



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

AGENDA STAFF REPORT

AGENDA DATE: November 1st, 2016

ACTION REQUESTED: Board signature of the Resolution approving 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.

The Board of County Commissioners conducted a closed record meeting on October 18th, 2016 for the purpose of considering the Northwest Chimpanzee Sanctuary Conditional Use Permit (CU-15-00007). A motion was made and seconded that the conditional use permit be approved subject to the correction of minor scrivener's errors in the Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval document (see Exhibit A), the motion carried with a vote of 3-0.

INTERACTION: Kittitas Board of County Commissioners, Community Development Services

ATTACHMENTS: 2 copies of the decision for signature, Copy of Examiner's Recommendation

STAFF

RECOMMENDATION: Staff recommends that the Kittitas County Board of County Commissioners sign the resolution for Northwest Chimpanzee Sanctuary Conditional Use Permit (CU-15-00007).

HANLDING: Return signed resolution to CDS Staff Planner for issuance of the Notice of Decision.

RESPONSIBLE STAFF: Dusty Pilkington, Staff Planner