



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

AGENDA STAFF REPORT

AGENDA DATE: October 18th, 2016

ACTION REQUESTED: Conduct a closed record meeting to consider the Hearing Examiner’s recommendation for the Northwest Chimpanzee Sanctuary Conditional Use Permit (CU-15-00007).

BACKGROUND: John B. Mulcahy submitted a request to expand the already existing Northwest Chimpanzee Sanctuary. A new parking facility is also proposed. The sanctuary is located on a 26.55 acre parcel zoned Forest and Range, with a land use designation of Rural Working.

A zoning conditional use permit application was submitted to Community Development Services on December 29th, 2015. The application was deemed complete as of April 25th, 2016. The affidavit of site posting was received on March 31st, 2016. Notice of Application was issued on June 27th, 2016. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The last day to submit written comments was on July 12th, 2016. The Washington State Department of Ecology submitted late comments. The parcel covers the border between the NE and NW quarters of Sec 11, T19N, R16E, and WM in Kittitas County. The Assessor’s Map number is 19-16-11000-0006.

The following agencies provided comments during the comment period: WA Department of Health, KC Public Works, and Washington Department of Transportation. Additionally, comments were provided by Kittitas County Building, Environmental Health, and the Fire Marshall at a pre-application meeting with Kittitas County staff, which was held on October 21st, 2015. These comments have been considered and included as conditions of approval to address these County Department and State agency concerns.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period, and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on August 8th, 2016. The appeal period ended on August 23rd, 2016 at 5:00 p.m. No appeals were filed.

The Hearing Examiner Hearing was held on September 8th, 2016 at 6pm. The project's proponent, J.B. Mulcahy testified in favor of approval. On September 14th, 2016 the Kittitas County Hearing Examiner recommended approval of the Northwest Chimpanzee Sanctuary Conditional Use Permit. This recommended decision was received by CDS on September 14th, 2016.

INTERACTION: Community Development Services, Hearing Examiner

ATTACHMENTS: Staff Report, File Index, Master File

STAFF

RECOMMENDATION: CDS Planning Official recommends to the Board of County Commissioners to approve the proposed project.

HANLDING: Presentation to the Board by Kittitas County Community Development Services.

RESPONSIBLE STAFF: Dusty Pilkington, Staff Planner