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State of Washington

**Department of Fish and Wildlife**

KITTITAS COUNTY  
CDS

*South Central Region – Ellensburg District Office, 201 North Pearl, Ellensburg, WA 98926*

*Phone: (509) 933-2491, Fax (509) 925-4702*

Date: January 18, 2013

Subject: Lyle Creek adjacent to Valley Veterinarian

Dear : Mr. Hayden,

Thank you for the opportunity to visit your property at 2090 Vantage Highway November 1<sup>st</sup>, 2012 and take a look at the East branch of Lyle Creek in relation to your proposed expansion project. Your proposed expansion will be on the other side of the existing buildings and not adjacent to Lyle Creek. I see no issues with your proposed expansion in relation to Lyle Creek.

Background: Lyle Creek splits into two forks approximately a half mile above your property, along Judge Ronald Road. The east fork of Lyle Creek travels south from Judge Ronald Road and crosses Cowboy lane and then crosses the Vantage Highway. Once Lyle Creek crosses Vantage Highway, it appears to have been put into a man-made channel along Vantage Highway that travels west along the highway, then turns south at the east boundary of your property (see map).

The channel location of the East branch of Lyle Creek appears to have been modified over the years by several different landowners from its original location throughout some of its course. Lyle Creek currently flows along the eastern boundary of the Valley Veterinarian property before going into a grated culvert and underground through the property to the south (see map).

Lyle Creek and other small tributary streams within the Kittitas Valley support a number of native fish species (6-17+ species) as well as a variety of wildlife species. Providing adequate buffers of natural vegetation along these creeks protects water quality and habitat.

Please call me at (509) 933-2491 if you have questions or would like more information.

Sincerely,

A handwritten signature in blue ink that reads "William R. Meyer".

William R. Meyer  
Area Habitat Biologist

Cc: Art Solbakken



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KITTITAS COUNTY  
CDS

August 28, 2013

Kittitas County Community Development Services  
411 N. Ruby St. Suite #2  
Ellensburg, WA 98926

RE: Valley Veterinary Hospital – Conditional Use Permit: Project Narrative

Dear Planning Director,

We are pleased to submit the following narrative in support of our application for a conditional use permit to construct a new one-story mixed animal veterinary hospital (equine and small animal patients) of roughly 5,500 square feet in conjunction with supporting on-site parking facilities at 2090 Vantage Highway in Ellensburg (Parcel #-891933).

**Project Description**

The proposed new building would be located adjacent to, and on the same lot, as Dr. Hayden's existing 3,823 square foot veterinary clinic. The intent of the project is to build a larger more efficient building to better serve the facility's growing clientele within the community. The existing veterinary clinic, which does not require a conditional use permit, will remain in use to support the new facility including provisions for animal holding kennels, general storage, laundry and administrative functions. Under separate permit, there will be a light remodel of the existing clinic to update finishes in the building along with removal of a few non-structural walls to better suit the facility's needs. There are no plans to phase the project at the current time, but the client does wish to extend the utility lines in the ROW to serve his current facility. Ideally the project would start under construction in early spring 2014 depending on governmental approval and permitting processes.

The current site encompasses approximately 56,939 square feet (1.31 acres) but Dr. Hayden in the process of completing a boundary line adjustment along the west property line that will add 9,590 square feet of land to the parcel, providing for a total lot area of 66,529 square feet (1.51 acres). While the site lies within the Urban Growth Area of the City of Ellensburg, it currently falls under Kittitas County's jurisdiction and is zoned for General Commercial uses.

Based on the survey, there are no recorded easements that we know of, but the owner has purchased a portion of the neighbor's land, which is shown on the attached survey and they will be recording an easement to share use of the existing driveway serving the neighbor currently. For ease of access and the safety of clientele, including large animal clientele with combination trucks and trailers, the client has applied for a variance proposing to maintain two driveway access points to the site. One accessed off the existing neighbor's driveway noted above and the other to maintain the eastern most driveway of the existing two driveways on the proposed site.

The County does not have specific parking regulations relating to the number of stalls for the proposed use. In a letter to the County we proposed a ratio of 1 parking stall per 300 square feet of building of office, labs, and examination rooms for the new building. Thus, based on the current floor plan, approx. 15 parking stalls would be required. The proposed required parking areas will be paved to meet City standards as directed by the County.

A graveled 100' diameter turnaround is proposed for transport vehicles and trailers offloading horses. Gravel was selected for this surface as it provides superior safety for horses to walk on between the hospital facility and transport trailers. This is critically important for animals being returned to their transports after typical surgical and treatment procedures that require sedation.

The turnaround would serve as both the on-site turnaround for horse trailers as well as for all fire department vehicles. Paved walkways for client and staff use between all parking areas and the buildings are anticipated as well.

A licensed civil engineer has been retained and will design an on-site storm water detention system since there is no public storm water sewer system serving the project site. The exact design, location and dimensions have not yet been determined, but no impact to public utility services is anticipated.

The existing building is currently served by a septic tank and water well, but that facility along with the proposed new building will be connected to the City's extended water and sanitary sewer service in conjunction with the proposed construction activities. While these utilities are currently available at the northwest corner of the property, we anticipate the need to extend both water and sanitary sewer services across the property frontage to the Northeast corner of the property. This work may be done prior to construction of the new building pending permits. A new fire hydrant will also be provided in the ROW as required by the City & County to service the new building.

### **Conditional Use Permit Criteria**

**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.**

The proposed veterinary clinic will provide a safe facility to attend to the medical needs of equine and small animals in a state of the art environment that is beneficial for both clients and patients within the community. The continued use of the site for a veterinary hospital is not detrimental or injurious to the public health, peace or safety of the immediate neighborhood and will not in any way change its current character.

**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**

The location of the proposed new veterinary structure, on the same lot as the existing veterinary clinic will minimize public cost. The extension of existing public sewer & water lines proposed as a part of this proposal, will provide access to these services for adjoining east property owners, and reduce the impacts of the current private septic system, while reducing the demands for access to the current public well system that serves the site.

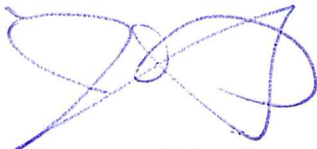
The project site is currently serviced by the Vantage Highway which fronts along the entire north property line of the site, and the existing veterinary office is already served by the local Police, Fire, and refuse disposal services.

**C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.**

The proposed project will allow the existing veterinary practice to continue to grow and serve the surrounding population, adding additional tax income from increased revenue and property values. The proposed practice expansion will as well necessitate the hiring of new part time and full time staff from within the community.

The proposed / existing site also provides easy access for clients without disruption to other commercial uses, and the deletion of one of the current direct access points to the Vantage Highway will as well contribute to a safer vehicular transportation system.

Sincerely,  
Architectural Werks, Inc



Jennifer Phang, AIA

Enclosure: Pre-Application Meeting Submittal Package.