

Kittitas County Hearing Examiner

November 19, 2013

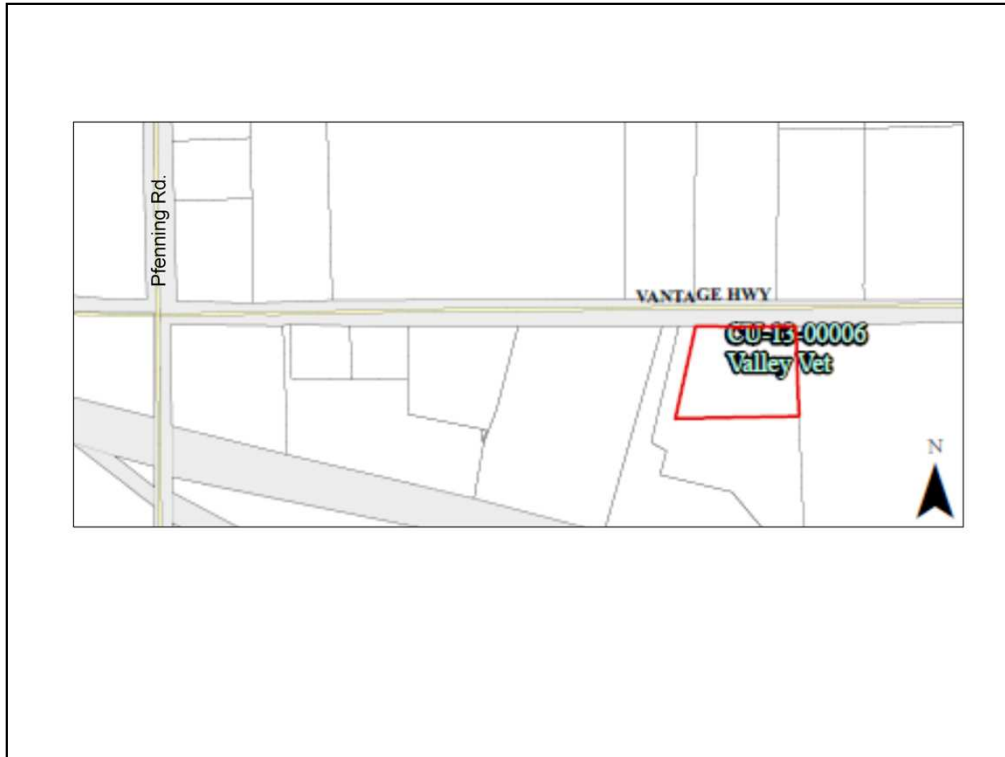


**Valley Vet
Conditional Use Permit
(CU-13-00006)**

Good Evening Mr. Hearing Examiner

For the record

You have before you tonight for consideration the Valley Vet Conditional Use Permit



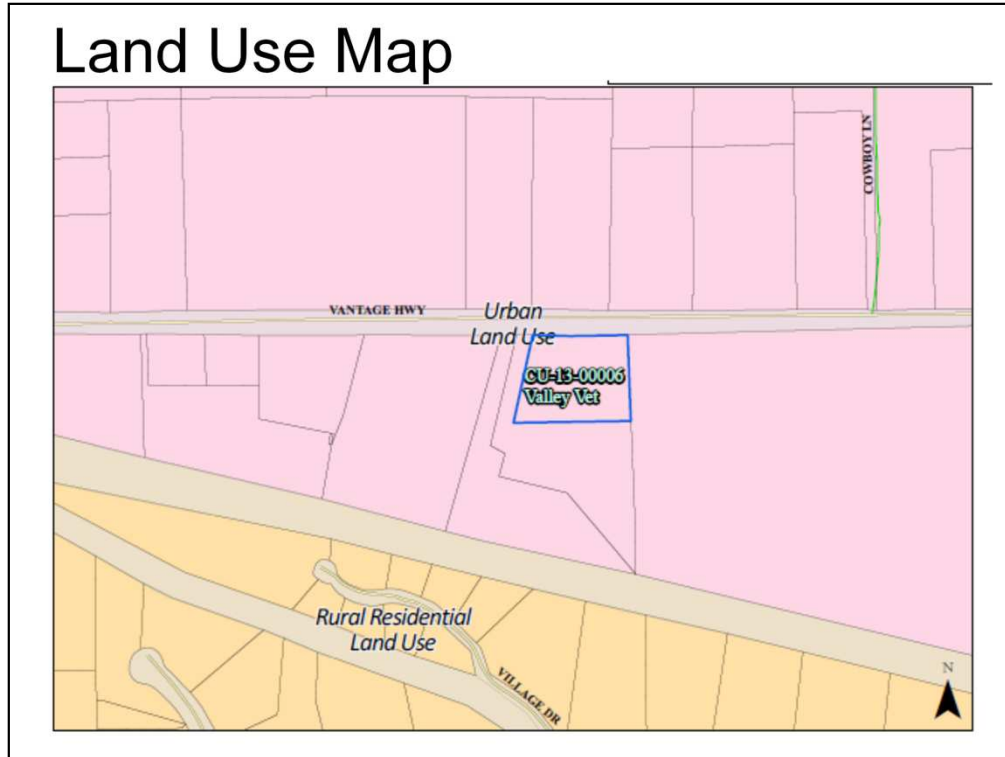
Subject property is located approximately one mile east of Ellensburg and is accessed off of the Vantage Hwy.

Overview of Proposal

- Project acreage: 1.51 acres
- Number of lots: 1; no new lots are being proposed
- City of Ellensburg water and sewer services proposed
- Land Use: Urban
- Zoning: General Commercial

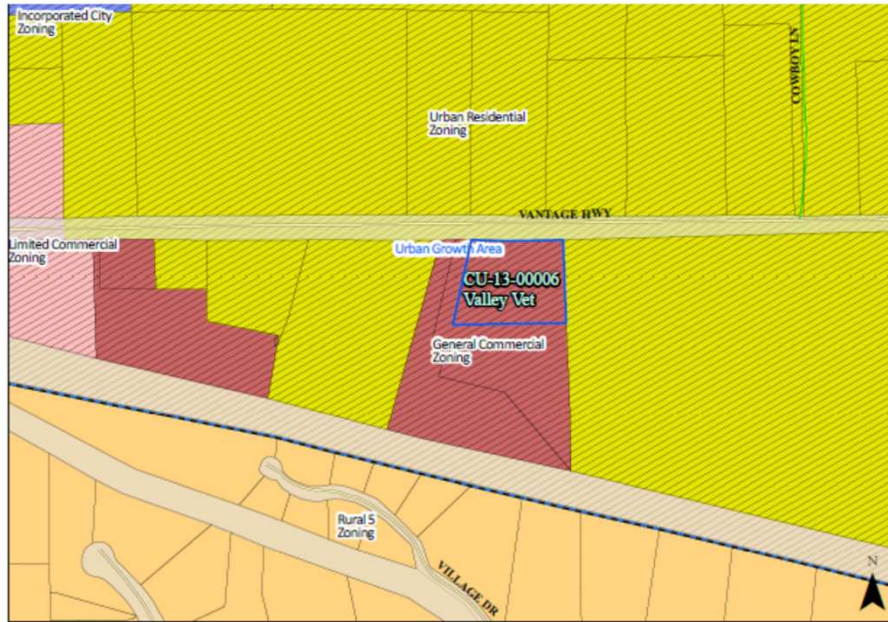
Dr. Mark Hayden is the applicant and Jennifer Phang is the authorized agent for this proposal.

Land Use Map



Land use: Urban

Zoning Map

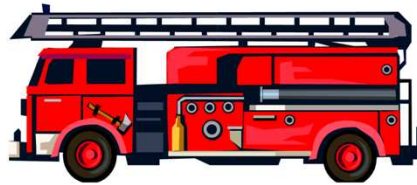


Zoning: General Commercial

Ellensburg School District



Fire District 2 - KVFR



The property is located within the Ellensburg School District and within Fire District 2 - KVFR.

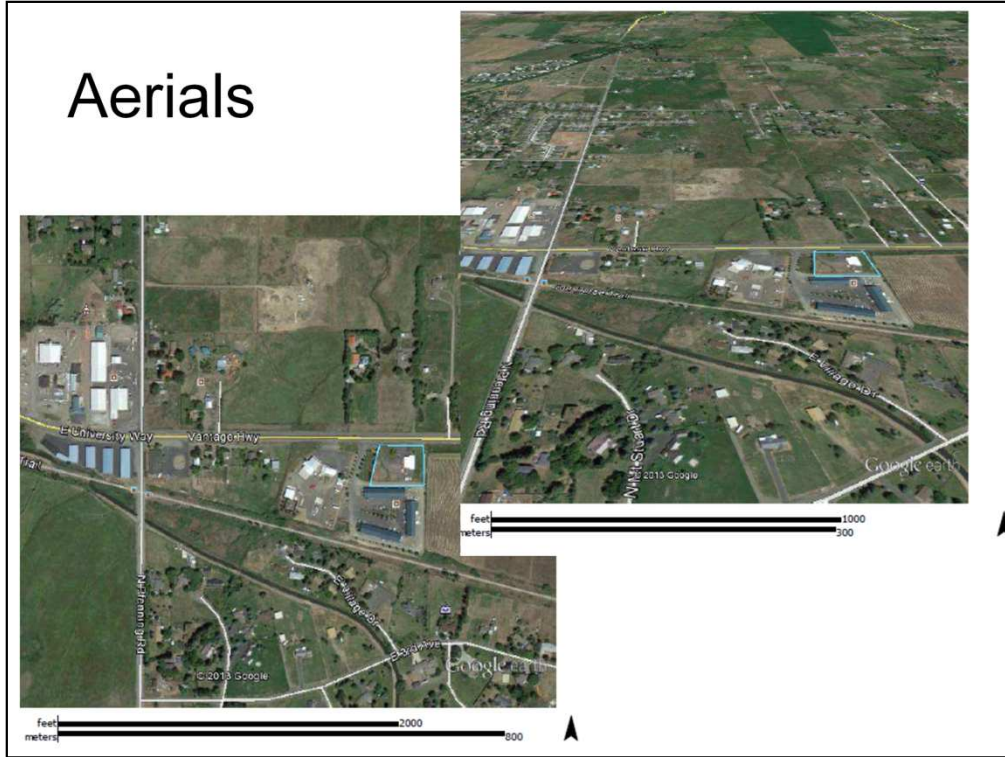
Both were noticed. No comments were received.

Critical Areas Analysis



An administrative critical areas review was done in compliance with KCC 17A. The subject property contains a DNR stream type 9 – unknown stream. This stream is referred to as Lyle Creek by WDFW in a letter to the applicant dated January 18, 2013. The determination by both Kittitas County and William Myers of WDFW is that the creek will not be negatively affected by this proposal as it is located east of the existing vet clinic. The proposal is to expand the practice west of the existing vet clinic.

Aerials



Aerials of the proposal and surrounding area.

Access

- This proposal is accessed from the Vantage Hwy approx. 1,400 feet east of N. Pfenning Road.
- Public Works is requiring:
 - Approach be constructed to WSDOT Design manual standards in Ch. 1340 & Ex. 1340-1
 - Coordination between City of Ellensburg and Kittitas County for roadway and access construction.

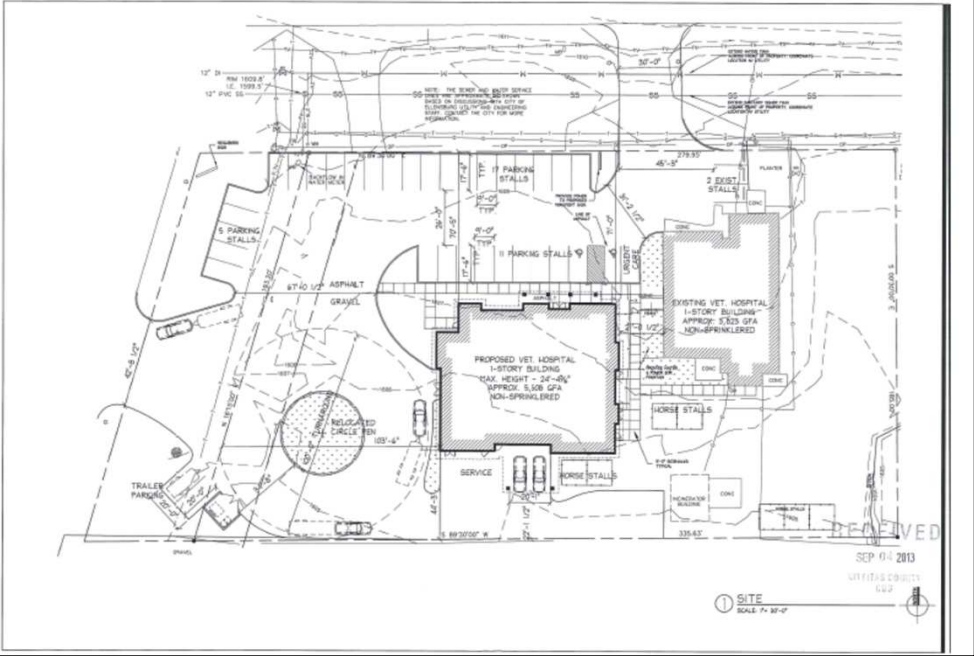
This is listed in the SEPA MDNS conditions under Transportation #1 & 2. You can find this in the staff report on page 7.

Notices

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- Notice of Application: Oct. 7, 2013
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Pre-application materials can be found in File Index #1

Site Plan



Project Analysis

- Consistent with:
 - Comprehensive Plan.
 - KCC 17A Critical Areas
 - KCC 17.40 General Commercial
 - Uses: specific to 17.15.080(A) & (C) animal boarding and hospital, animal or veterinary as a conditional use.
 - KCC 17.60A Conditional Uses.
 - KCC 14.04 Building Code as conditioned.
 - KCC 12 Roads and Bridges as conditioned

Staff recommends approval of the Valley Vet Conditional Use Permit as conditioned.

Specific responses as to how the application meets the Conditional Use 17.60A criteria is outlined in the staff report on pg. 3.

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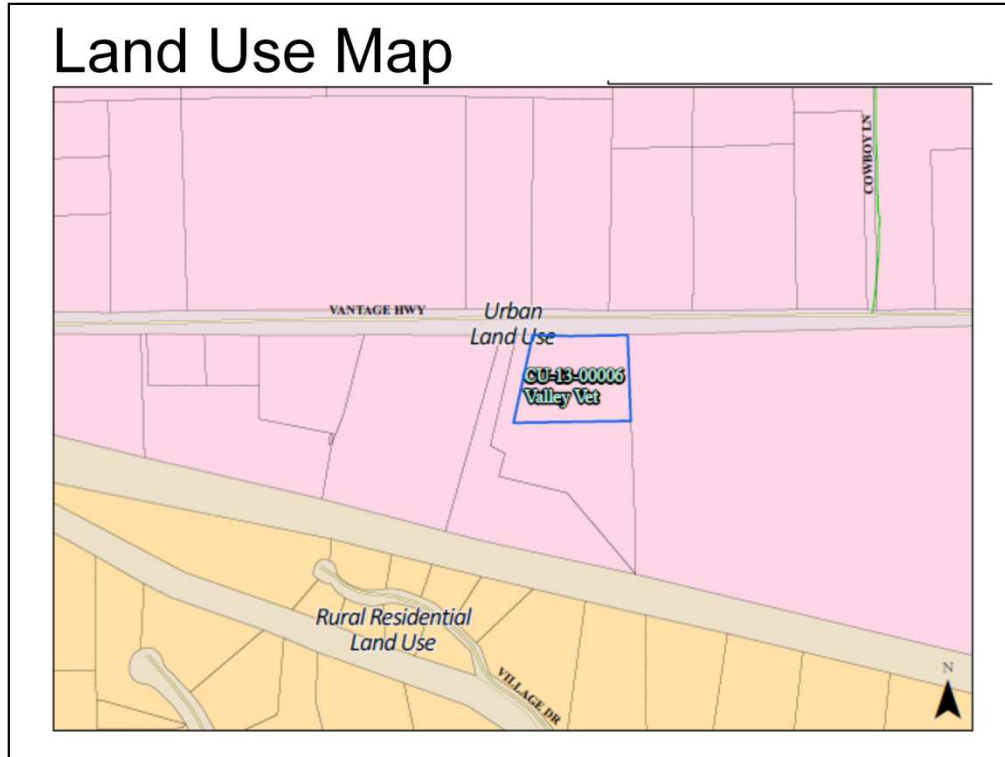
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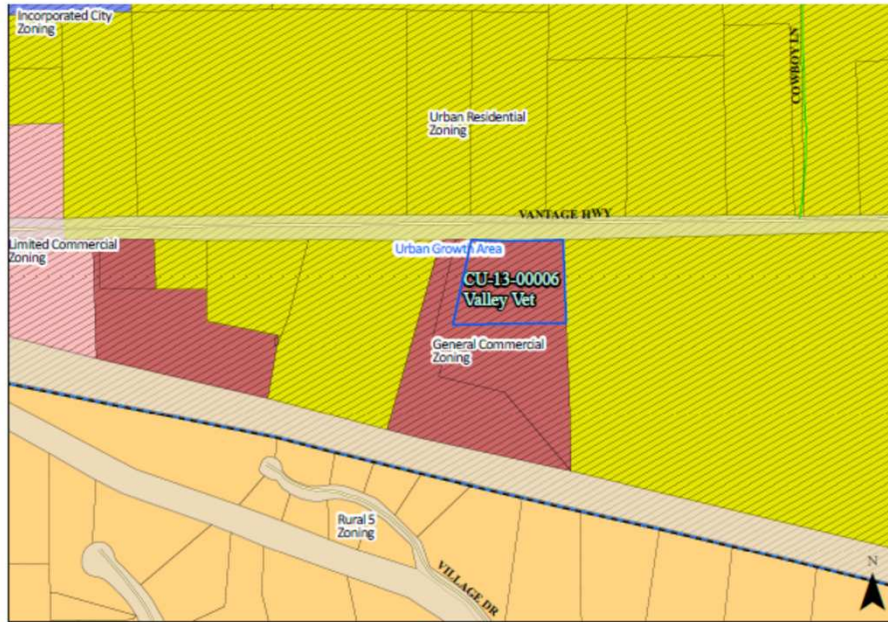
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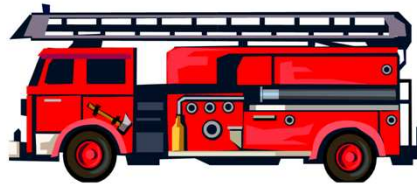


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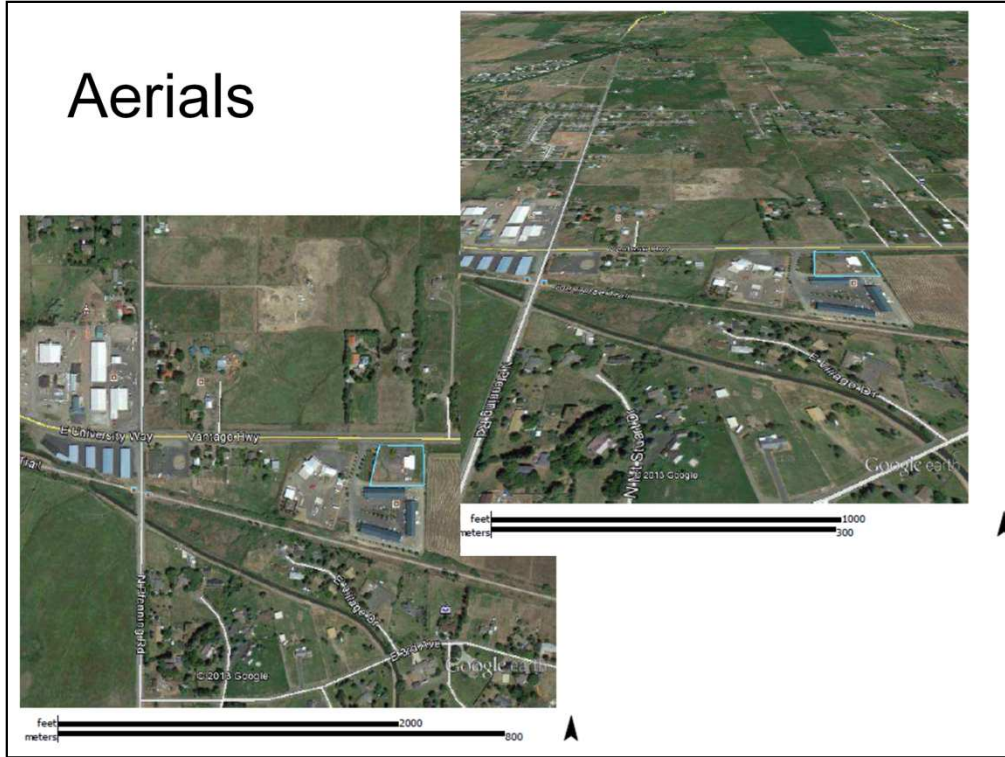
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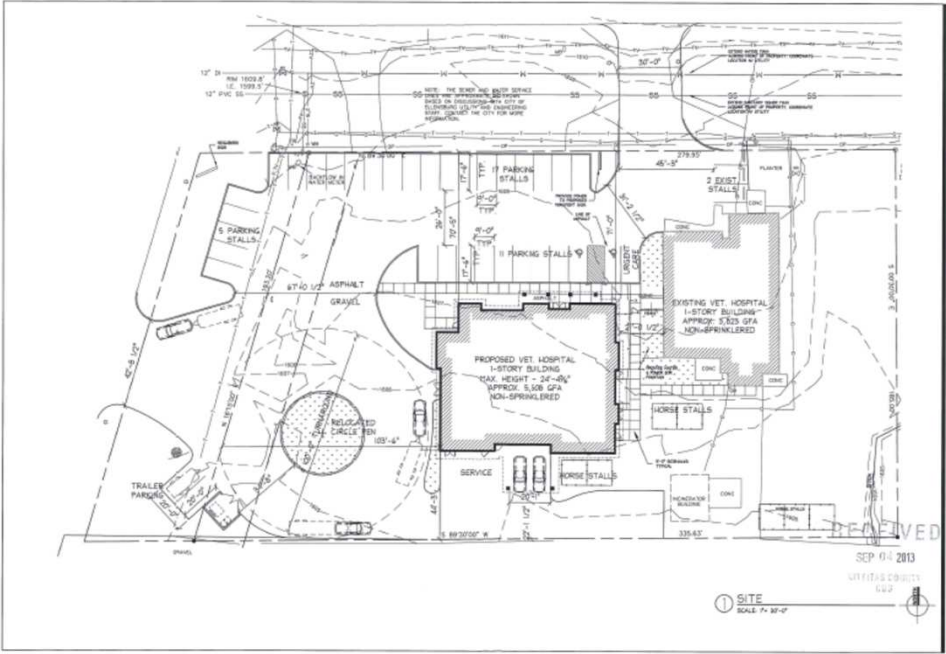
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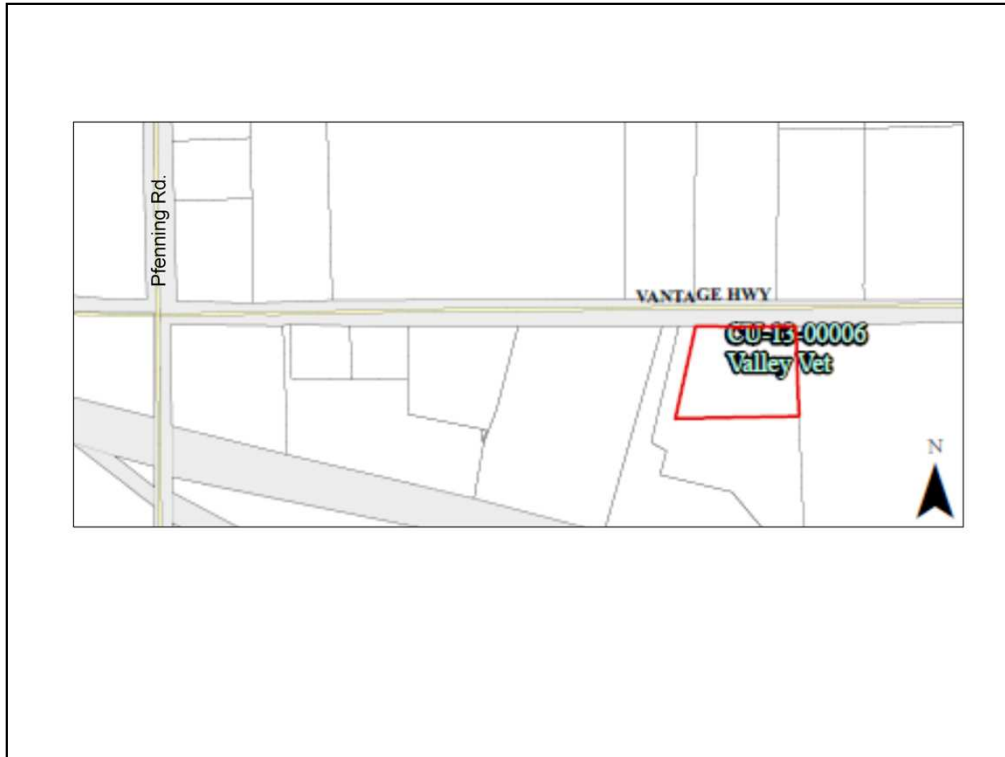


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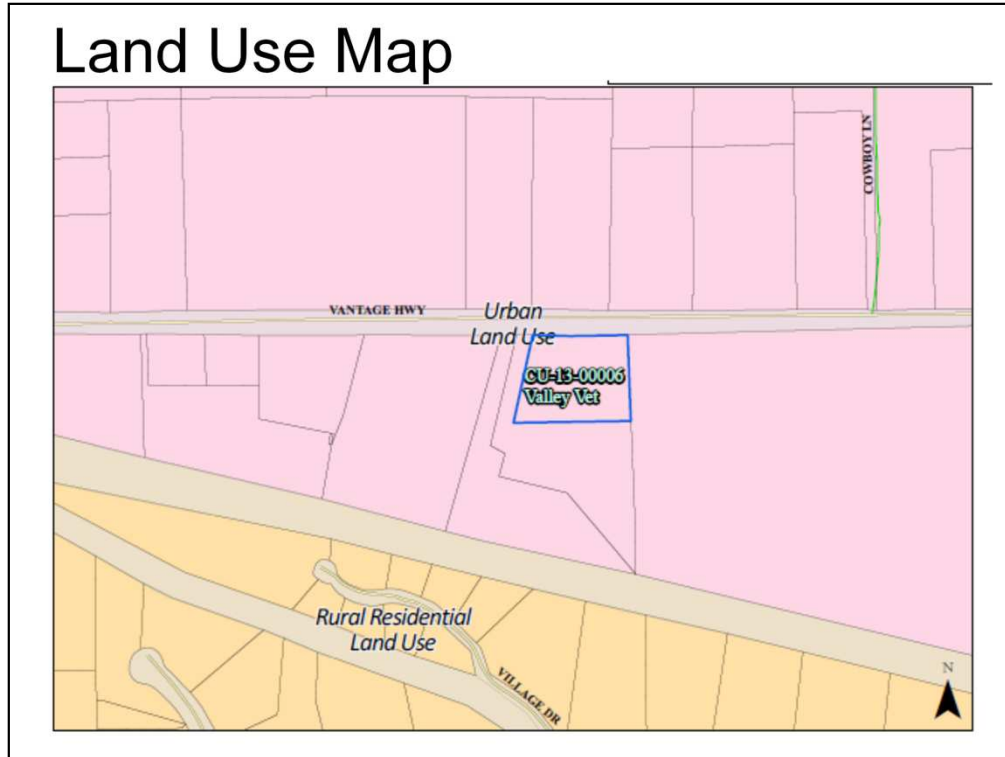
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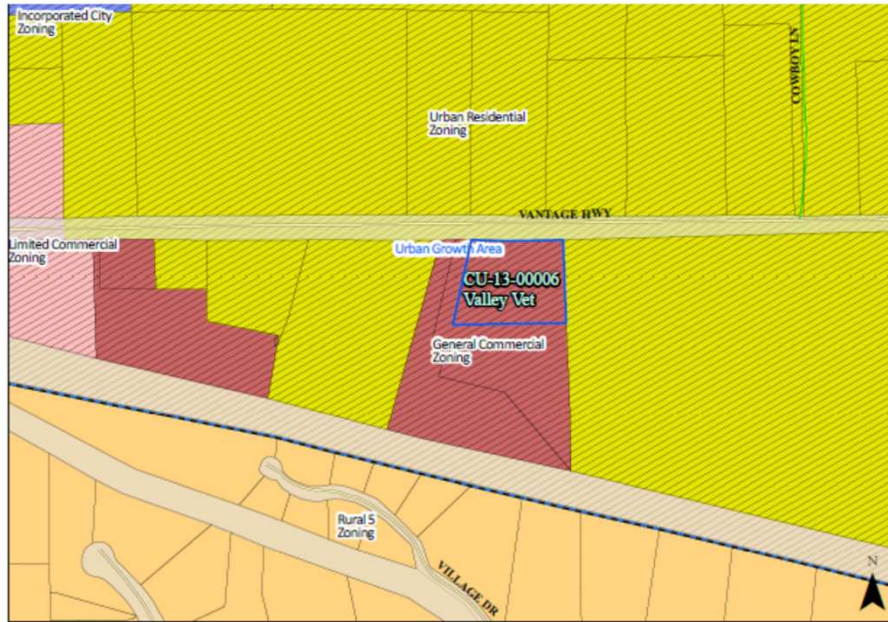
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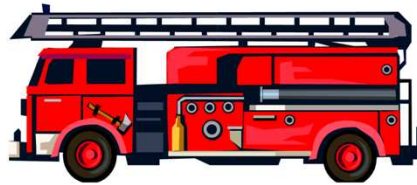


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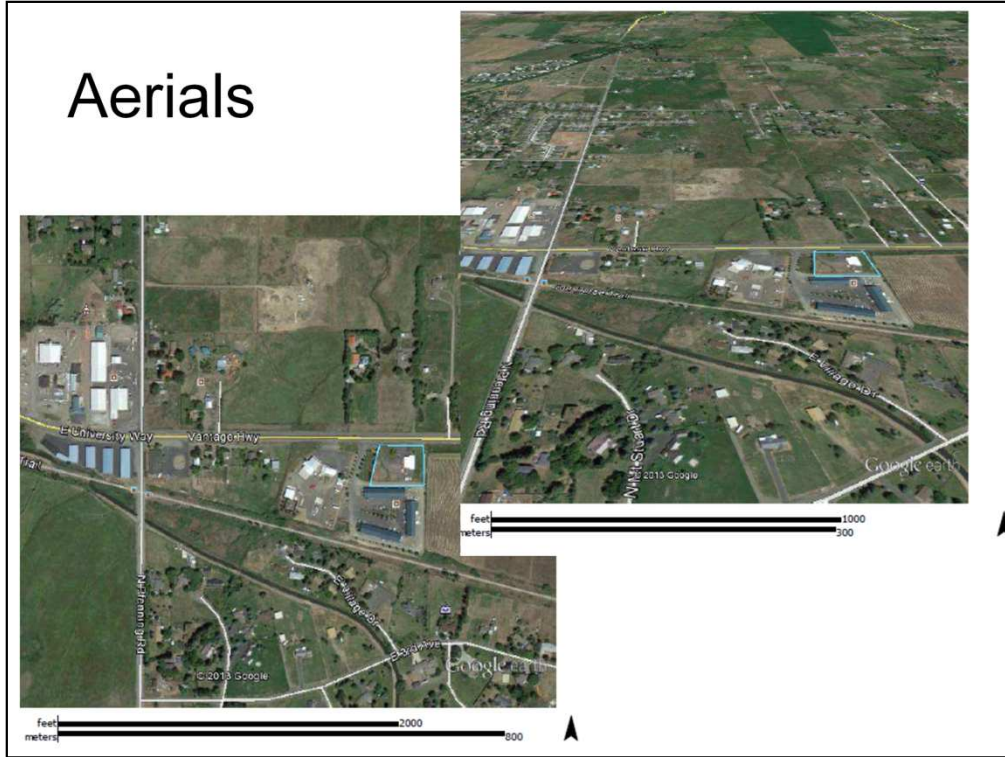
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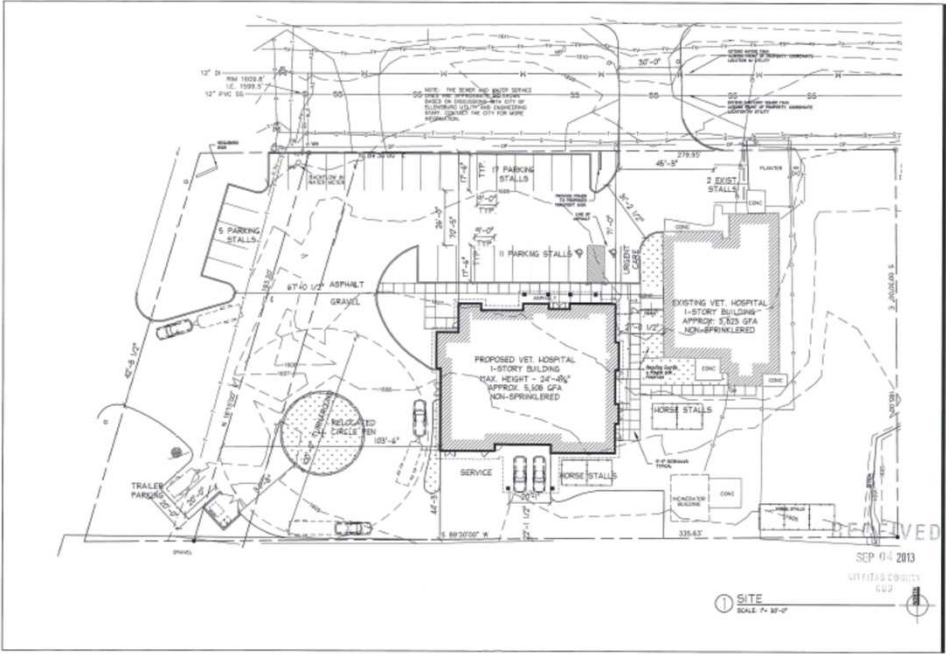
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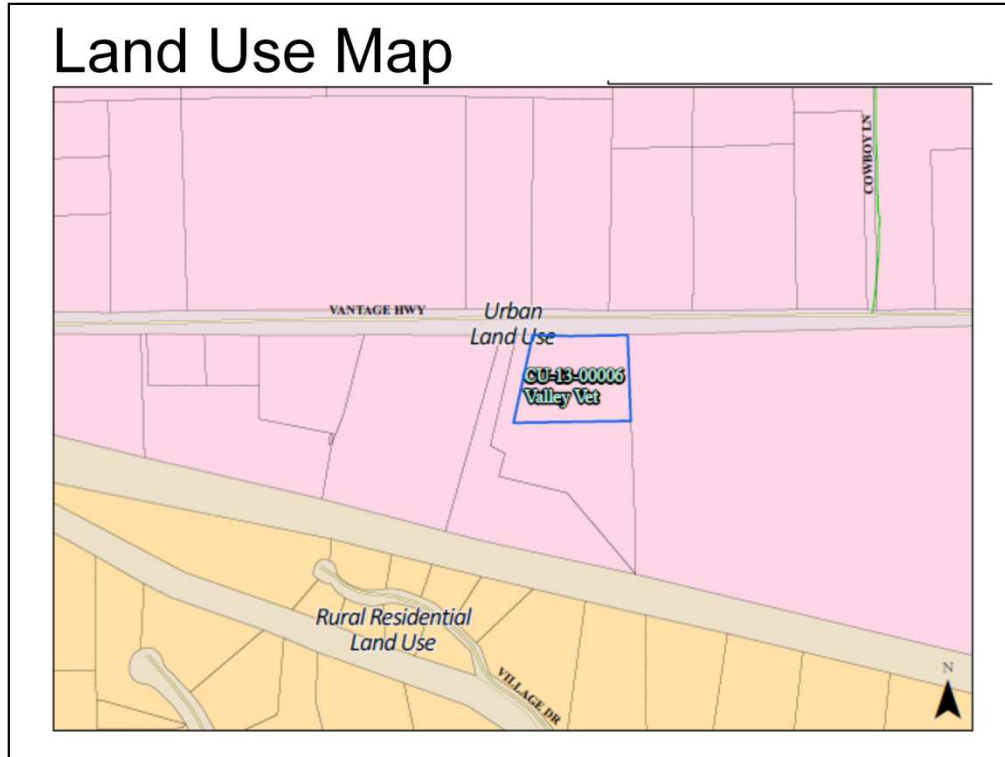
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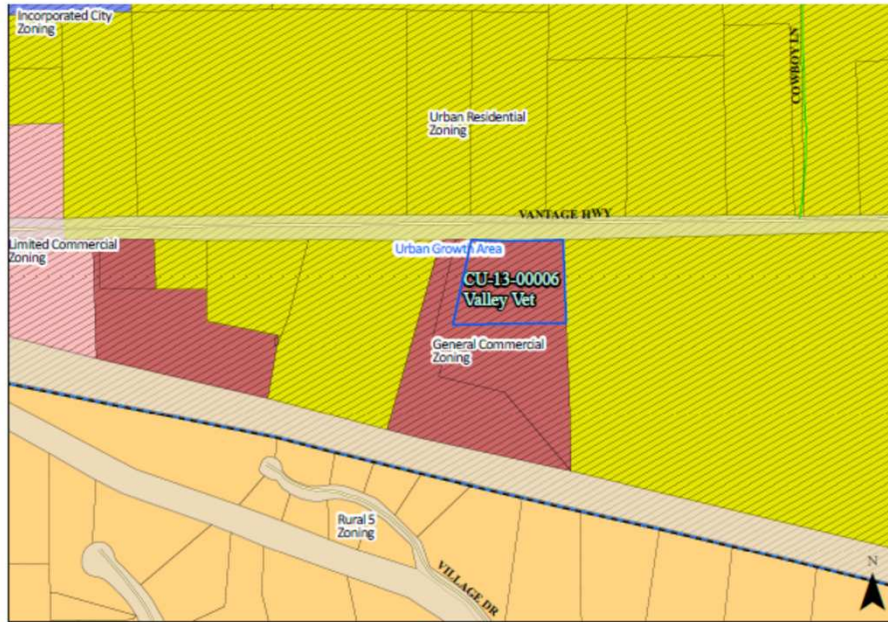
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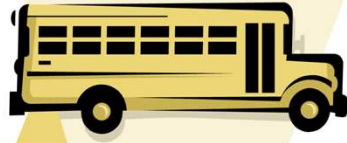
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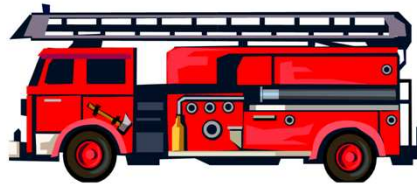


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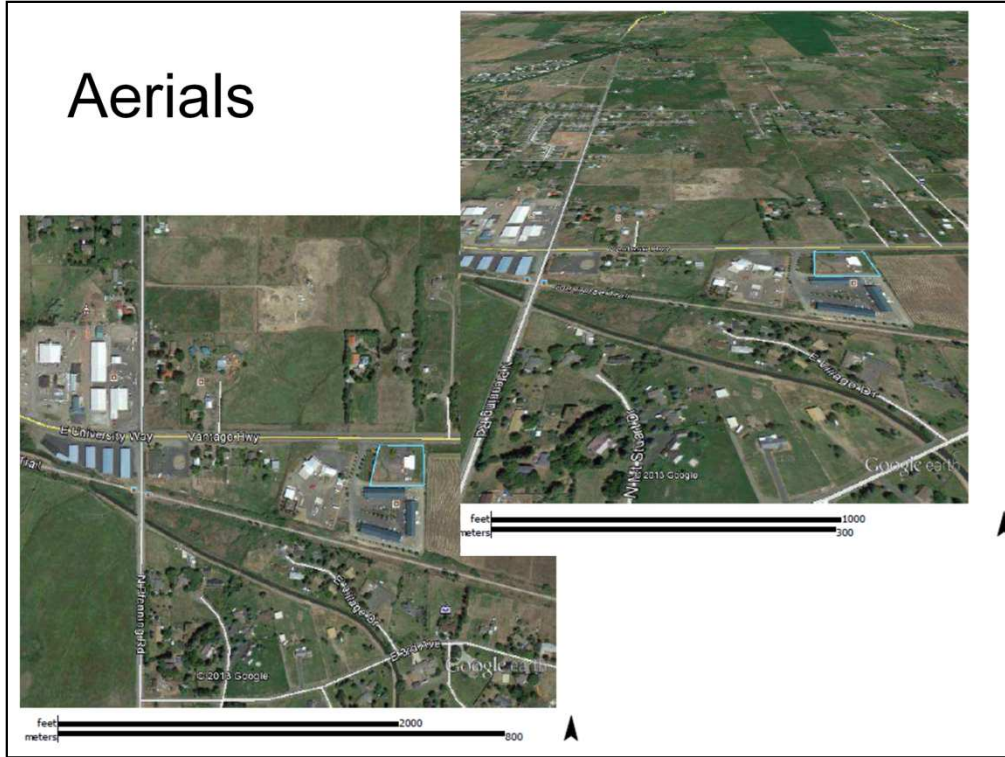
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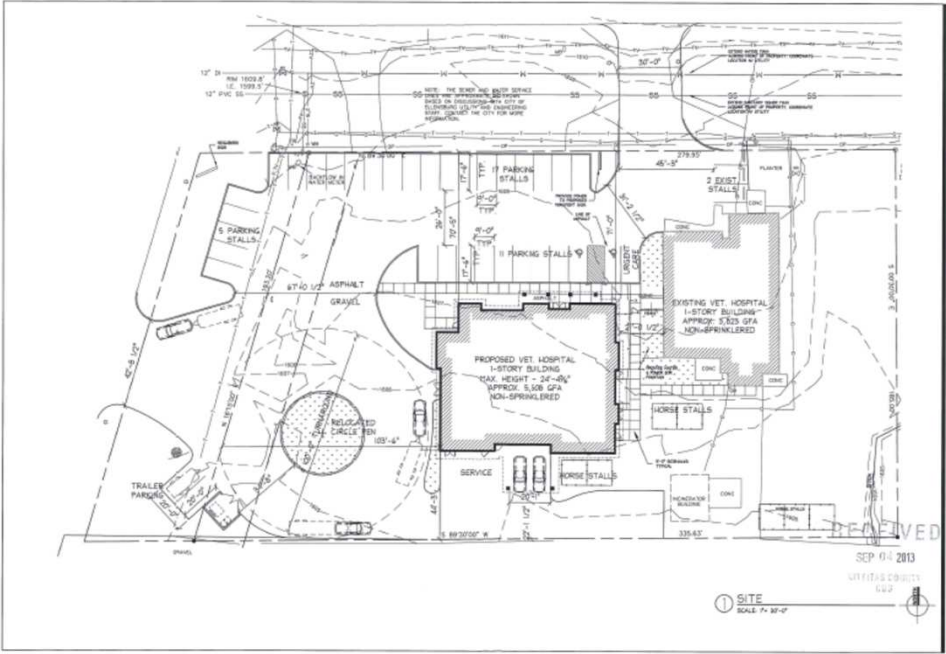
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