

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. *Approved 3/6/14 see project master file*
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.

Applicant developed per plans

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:

OK
OK
8.1.1
8.1.2
~~8.1.3~~

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.

condition added
Per 12/12
memo from PW
AC-14-00073

Specific issues related to roadway and access construction will be addressed at project civil submittal with the City of Ellensburg and/or Kittitas County.

BP-14-00614

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. ~~See~~ See master project file. letter from PLSA dated 10/13/14

OK per discussion
w/ Doug D'handt
on 12/10/14

Perok
962- on
7101
12/10/14
said all conditions
met.

8.1.4

Specific water and sewer requirements will be addressed at project civil plan submittal with the City of Ellensburg.

BP-14-00614

~~8.1.5.~~

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.

and

in master project file Recording # 201309180002

OK
OK
8.1.7
8.1.8

A Fire Marshal permit will be required for the hydrant/fire line prior to building construction.

Fire hydrants shall be placed in the proposed development per the City and County Fire Marshal's requirements.

Per discussion w/ Fire Marshal on 12/10/14

BP-14-00051
49

~~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. issued by CDS planning on 10/21/14 & building on 10/23/14. See master project file.

S1-14-00004

BP-14-00614

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