

Chimpanzee Sanctuary Northwest  
Conditional Use Permit Application  
December 29, 2015

#10: Narrative project description:

Chimpanzee Sanctuary Northwest (CSNW) is a nonprofit organization that currently cares for seven chimpanzees retired from biomedical research. The chimpanzees reside in a two-story facility that includes an indoor playroom, four smaller indoor cages, an attached "greenhouse" enclosure, and a two-acre yard surrounded by a double electric fence. An onsite mobile veterinary clinic allows veterinarians to provide medical care without taking the chimpanzees off of sanctuary grounds. The Co-Directors of the organization live in a residence on site to provide 24-hour care.

The organization is run by a staff of six, plus a team of as many as 40 volunteers from Kittitas County and surrounding areas. We work closely with Central Washington University to provide training in primate behavior and husbandry to as many as 21 student interns at a time. Office work to support the sanctuary is done as much as possible in the kitchen attached to the chimp facility and otherwise from home offices, while students receive classroom training at the university from sanctuary staff.

In our seventh year of operation, CSNW is ready to take in more chimpanzees and expand our educational programs. Rescuing additional chimpanzees will require construction of an additional chimpanzee facility as well as office space and meeting rooms to accommodate additional staff members. The veterinary clinic will also need to be enlarged and made permanent. Because chimpanzees require around-the-clock care, we will also need to construct additional staff and intern housing onsite. To improve student training and visitor education in cooperation with Central Washington University, we will need to build an onsite classroom.

Project Location

CSNW is located on a 26.55-acre farm at 25351 Hwy 10 in Cle Elum, Parcel ID #666734.

Project Size

The project will include 3,000 sq ft of indoor chimpanzee enclosures, an 8,000 sq ft outdoor cage, 2,000 sq ft of office, meeting room, and veterinary clinic space, and 2,400 sq ft of staff and intern housing.

Water System

The sanctuary is served by a Group B well, with an allocation of 5,000 gallons per day. Total water use when expansion is complete will not exceed 5,000 gallons per day.

### Septic System

The existing chimpanzee facility is served by a 2,000-gallon septic tank and drain field. The original septic system was intentionally overbuilt to allow for expansion, so it should accommodate the new chimpanzee facilities and offices.

A new septic system may be required for the additional staff/intern housing.

#12: A conditional use or administrative 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:

**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.**

A modest expansion of the sanctuary, as outlined in this application, will allow us to better serve the students of Central Washington University (CWU) who work and study at the sanctuary for course credit as part of their undergraduate and graduate degrees in Primate Behavior and Ecology. The Primate Behavior program at CWU draws students from across the country and around the world to live and study in Kittitas County, and this expansion will improve the quality and reputation of the program. It will also allow us to improve our public education program, which will be open on a limited basis to the general public, including all county residents, by appointment.

The expansion will not affect public health, peace, or safety, as Chimpanzee Sanctuary Northwest (CSNW) has already demonstrated a commitment to safety and a dedication to the highest standards in our operations. Because the property is elevated above the roadway and mostly hidden behind a stand of pines, the new buildings will not significantly impact the character of the 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**

The expansion will create only a very limited increase in traffic from staff, student interns, and the general public. The sanctuary is already served by

the Kittitas County Sheriff's Office and KCFD#7. No irrigation is required. Refuse disposal will continue to be handled by Waste Management. An existing well will service the new structures along with septic systems for waste. There will be no impact on schools other than the possibility of one family living on site.

**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.**

The proposed facilities will comply with all applicable codes.

**D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.**

As described in the accompanying SEPA form, the project will mitigate all erosion that takes place during excavation for slab construction, and a full storm water plan will be submitted along with building permit applications.

**E. The proposed use will ensure compatibility with existing neighboring land uses.**

Neighboring properties will not be affected by this project, as it will create only marginally increased use of the property.

**F. The proposed use is consistent with the intent and character of the zoning district in which it is located.**

Animal husbandry is well suited to the Forest and Range Zone. However, chimpanzee husbandry is much more labor-intensive than traditional animal agriculture, and therefore it requires more staff, interns, and volunteers, and they in turn require additional work areas. Chimpanzee husbandry also provides a unique opportunity to work in tandem with CWU for our mutual benefit. The educational and office uses of the new facilities will be a relatively small part of the overall land use.

**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:**

The proposed project will preserve open space, maintain wildlife habitat, and will not require the extension of any urban governmental services. It will be consistent with the rural character that the County seeks to maintain.

**ii. Preserves “rural character” as defined in the Growth Management Act:**

The proposed project will preserve open space, views of the mountains and forest, and will blend well with surrounding agricultural enterprises.

**iii. Requires only rural governmental services:**

The proposed project will not require any services beyond those that are already provided.

**iv. Does not compromise the long-term viability of designated resource lands.**

The proposed project will reduce pastureland by approximately one acre, and will maintain traditional agricultural use on the remainder.