

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"

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use such as a Bed & Breakfast or Campground, per KCC 17.60A)

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required)
- Project Narrative responding to Questions 9-11 on the following pages.

RECEIVED

SEP 04 2013

KITTITAS COUNTY
CDS

APPLICATION FEES:

1,565.00 Kittitas County Community Development Services (KCCDS)
 418.00 Kittitas County Department of Public Works
 329.00 Kittitas County Fire Marshal
 235.00 Kittitas County Environmental Health

\$2,547.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE: 9/4/13

RECEIPT # 181089

PAID

SEP 04 2013

KITTITAS CO.
CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-02-2013

Page 1 of 3

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Mark Hayden, D.V.M.
Mailing Address: 2090 Vantage Hwy
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-6146
Email Address: hayden@elltel.net

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Architectural Werks, Inc./ Jennifer Phang
Mailing Address: 19204 North Creek Parkway - Suite 110
City/State/ZIP: Bothell, WA 98011
Day Time Phone: 425-823-2244
Email Address: jennifer@awerks.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: 2090 Vantage Hwy.
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property (attach additional sheets as necessary):**

6. **Tax parcel number:** 891933

7. **Property size:** 1.51 (acres)

8. **Land Use Information:**

Zoning: General Commercial

Comp Plan Land Use Designation: _____

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. **Provision of the zoning code applicable:** See attached
11. **A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):**
- 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.
 - 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
 - C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X _____

Date:

8-30-13

Signature of Land Owner of Record
(Required for application submittal):

X _____

Date:

9-4-13

509-962-5170

September 3, 2013

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SEP 04 2013

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CDS

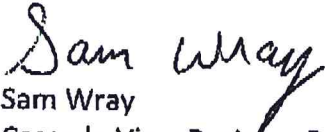
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: Hayden/Zoning Conditional Use Permit Application

Dear Kittitas County Community Development Services:

I am writing to give my approval for Mark Hayden to include in his conditional use permit application .21 acres of my parcel# 17-19-06075-0001, which he will be purchasing from me following approval of a pending boundary line adjustment. The conditional use permit application is for the construction of a new veterinary hospital on his property that borders my business park; the portion he is purchasing from me is to be used for increasing vehicle/trailer turnaround space for his business.

Sincerely,


Sam Wray
Cascade View Business Park

Attachment to Conditional Use Permit Application Form.

Item 10.

The project is the in General Commercial Zone (C-G).

Animal Hospitals or Boarding kennels are permitted as a Conditional Use within the zone per Kittitas County Code Chapter 17.15.

There are no zones where an animal hospital is an outright permitted use.

Boarding Kennels are only allowed through a conditional use review process in the following zones in Urban, Rural LAMIRD, Rural, Resource Lands: Residential, Agriculture, General Commercial, Forest & Range. In rural zones lands, it is also conditionally allowed in Rural Recreation zones.

Animal Hospitals are only allowed through a conditional use review process in the following zone in Urban Lands: General Commercial. In Rural LAMIRD & Rural lands, it is also conditionally allowed in Agriculture zones.

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