

KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

ZONING CONDITIONAL AND ADMINISTRATIVE CONDITIONAL USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 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 showing lot area, proposed buildings, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
- Project Narrative responding to Questions 9-11 on the following pages.

APPROVAL REQUESTED

Conditional Use

Administrative Conditional Use

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

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KITITITAS COUNTY
CDS

\$2,547.00 Fees due for this application when SEPA is not required (One check made payable to KCCDS)

\$3,107.00 Fees due for this application when SEPA is required (SEPA fee: \$560.00)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Handwritten Signature]

DATE:

2/12/15

RECEIPT #

24350

PAID

FEB 13 2015

KITITITAS CO.
CDS
DATE STAMP IN BOX

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

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: Marly A. Crowe
Mailing Address: PO Box 158
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509-899-4242
Email Address: marly48@yahoo.com

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: Same as owner
Mailing Address: "
City/State/ZIP: "
Day Time Phone: "
Email Address: "

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

Name: Same as owner
Mailing Address: "
City/State/ZIP: "
Day Time Phone: "
Email Address: "

4. **Street address of property:**

Address: 5002 Parke Creek Rd
City/State/ZIP: Ellensburg WA 98926

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

Onstat Short Plat Part of Section 8, T. 17 N., R. 20 E. W.M
(See Attached) Kittitas County, wa

6. **Tax parcel number:** 17-20-08053-0001

7. **Property size:** 20 acres (acres)

8. **Land Use Information:**

Zoning: Ag 20 Comp Plan Land Use Designation: mining

9. **Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.**

Group A Group B Individual Shared Cistern Other: N/A

PROJECT NARRATIVE

Include responses as an attachment to this application

- 10. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description. *SEE attached Survey*
- 11. **Provision of the zoning code applicable:** KCC 17.15.060.1
- 12. **A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 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:
 - i. 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
 - ii. The applicant shall provide such facilities; or
 - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
 - C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.
 - D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
 - E. The proposed use will ensure compatibility with existing neighboring land uses.
 - F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
 - G. For conditional uses outside of Urban Growth Areas, the proposed use:
 - i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
 - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long term viability of designated resource lands.

AUTHORIZATION

13. 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 Marly A. Crowe

Date:
2/9/15

Signature of Land Owner of Record
(Required for application submittal):
x Marly A. Crowe

Date:
2/11/15

February 12, 2015

Re: Conditional Use Permit Application Criteria from KCC 17.60A.015

Marly A. Crowe (Onstot Short Platt Permit)

- a. This shale quarry is a valuable asset to our county. Shale is used for many projects in Kittitas County and there are not many pits with the quality and the quantity of this particular quarry. There is nothing that would be detrimental or injurious to the public health or change the character of the surrounding neighborhood. At this time, you cannot see the quarry from any roads, unless you know where it is.
- b. The proposed use will have no impact on the public but the county will benefit with the cost of this application, with paying Park for the use on the John Wayne Trail and more taxes to be paid.
 - i. It will adequately serviced by existing facilities such as roads. We have never needed to use any other services in the previous years.
 - ii. There is no cost to the addition cost public or any economic detriment the Kittitas County
 - iii. No Facilities are required for this project
- c. Ellensburg Cement will comply with the relevant development standards and criteria. It is a long standing operating quarry but is under 3 acres Surface mining as defined in RCW 78.44.031 states:
 - i. (i) More than three acres of disturbed area
- d. There would be no material impacts to the area besides hauling shale from the pit. The area will be reclaimed and the surrounding areas would not be impacted.
- e. According to GPO 8.9 Protecting and preserving resource land will be given priority. The land will be reclaimed and the adjacent resource land will be properly managed.
- f. The proposed use is compatible with the surrounding areas. There are at least 4 shale quarry's within sight of this shale quarry and a large hardrock basalt crushing operation south of I-90, straight across the freeway from mine.
- g. Conditional uses outside of Urban Growth Areas, the proposed use:
 - i. Is consistent with the growth management act goals. There is a predominant surrounding of acreage size, and long settlement patterns that are compatibility with mineral lands of long-term significance. We want to preserve and maintain the rural character of Kittitas County.
 - ii. We will preserve the "rural character" to the best of our ability. To date, you cannot view the quarry from any roads in Kittitas, unless you know where to look. The land will be reclaimed as the shaping of the quarry and terrain permits.
 - iii. I believe this only requires rural government services
 - iv. This condition Use Permit would not compromise the long term viability of designated resource lands. This project would help to ensure future supply of aggregate and mineral resource material will be available for at least 10 years.

GPO 8.155

States the impact of potential residential/commercial development upon Mineral Resource Lands of Long-term significance shall be considered when determining the compatibility of the proposed development within the Rural area.

According to the Geological survey completed in March 2006 on this quarry, there is around 10 to 20 years of shale left in this quarry at the rate it was hauled out before 2006.

Thank you for your time!

Marly A. Crowe
Marly A Crowe

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ODS

February 12, 2015

Re: Conditional Use Permit Application Criteria from KCC 17.60A.015

Marly A. Crowe (Onstot Short Platt Permit)

- a. The proposed use of this permit is for mining shale from an established shale pit. According to a geological survey (enclosed), the size of the quarry is 2.82 acres. The extent of the area disturbed by surface mining contains no face greater than 30 feet high with a slope greater than 45 degrees. The state requires a permit for surface mining as defined in RCW 78.44.031 which states:
 - a. (17)(a) "Surface mine" means any area or areas in close proximity to each other, as determined by the department, where extraction of minerals results in :
 - (i) More than three acres of disturbed area;
 - (ii) Surface mined slopes greater than thirty feet high and steeper than 1.0 foot horizontal to 1.0 foot vertical.

There are a number of quarries in the general area of the East Kittitas Valley. An enclosed map shows three other "shale" quarries and a large hardrock basalt crushing operation in a quarry south of I-90.

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EXHIBIT A

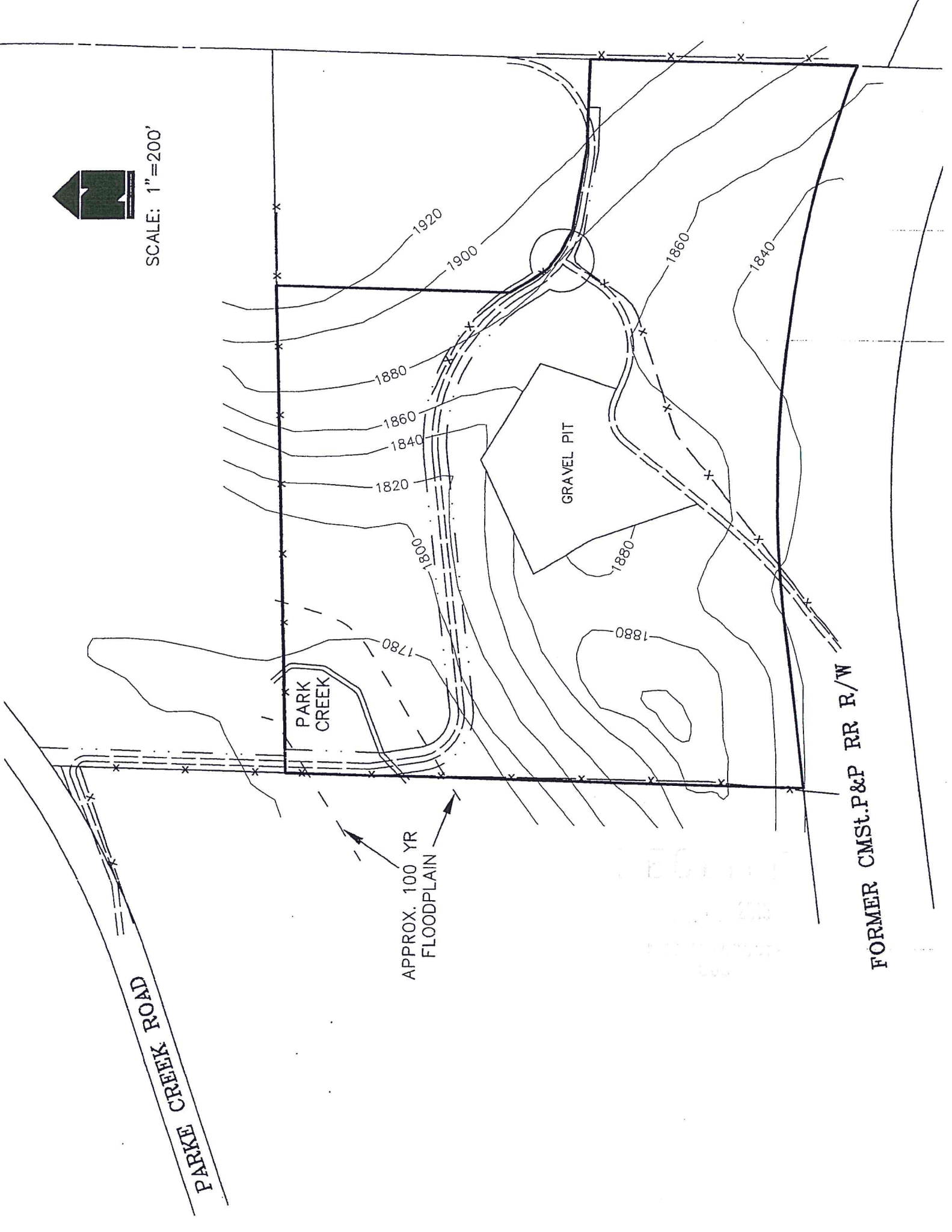
LEGAL DESCRIPTION OF EASEMENT AREA

A portion of the John Wayne Pioneer Trail in Kittitas County WA
Section 8 Township 17 Range 20E WM Kittitas County all lying East of Prater Road
approximately 1900 lineal feet on the trail

Situate in Kittitas County, WA



SCALE: 1"=200'



PARK CREEK

GRAVEL PIT

APPROX. 100 YR FLOODPLAIN

FORMER CMSt.P&P RR R/W

PARK CREEK ROAD