


Kittitas County Hearing Examiner

July 23, 2015



Crowe
Zoning Conditional Use Permit
(CU-15-00001)

Good Evening Mr. Hearing Examiner

For the record

You have before you tonight for consideration the Crowe Zoning Conditional Use Permit.

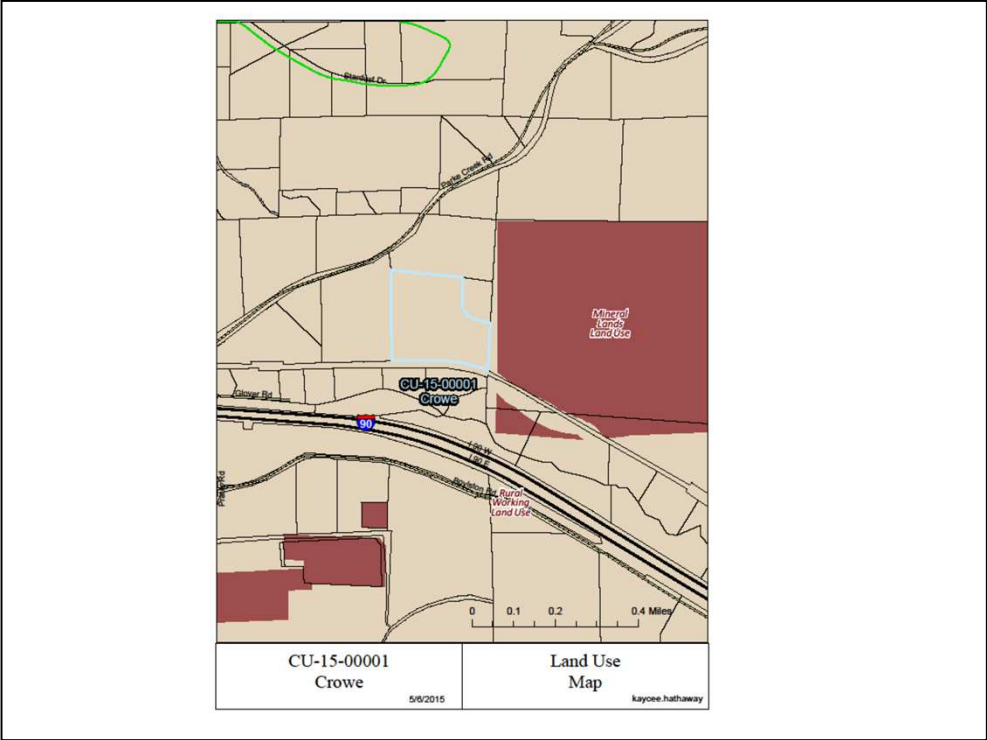


CU-15-00001
Crowe

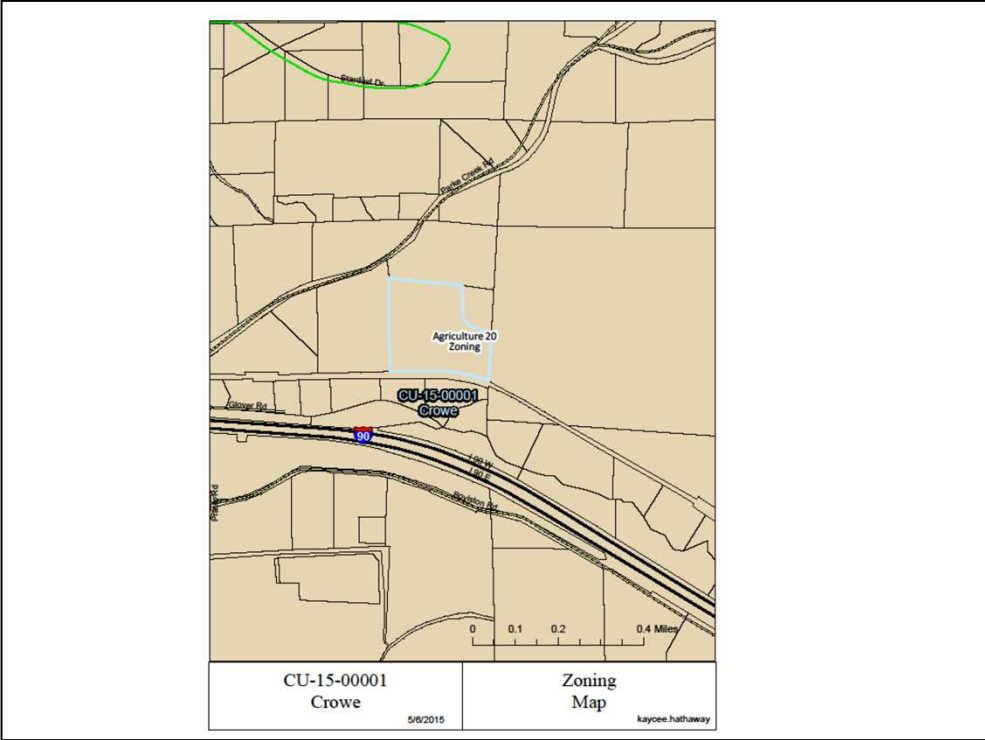
7/23/2015

Air
Photo

kaycee.hathaway



Land use: Rural Working

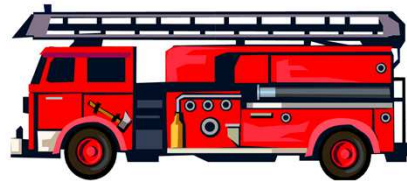


Zoning: Agriculture 20

Kittitas School District



**Kittitas County Fire District 2
(KVFR)**



The property is located within the Kittitas School District and Kittitas County Fire District 2.

Both were noticed. Received comments from KVFR. (Index # 22)

Access

- This proposal is accessed from Washington State Park's John Wayne Trail.
- Determination of Concurrency: No impact
 - Made by Public Works
- Public Works is requiring:
 - Must meet all requirements of Commercial Standards for Site Access.
 - Grading permit.
 - Approval from Washington State Parks to use the trail as access.

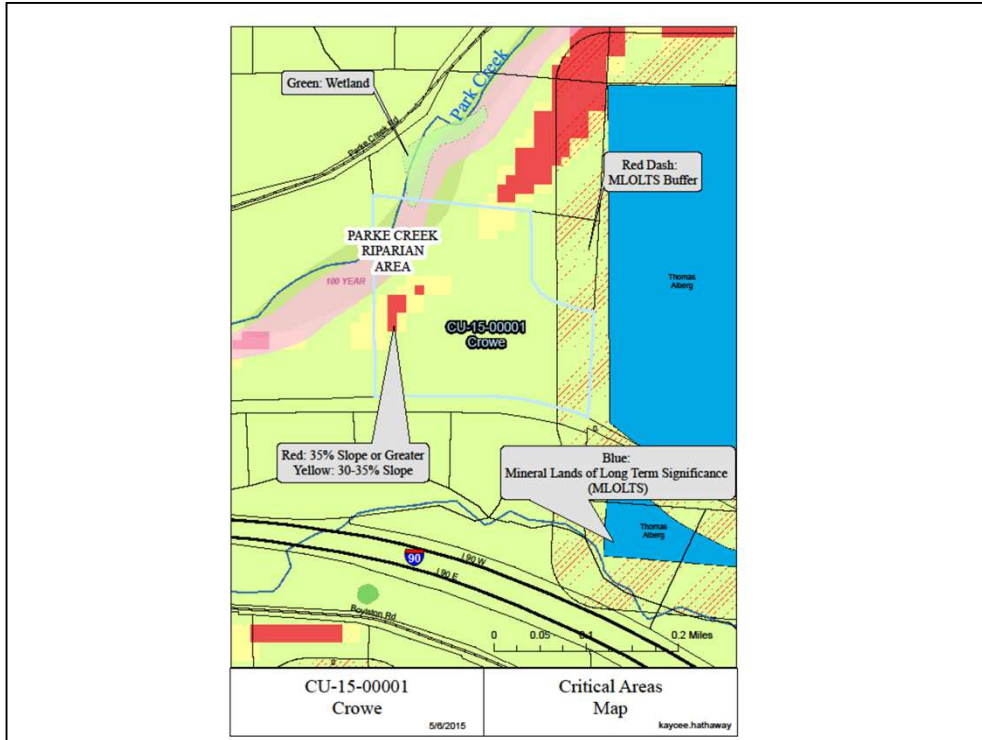
Concurrency is found in PW Comment Letter Index # 18

PW comment letter and conditions found in Index 18. Also listed as recommended conditions in the staff report (Index 38).

Per an email with WS Parks did not comment on this application.

Notices

- Conditional Use Permit and SEPA were submitted:
February 13, 2015
- Deem complete: March 30, 2015
- Notice of Application: May 8, 2015
- Notice of SEPA Action:
 - Issued DNS on June 29, 2015 (no appeal filed)



Staff has conducted an administrative critical area review in accordance with KCC 17A and found that this proposal is located along Park Creek, has a hazardous slope and is near a mineral land of long term significance. Park Creek and the Hazardous slope are on the Northern section of the property away from the proposed Mining operations.

Project Analysis

Consistent with:

- Comprehensive Plan
 - GPO 2.2, 2.7, 2.57, 8.9, 8.10, 8.15, and 8.18
- KCC 12 Road and Bridges
 - The applicant is required to meet all conditions.
 - KCC 14 Building and Construction
 - No permits are required at this time.
- KCC 17.29 Agriculture 20
 - KCC 17.15.060.1 (G) Mining requires a zoning conditional use permit.
- KCC 17.60A Conditional Uses
 - KCC 17.60A.015 review criteria 1-7
- KCC 17A Critical Areas
 - No mitigation required

Further explanation of how zoning conditional use criteria have been met can be found in the staff report in Index 38.

Recommended Conditions

- The project shall proceed in substantial conformance with the plans and application materials on file dated February 13, 2015 and subsequent information included in the complete file index except as amended by the conditions herein.
- The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
- All development, design and construction shall comply with Kittitas County Code and the most current version of the International Fire & Building Codes.

4 recommended conditions of approval.

Rec. Conditions Cont.

- 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 June 29, 2015. The mitigation requirements contained within the MDNS shall be conditions of approval which are in the staff report Index # 38.

Highlights of MDNS Conditions

- Grading Permit is required
- DOE Sand and Gravel Permit
- Hours of operations from 7am – 5 pm Monday thru Friday
- Driveway must be constructed to commercial standards
- An approved access permit shall be obtained from Washington State Parks.

4 recommended conditions of approval.



Staff recommends approval of the Crowe Zoning
Conditional Use permit.