

Kittitas County Commissioners

Agenda Staff Report

Agenda Date: December 17, 2013

Action requested:

Conduct a closed record meeting to consider the Hearing Examiner's recommendation for the Valley Vet Conditional Use Permit (CU-13-00006).

Background:

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.

The proposed project is located approximately 1 mile east of Ellensburg at 2090 Vantage Hwy, in a portion of Section 06, T17N, R19E, WM in Kittitas County, bearing Assessor's map number 17-19-06020-0002.

A complete conditional use permit application was submitted to Community Development Services on September 4, 2013 and was found 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. 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 regarding this proposal.

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.

The Hearing Examiner hearing was held on November 19, 2013 at 6:00 p.m. No members of the public testified at the hearing. On December 5, 2013 the Kittitas County Hearing Examiner recommended approval of the Valley Vet Conditional Use Permit (CU-13-00007).

Interaction:

Kittitas County Hearing Examiner and Community Development Services.

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 Valley Vet Conditional Use Permit (CU-13-00007) and direct staff to prepare enabling documents based upon the decision of the Board.

Handling: none

Lead Staff: Lindsey Ozbolt