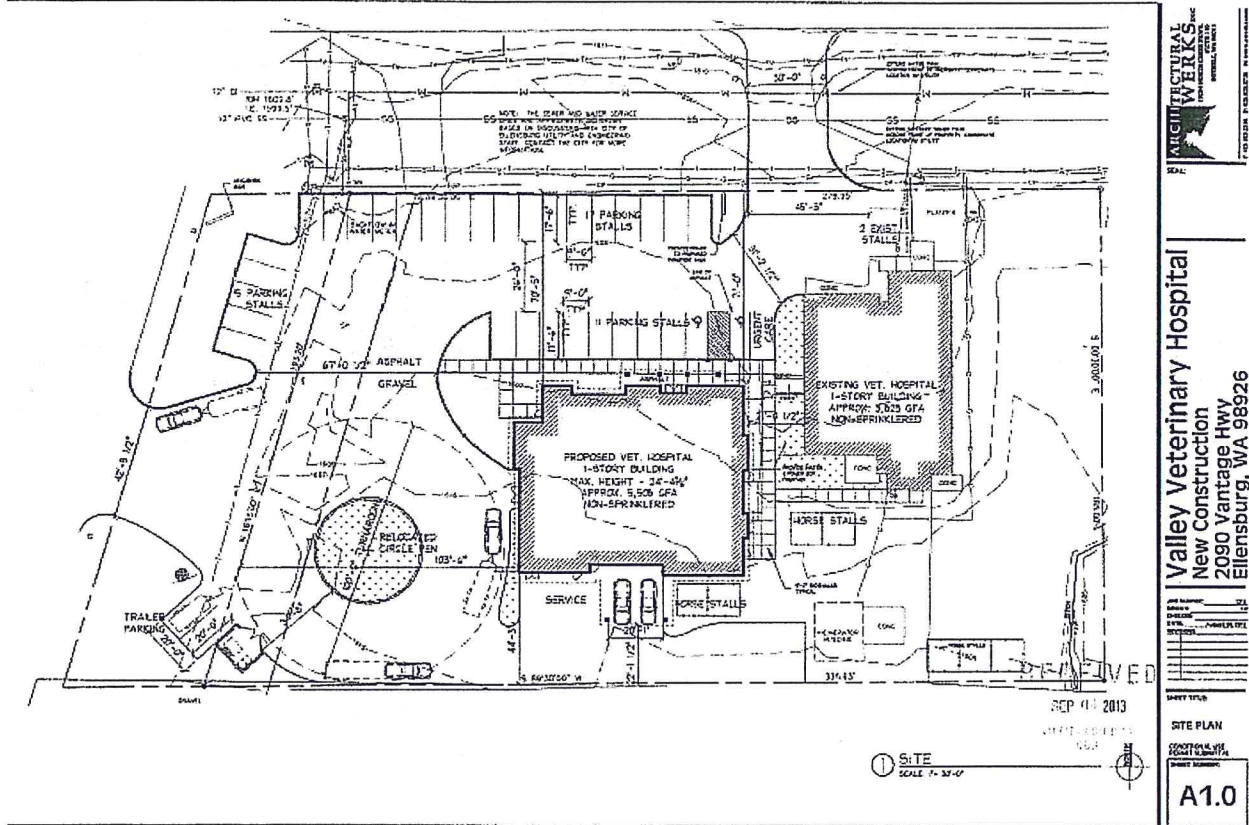
10. Development and construction practices during building of this facility shall only occur between the hours of 7:00 a.m. and 7:00 p.m.

Dated this 3rd day of December, 2013.

KITTITAS COUNTY HEARING EXAMINER

Andrew L. Kottkamp

Exhibit "B"



Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Monday, January 13, 2014 10:12 AM
To: legals@kvnews.com
Subject: Valley Vet CU-13-00006 Notice of Decision
Attachments: CU-13-00006 Valley Vet NOD Legal.doc

Good morning and Happy New Year Danielle.

Please publish the attached Notice of Decision legal for the Valley Vet CU-13-00006 project in tomorrow's paper if possible.

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

Notice of Decision
Valley Vet Conditional Use Permit (CU-13-00006)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on January 7, 2014 the Kittitas County Board of County Commissioners approved Valley Vet Conditional Use Permit (CU-13-00006). The subject property is located approximately one (1) mile east of Ellensburg at 2090 Vantage Hwy, in a portion of Section 06, T17N, R19E, W.M. in Kittitas County, bearing Assessor's map number 17-19-06020-0002.

Copies of the Kittitas County Board of Commissioners Resolution 2014-005 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is January 28, 2014.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Dated: January 13, 2014
Publish: January 14, 2014

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Monday, January 13, 2014 10:39 AM
To: 'pshuart@kvnews.com'
Subject: RE: Order Confirmation - Ad # 1031839
Attachments: CU-13-00006 Valley Vet NOD Legal publishing.pdf

Please see the one correction on the attachment and publish.

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: DAILY RECORD/KITTITAS PUB [mailto:pshuart@kvnews.com]
Sent: Monday, January 13, 2014 10:26 AM
To: Lindsey Ozbolt
Subject: Order Confirmation - Ad # 1031839

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

ORDER CONFIRMATION

Salesperson: PAM SHUART

Printed at 01/13/14 10:24 by psh18

Acct #: 84329

Ad #: 1031839

Status: N

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

Start: 01/14/2014 Stop: 01/14/2014
Times Ord: 1 Times Run: ***
STD6 1.00 X 6.35 Words: 189
Total STD6 6.35
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 77.61
Affidavits: 1

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

Ad Descript: NOTICE OF DECISION
Given by: *
Created: psh18 01/13/14 10:20
Last Changed: psh18 01/13/14 10:24

COMMENTS:

COPIED from AD 1026295

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	01/14			
IN	A		97 S	01/14			

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 Stuart
Name (signature)

(CONTINUED ON NEXT PAGE)

Please see next page for one error.

Thx, Lindsey

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: PAM SHUART

Printed at 01/13/14 10:24 by psh18

Acct #: 84329

Ad #: 1031839

Status: N

**Notice of Decision
Valley Vet Conditional
Use Permit (CU-13-00006)**

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→ Should say
"Assessor's"

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If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Dated: January 13, 2014
Publish: January 14, 2014

FLOYD R WOODIWISS
1930 VANTAGE HWY
ELLENSBURG WA 98926

CASCADE VIEW BUSINESS PARK LLC
PO BOX 662
ELLENSBURG WA 98934

BENJAMIN RIZOR
2161 VANTAGE HWY
ELLENSBURG WA 98926

PAUL & CAROL HANSEN
2000 VILLAGE DR #6
ELLENSBURG WA 98926

MICHAEL MERRILL
FRANK MERRILL
10229 40TH AVE SW
SEATTLE WA 98146

DENNIS EMMONS
2031 VANTAGE HWY
ELLENSBURG WA 98926

PAMELA THOMAS
2002 E VILLAGE DR
ELLENSBURG WA 98926

MELISSA J WINBORNE
841 COWBOY LN
ELLENSBURG WA 98926

ROBERT A RIGGINS
2006 E VILLAGE DR
ELLENSBURG WA 98926

MARK E STRAND
1932 E VILLAGE DR
ELLENSBURG WA 98926

JOHN VAN WAGONER, TRUSTEE
PO BOX 569
KITTITAS WA 98934

JOSEPH & KERI ARMSTRONG
103 S MT DANIELS DR
ELLENSBURG WA 98926

DOUGLAS & JANICE ROCK
1871 VANTAGE HWY
ELLENSBURG WA 98926

JEREMY & HANNAH JOHNSON
2004 E VILLAGE DR
ELLENSBURG WA 98926

ARCHITECTURAL WERKS, INC
JENNIFER PHANG
19204 N CREEK PRKWY
BOTHELL WA 98011

MARK R HAYDEN, D.V.M.
2090 VANTAGE HWY
ELLENSBURG WA 98926

KITTITAS CO FIRE DIST. #2
PO BOX 218
ELLENSBURG WA 98926

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
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candie.leader@co.kittitas.wa.us

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jmarvin@yakama.com
johnson@yakama.com
enviroreview@yakama.com

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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

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nelmsk@cwu.edu

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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

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

pubworks@ci.ellensburg.wa.us
comdev@ci.ellensburg.wa.us
energyservices@ci.ellensburg.wa.us

pfarris@eburg.wednet.edu
fwalker@eburg.wednet.edu

elliotr@kvfr.org

cid@fairpoint.net

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Monday, January 13, 2014 11:49 AM
To: Bill Steele; Brenda Larsen; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; Candie M. Leader; Christina Wollman; 'CROSECOORDINATOR@ECY.WA.GOV'; 'enviroreview@yakama.com'; Erin Moore; 'Gretchen.Kaehler@DAHP.wa.gov'; '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'; 'tribune@nkctribune.com'; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; Joe Gilbert; Michael Flory; Lou Whitford; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us'; 'energyservices@ci.ellensburg.wa.us'; Dr. Paul Farris, Ellensburg School District; 'fwalker@eburg.wednet.edu'; 'cid@fairpoint.net'; RichElliott
Cc: Lindsey Ozbolt; Doc Hansen; Jeff Watson; Allison Kimball ('brooksideconsulting@gmail.com'); 'hayden1242 (hayden1242@fairpoint.net)'; Jennifer Phang ('Jennifer@awerks.com')
Subject: Notice of Decision - Valley Vet CU-13-00006
Attachments: CU-13-00006 Valley Vet NOD memo.pdf; CU-13-00006 Valley Vet_RESOLUTION_signed.pdf

CU-13-00006 Valley Vet Conditional Use Permit

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on January 7, 2014 the Kittitas County Board of County Commissioners approved Valley Vet Conditional Use Permit (CU-13-00006). The subject property is located approximately one (1) mile east of Ellensburg at 2090 Vantage Hwy, in a portion of Section 06, T17N, R19E, W.M. in Kittitas County, bearing Assessor's map number 17-19-06020-0002.

Agencies within the county network may review Resolution 2014-005 and the master file via the above link. Agencies outside of the county network may view the related documentation by following this link:

<http://www.co.kittitas.wa.us/cds/land-use/default.aspx>

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is January 28, 2014.

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

Lindsey Ozbolt

From: Microsoft Outlook
To: J Markell; tribune@nkctribune.com
Sent: Monday, January 13, 2014 11:49 AM
Subject: Undeliverable: Notice of Decision - Valley Vet CU-13-00006

Delivery has failed to these recipients or groups:

J Markell <[mailto:IMCEAEX- O%3DKITTITAS_OU%3DCOURTHSE_cn%3DRecipients_cn%3DJMarkell@co.kittitas.wa.us](mailto:IMCEAEX-O%3DKITTITAS_OU%3DCOURTHSE_cn%3DRecipients_cn%3DJMarkell@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.

tribune@nkctribune.com <[mailto:IMCEAEX-
_O%3DKITTITAS_OU%3DCOURTHSE_cn%3DRecipients_cn%3Dtribune%2B40nkctribune%2B2Ecom@co.kittitas.wa.us](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=JMarkell@co.kittitas.wa.us](mailto: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](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; Mon, 13 Jan 2014 11:48:44 -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>, "'CROSECOORDINATOR@ECY.WA.GOV'"
<CROSECOORDINATOR@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>, "'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>,
'tribune@nkctribune.com'"
<IMCEAEX- O=KITTITAS OU=COURTHSE cn=Recipients cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us>,
'darren.habel@usace.army.mil'" <darren.habel@usace.army.mil>,
'separegister@ecy.wa.gov'" <separegister@ecy.wa.gov>, Joe Gilbert
<joe.gilbert@co.kittitas.wa.us>, Michael Flory
<mike.flory@co.kittitas.wa.us>, Lou Whitford
<lou.whitford@co.kittitas.wa.us>, "pubworks@ci.ellensburg.wa.us"
<pubworks@ci.ellensburg.wa.us>, "comdev@ci.ellensburg.wa.us"
<comdev@ci.ellensburg.wa.us>, "energyservices@ci.ellensburg.wa.us"
<energyservices@ci.ellensburg.wa.us>, "Dr. Paul Farris, Ellensburg School
District" <pfarris@eburg.wednet.edu>, "fwalker@eburg.wednet.edu"
<fwalker@eburg.wednet.edu>, "cid@fairpoint.net" <cid@fairpoint.net>,
RichElliott <elliott@kvfr.org>

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>, "hayden1242 (hayden1242@fairpoint.net)"
<hayden1242@fairpoint.net>, "Jennifer Phang (Jennifer@awerks.com)"
<Jennifer@awerks.com>

Subject: Notice of Decision - Valley Vet CU-13-00006

Thread-Topic: Notice of Decision - Valley Vet CU-13-00006

Thread-Index: Ac8Ql12jVz162iQS6yxwr99oDQiZw==

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

Date: Mon, 13 Jan 2014 11:48:43 -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: Patti Johnson; Joe Gilbert; Michael Flory; Doc Hansen; Jeff Watson; Lou Whitford; Lindsey Ozbolt; Lisa Lawrence; Candie M. Leader; Christina Wollman; Bill Steele; Brenda Larsen; Kim Dawson; Lisa Iammarino; Erin Moore; Julie Kjorsvik
Sent: Monday, January 13, 2014 11:49 AM
Subject: Delivered: Notice of Decision - Valley Vet CU-13-00006

Your message has been delivered to the following recipients:

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

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>>

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

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

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

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

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

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

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

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

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

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

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

Subject: Notice of Decision - Valley Vet CU-13-00006

Lindsey Ozbolt

From: Microsoft Outlook
To: Mike Johnston
Sent: Monday, January 13, 2014 11:49 AM
Subject: Relayed: Notice of Decision - Valley Vet CU-13-00006

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: Notice of Decision - Valley Vet CU-13-00006

Lindsey Ozbolt

From: Microsoft Outlook
To: 'Jessica Lally (jessica@yakama.com)'; 'Brent Renfrow (Brent.Renfrow@dfw.wa.gov)'; 'CROSEPACORDINATOR@ECY.WA.GOV'; 'Teske, Mark S'; 'Gretchen.Kaehler@DAHP.wa.gov'; 'Jan Jorgenson (jorgenja@cwu.edu)'; 'linda.hazlett@dnr.wa.gov'; 'jmarvin@yakama.com'; 'Johnson Meninick (johnson@yakama.com)'; 'enviroreview@yakama.com'; 'nelmsk@cwu.edu'; 'russell.mau@doh.wa.gov'; 'darren.habel@usace.army.mil'; 'separegister@ecy.wa.gov'; pubworks@ci.ellensburg.wa.us; comdev@ci.ellensburg.wa.us; energyservices@ci.ellensburg.wa.us; Dr. Paul Farris, Ellensburg School District; 'fwalker@eburg.wednet.edu'; cid@fairpoint.net; RichElliott; Allison Kimball (brooksideconsulting@gmail.com); hayden1242 (hayden1242@fairpoint.net); Jennifer Phang (Jennifer@awerks.com)
Sent: Monday, January 13, 2014 11:49 AM
Subject: Relayed: Notice of Decision - Valley Vet CU-13-00006

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

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

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

'CROSEPACORDINATOR@ECY.WA.GOV' (CROSEPACORDINATOR@ECY.WA.GOV) <mailto:CROSEPACORDINATOR@ECY.WA.GOV>

'Teske, Mark S' (Mark.Teske@dfw.wa.gov) <mailto:Mark.Teske@dfw.wa.gov>

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

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

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

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

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

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

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

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

'darren.habel@usace.army.mil' (darren.habel@usace.army.mil) <mailto:darren.habel@usace.army.mil>

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

pubworks@ci.ellensburg.wa.us (pubworks@ci.ellensburg.wa.us) <mailto:pubworks@ci.ellensburg.wa.us>

comdev@ci.ellensburg.wa.us (comdev@ci.ellensburg.wa.us) <<mailto:comdev@ci.ellensburg.wa.us>>

energyservices@ci.ellensburg.wa.us (energyservices@ci.ellensburg.wa.us) <<mailto:energyservices@ci.ellensburg.wa.us>>

Dr. Paul Farris, Ellensburg School District (pfarris@eburg.wednet.edu) <<mailto:pfarris@eburg.wednet.edu>>

'fwalker@eburg.wednet.edu' (fwalker@eburg.wednet.edu) <<mailto:fwalker@eburg.wednet.edu>>

cid@fairpoint.net (cid@fairpoint.net) <<mailto:cid@fairpoint.net>>

RichElliott (elliotttr@kvfr.org) <<mailto:elliotttr@kvfr.org>>

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

hayden1242 (hayden1242@fairpoint.net) (hayden1242@fairpoint.net) <<mailto:hayden1242@fairpoint.net>>

Jennifer Phang (Jennifer@awerks.com) (Jennifer@awerks.com) <<mailto:Jennifer@awerks.com>>

Subject: Notice of Decision - Valley Vet CU-13-00006

Lindsey Ozbolt

From: MAILER-DAEMON@av-mx.com
To: hayden1242@fairpoint.net
Sent: Monday, January 13, 2014 11:50 AM
Subject: Delivered: Notice of Decision - Valley Vet CU-13-00006

Your message has been delivered to the following recipients:

hayden1242@fairpoint.net

Subject: Notice of Decision - Valley Vet CU-13-00006

Lindsey Ozbolt

From: MAILER-DAEMON@relay0.av-mx.com
To: cid@fairpoint.net
Sent: Monday, January 13, 2014 11:50 AM
Subject: Delivered: Notice of Decision - Valley Vet CU-13-00006

Your message has been delivered to the following recipients:

cid@fairpoint.net

Subject: Notice of Decision - Valley Vet CU-13-00006

Lindsey Ozbolt

From: Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>
Sent: Monday, January 13, 2014 11:50 AM
To: Lindsey Ozbolt
Subject: Automatic reply: Notice of Decision - Valley Vet CU-13-00006

I will be out of the office Until January 14th. I will respond to your email message when I return.

If you need more immediate assistance, please contact either William Meyer at william.meyer@dfw.wa.gov or Mark Teske at mark.teske@dfw.wa.gov in our Ellensburg Office. In our Yakima Office, please contact Eric Bartrand at eric.bartrand@dfw.wa.gov