



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926  
cds@co.kittitas.wa.us  
Office 509-962-7506  
Fax 509-962-7682

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Monday, June 27, 2016  
**Application Received:** Tuesday, December 29, 2015  
**Application Complete:** Monday, April 25, 2016

**Project File Number:** CU-15-00007  
**Project Name:** Chimpanzee Sanctuary NW  
**Applicant:** Chimpanzee Sanctuary NW, landowner

**Location:** 1 parcel, located approximately 7 miles east of the City of Cle Elum on Highway 10, in a portion of Section 11, T19N, R19E, WM in Kittitas County, bearing Assessor's map numbers 19-16-11000-0006.

**Proposal:** Chimpanzee Sanctuary NW, landowner, has submitted a conditional use application for a School on approximately 26 acres. The subject property is zoned Forest and Range.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/current/conditional-use.asp>. Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Tuesday, July 12, 2016. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. The record will be available for public viewing at CDS, published for informational purposes on the county web site, and disclosed as part of any inquiry submitted to the county with respect to this application now or at any time in the future under the Washington State Public Records Act (RCW 42.56). Individuals, organizations, and public entities submitting comments which include return address contact information (email or USPS mailing return addresses) will become parties of record and as such will receive notifications and determinations as well as have an opportunity to appeal decisions and determinations regarding this application as outlined in Kittitas County Code (KCC) 15A.06.010, RCW 43.21C.060, RCW 43.21C.075, and RCW 36.70C where appropriate.

**Environmental Review (SEPA):** The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public or other governmental agencies to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning, Title 17A Critical Areas, and the Fire Code. The project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination will be sent to parties of record and may be obtained from the County at the address above.

**Public Hearing:** An open record hearing will be scheduled before the Kittitas County Hearings Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time, and location of this hearing; this notice will be published in the Ellensburg Daily Record and sent to parties of record via email or USPS.

**Required Permits:** Conditional Use Permit

**Required Studies:** None.

**The following development regulations will be used for project mitigation and consistency:** Kittitas County Comprehensive Plan & Zoning Ordinance.

**Designated Permit Coordinator (staff contact):** Jeff Watson, Staff Planner: (509) 933-8274; email at [jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)

**CONDITIONAL USE PERMIT  
NOTICE OF APPLICATION**

**Project Name:** Chimpanzee Sanctuary NW  
**Project File Number:** CU-15-00007  
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## Jeff Watson

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**From:** Jeff Watson  
**Sent:** Thursday, June 23, 2016 4:02 PM  
**To:** 'legals@kvnews.com'; 'ads@nkctribune.com'; 'jana@nkctribune.com'  
**Subject:** Publication Request CU-15-00007  
**Attachments:** CU-15-00007 Chimpanzee Sanctuary NW Notice of Application Legal.docx

Please publish the attached on:

Daily Record – June 27, 2016  
NKC Tribune – June 30, 2016

Jeffrey A. Watson  
Planner II  
[Community Development Services](#)  
411 North Ruby  
Ellensburg WA 98926  
[jeff.watson@co.kittitas.wa.us](mailto:jeff.watson@co.kittitas.wa.us)  
509-933-8274

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
POCATELLO ID 83204  
(509) 925-1414

ORDER CONFIRMATION

Salesperson: MEGAN WOODRUFF

Printed at 06/23/16 17:45 by mwol8

Acct #: 84329

Ad #: 1479811

Status: N

KC COMMUNITY DEVELOPMENT SERVICES  
411 N. RUBY ST, SUITE 2  
ELLENSBURG WA 98926

Start: 06/27/2016 Stop: 06/27/2016  
Times Ord: 1 Times Run: \*\*\*  
STD6 2.00 X 9.93 Words: 530  
Total STD6 19.86  
Class: 0001 LEGAL NOTICES  
Rate: LEG2 Cost: 171.79  
# Affidavits: 1

Contact: STEPH MIFFLIN  
Phone: (509) 962-7506  
Fax#:  
Email: jeff.watson@co.kittitas.wa.u  
Agency:

Ad Descrpt: CONDITIONAL USE PERMIT  
Given by: JEFF WATSON  
Created: mwol8 06/23/16 17:33  
Last Changed: mwol8 06/23/16 17:43

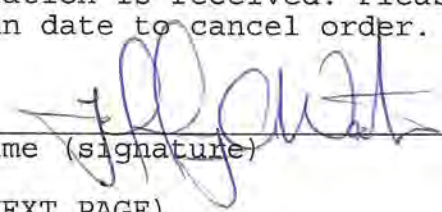
| PUB | ZONE | EDT | TP | START | INS | STOP | SMTWTFS |
|-----|------|-----|----|-------|-----|------|---------|
| DR  | A    | 97  | S  | 06/27 |     |      |         |
| IN  | A    | 97  | S  | 06/27 |     |      |         |

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414  
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Jeff Watson  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB  
C/O IDAHO STATE JOURNAL RECEIVABLES  
PO BOX 1570  
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ORDER CONFIRMATION (CONTINUED)

Salesperson: MEGAN WOODRUFF

Printed at 06/23/16 17:45 by mw018

Acct #: 84329

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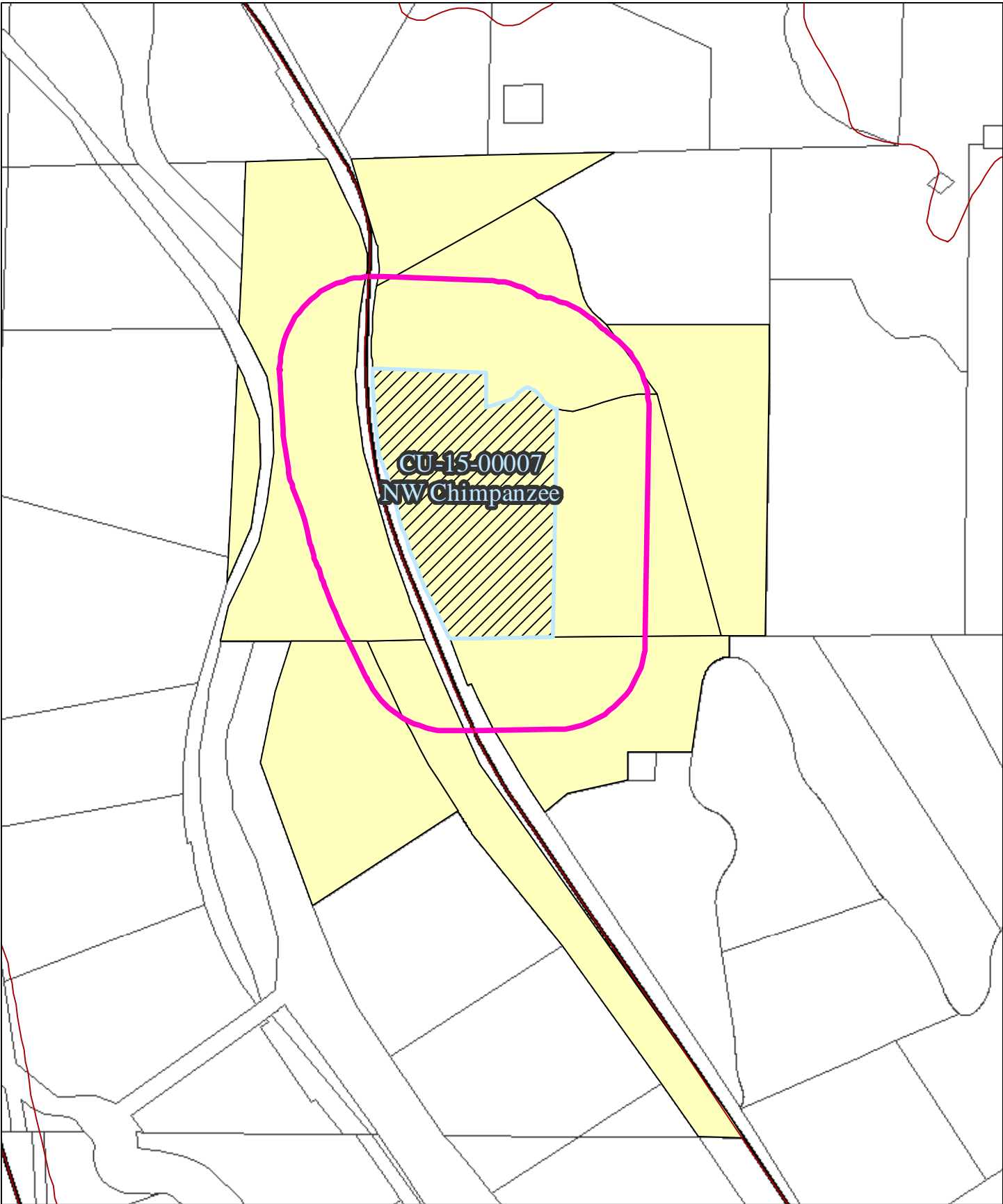
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PUBLISH: June 27, 2016



**CU-15-00007  
NW Chimpanzee**

**Adjoining Properties  
for Notification (Yellow)**

**HOOPER, JAMES C ETUX  
13930 123RD AVE SE  
SNOHOMISH WA 98290**

**WALLACE RANCH II LLC  
PO BOX 4184  
BELLEVUE WA 98009**

**CHIMPANZEE SANCTUARY  
NORTHWEST  
PO BOX 952  
CLE ELUM WA 98922-0952**

**MILLER, THOMAS  
PO BOX 294  
CLE ELUM WA 98922-0294**

**ROREM, JON B ETUX ETAL  
8847 SE 59TH ST SE  
MERCER ISLAND WA 98040**

**BNSF RAILWAY COMPANY  
PO BOX 961089  
FORT WORTH TX 76161-0089**

**WALLACE, ROBERT C ETAL  
PO BOX 4184  
BELLEVUE WA 98009**



- ① WEST 1/4 S.2  
FND. OLD TAG ON PINE TREE (APPROX. 1/4 COR)  
NO GLD EVIDENCE OR RECORD TO SUBSTANTIATE THIS POSITION  
SET BY SINGLE PROPORTION, A #5 REBAR W/ LS CAP No. 16915.  
RP: 2" PINE NW 1/4 62.9' 17" PINE SW 1/4 66.6' STEEL POST SOUTH 2.0'
- ② SW CORNER S.2  
FND. REBAR W/ PLASTIC LS CAP No. 12491 AT END OF OLD FENCE. POSITION NOT ACCEPTED.  
SET FROM FOUND GLD BT. A #5 REBAR W/ LS CAP No. 16915. THIS POSITION FITS THE BPA POSITION AS DESCRIBED IN NOTE #6 ON THIS SHEET.  
RP: 3/8" FIR N88°E 18.2' (GLD BT) STEEL POST NORTH 3.0' STEEL POST WEST 2.0'
- ③ SOUTH 1/4 S.2  
FND. 1/2" IRON PIPE AT FENCE CORNER A NOTED IN ROS BE 4 PG. 6.  
SET REFERENCE AS DESCRIBED BELOW.  
RP: 2" PINE S76°W 47.9' 12" PINE S32°W 66.0' CORNER FENCE POST EAST 0.8'
- ④ SE CORNER S.2  
FND. #5 REBAR W/LS CAP No. 16078 AS NOTED IN LCR DATED 1997.  
SET REFERENCED AS DESCRIBED BELOW.  
RP: PK IN ROCK S88°E 40.6' RR TIE IN N-S F/L NW 1/4 9.2' RR TIE FENCE COR. N63°W 1.6'
- ⑤ WEST 1/4 S.11  
FND. NO GLD EVIDENCE. POSITION CALCULATED BY SINGLE PROPORTION SEE ROS E/70.
- ⑥ SOUTH 1/4 S.11  
FND. 2" ALUMINUM CAPPED IRON ROD WITH NO MARKS.  
SET REFERENCE AS DESCRIBED BELOW.  
RP: POWER POLE S85°E 5.4' STEEL POST N82°E 2.0'
- ⑦ EAST 1/4 S.11  
FND. STRATTON REBAR AND CAP SET REFERENCE AS DESCRIBED BELOW.  
RP: WOODEN POST N6°W 13.5' & BPA TOWER N85°W 32.6'

**EXISTING LEGAL DESCRIPTIONS**

**PARCEL A:**  
THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, LYING SOUTH AND WEST OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE UPPER LOOKOUT MOUNTAIN COUNTY ROAD, ALSO KNOWN AS HART ROAD AND NORTH AND EAST OF THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 3 (SR 97).

**PARCEL B:**  
THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON; EXCEPT THAT PORTION OF SAID EAST HALF OF THE NORTHWEST QUARTER, LYING BETWEEN THE YAKIMA RIVER AND THE 400 HUNDRED FOOT CHARTER RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY (BURLINGTON NORTHERN RAILROAD COMPANY); EXCEPT THE FORMER RIGHT OF WAY OF THE CHICAGO MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; AND EXCEPT THE RIGHT OF WAY OF STATE HIGHWAY NO. 7 (SR 97).

**PARCEL C:**  
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON; EXCEPT THE EAST 1,086.72 FEET, THEREOF; AND EXCEPT THAT PORTION, IF ANY, LYING WITHIN A TRIANGULAR PIECE OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE W.T. ELLISON ROAD NO. 104, WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 11, TO THE SOUTHERLY RIGHT OF WAY LINE OF THE PETE CONTA ROAD; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH AND WEST RIGHT OF WAY LINE OF THE CONTA ROAD TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF THE W.T. ELLISON ROAD; THENCE EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF ELLISON ROAD TO THE POINT OF BEGINNING, AND CONVEYED TO THE COUNTY OF KITITAS, STATE OF WASHINGTON, FOR USE AS A PUBLIC ROAD AND HIGHWAY, BY DEED RECORDED IN BOOK 46 OF DEEDS, PAGE 50.

- SURVEY NOTES**
- THE PURPOSE OF THIS SURVEY IS TO ADJUST THE EXISTING TAX LOTS, AND THEN SUBROGATE THESE PARCELS ACCORDING TO KITITAS COUNTY SUBDIVISION CODE, SECTION 16.04.060(1).
  - INSTRUMENT, USING A PENTAX PTS-V3 THREE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 352-130.
  - FIELD WORK FOR THIS PROJECT WAS PERFORMED DURING THE SUMMERS OF 1995 AND 1996.
  - THE LEGAL DESCRIPTIONS AS SHOWN HEREON WERE PROVIDED BY TIGOR TITLE INSURANCE COMPANY UNDER POLICY No. CK-21866, DATED JUNE 4, 1996.
  - THE LOCATION OF THE BPA EASEMENT IS BASED ON PLANS ON FILE WITH THE WASHINGTON DEPT. OF NATURAL RESOURCES AND AS-BUILT LOCATIONS.
  - THE LOCATION OF SR 10 IS BASED ON PLANS PROVIDED BY WASHINGTON DEPT. OF TRANSPORTATION, CONTRACT 1292 AND 1470, WHICH AGREES WITH THIS AS BUILT POSITION.
  - THE LOCATION OF THE JOHN WAYNE TRAIL (C.M.ST.P.R.R) IS SHOWN PER AS BUILT POSITION.
  - THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY IS BASED ON AS BUILT LOCATION, THE CHARTER RAILROAD LOCATION PLANS AS PROVIDED BY THE DEPT. OF NATURAL RESOURCES DO NOT AGREE WITH THE AS BUILT POSITION AND AS SUCH THE EXISTING GRADE WAS FIELD.
  - THE WEST BANK OF THE YAKIMA RIVER WAS FIELD LOCATED.
  - REFERENCE IS MADE TO THE FOLLOWING RECORDS OF SURVEY WHICH WERE USED TO CALCULATE AND/OR ASCERTAIN THIS SURVEY:  
DK 22 PGS. 87-93  
DK 21 PGS. 65-67  
DK 19 PGS. 87-98

**LEGEND**

- ⊕ A SECTION CORNER
- ⊞ A QUARTER CORNER
- ⊗ A CALCULATED CORNER (TYPICAL)
- A FOUND REBAR OR PIPE FROM A PRIOR SURVEY
- ⊕ A SET REBAR W/LS CAP No. 16915.

**BASIS OF BEARING:**  
WASHINGTON STATE PLANE COORDINATE SYSTEM (1987) AS SHOWN ON THAT ROS OF SECTION 2, T.19N., R.16E. FILED IN BOOK 22, PAGE 37.

**GRAPHIC SCALE**  
400' 0 400'  
1"=400'

**NOTE:**  
SPACE DOES NOT ALLOW ALL BOUNDARY LINES TO BE LABELED ON THIS PAGE. SEE SHEET 2 FOR ADDITIONAL DIMENSIONS.

**INDEX LOCATION**  
TAX PARCEL Nos. 191602000007, 191611000002-4-5-8  
SOUTH HALF SECTION 2, T.19N., R.16E.; W.M.  
NORTH HALF SECTION 11, T.19N., R.16E.; W.M.

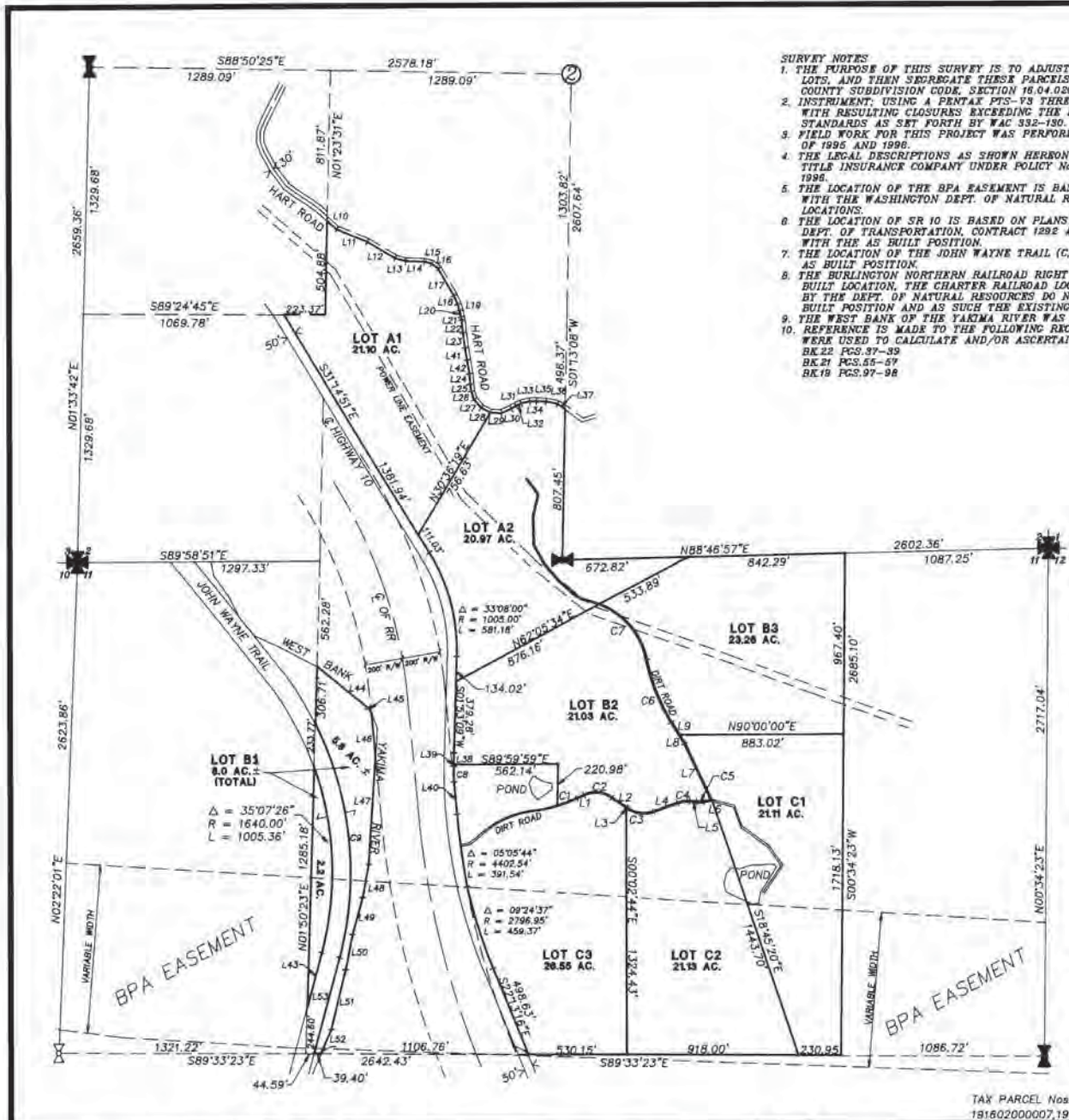
RECORDER'S CERTIFICATE 1997.10.27.00.32  
Filed for record this 27th day of Oct. 1997, at 3:00 P.M. in book 22 of Assays at page 11 at the request of RICHARD R. KITZ, Surveyor.  
County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE  
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of DENNIS RIDGEWAY in 08/27/1997.  
Certificate No. 16915

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
516 EAST FIRST  
OLE ELIJAH WASHINGTON 98902  
PHONE: (509) 674-7433  
FAX: 674-7419

| BOUNDARY LINE ADJUSTMENT               |               |               |
|--|---------------|---------------|
| SECTIONS 2 AND 11, T.19N., R.16E. W.M. |               |               |
| PREPARED FOR DENNIS RIDGEWAY           |               |               |
| KITITAS COUNTY                         | WASHINGTON    |               |
| DWN BY R. BOGDON                       | DATE 10/97    | JOB NO. 97516 |
| CHKD BY R. KITZ                        | SCALE 1"=400' | SHEET 1 of 1  |





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BK 21 PGS. 55-59  
BK 19 PGS. 97-98



**CURVE TABLE**

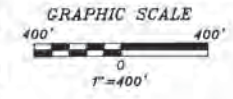
| CURVE | RADIUS   | LENGTH   | DELTA     |
|-------|----------|----------|-----------|
| C1    | 800.00'  | 113.43'  | 09°07'25" |
| C2    | 150.00'  | 156.04'  | 59°36'16" |
| C3    | 150.00'  | 145.28'  | 55°29'29" |
| C4    | 150.00'  | 65.88'   | 25°09'52" |
| C5    | 150.00'  | 36.13'   | 13°48'09" |
| C6    | 1000.00' | 361.82'  | 20°43'50" |
| C7    | 400.00'  | 404.03'  | 57°52'23" |
| C8    | 2796.95' | 81.78'   | 01°40'31" |
| C9    | 1740.00' | 1284.45' | 42°17'43" |

**BOUNDARY LINE TABLE**

| LINE | DIRECTION   | LENGTH  | LINE | DIRECTION   | LENGTH | LINE | DIRECTION   | LENGTH  |
|------|-------------|---------|------|-------------|--------|------|-------------|---------|
| L1   | N65°38'45"E | 42.95'  | L19  | S17°02'09"E | 35.97' | L37  | N56°03'17"W | 51.16'  |
| L2   | S54°44'58"E | 90.79'  | L20  | S10°54'10"E | 34.59' | L38  | N01°08'07"E | 64.71'  |
| L3   | S54°44'58"E | 10.78'  | L21  | S13°40'28"E | 17.11' | L39  | N01°08'07"E | 9.05'   |
| L4   | N69°45'34"E | 134.11' | L22  | S05°47'54"E | 69.07' | L40  | N05°14'57"W | 173.70' |
| L5   | N85°04'35"W | 37.39'  | L23  | S07°40'34"E | 78.51' | L41  | S08°44'10"E | 67.41'  |
| L6   | N81°07'17"E | 44.21'  | L24  | N05°12'35"W | 55.41' | L42  | S09°14'11"E | 74.92'  |
| L7   | N25°08'46"W | 335.50' | L25  | S06°09'16"E | 40.90' | L43  | S08°58'00"E | 343.36' |
| L8   | N31°43'07"W | 53.51'  | L26  | S18°17'40"E | 44.50' | L44  | S35°39'55"E | 34.00'  |
| L9   | N31°43'07"W | 79.45'  | L27  | S39°29'33"E | 60.07' | L45  | S05°14'57"E | 237.21' |
| L10  | S47°57'59"E | 68.58'  | L28  | N61°17'03"W | 56.46' | L46  | S03°44'43"W | 573.36' |
| L11  | S67°34'08"E | 177.91' | L29  | N87°38'47"E | 60.13' | L47  | S01°53'59"W | 181.11' |
| L12  | S56°40'12"E | 171.45' | L30  | N65°39'56"E | 59.61' | L48  | S10°15'39"W | 204.15' |
| L13  | N74°43'23"W | 58.28'  | L31  | N57°32'27"E | 29.99' | L49  | S15°38'59"W | 193.11' |
| L14  | S87°56'49"E | 98.29'  | L32  | S64°45'51"W | 30.39' | L50  | S11°26'59"W | 193.11' |
| L15  | N75°03'13"W | 40.62'  | L33  | S77°13'49"W | 45.74' | L51  | S13°43'38"W | 327.50' |
| L16  | N51°43'23"W | 43.13'  | L34  | N87°58'36"E | 35.26' | L52  | S23°20'04"W | 142.09' |
| L17  | N30°07'04"W | 165.82' | L35  | N87°16'15"W | 52.18' | L53  | S15°16'33"W | 533.17' |
| L18  | S23°55'30"E | 51.15'  | L36  | S78°26'18"E | 63.54' |      |             |         |

- LEGEND**
- A SECTION CORNER
  - A QUARTER CORNER
  - A CALCULATED CORNER (TYPICAL)
  - A POND REBAR OR PIPE FROM A PRIOR SURVEY
  - A SET REBAR W/LS CAP No. 16915.

**BASIS OF BEARING:**  
WASHINGTON STATE PLANE COORDINATE SYSTEM (1927) AS SHOWN ON THAT ROS OF SECTION 2, T.19N., R.16E., FILED IN BOOK 22, PAGE 37.



TAX PARCEL Nos.  
191602000007, 191611000002-4-6-8.

**INDEX LOCATION**  
SOUTH HALF SECTION 8, T.19N., R.16E.; W.M.  
NORTH HALF SECTION 11, T.19N., R.16E.; W.M.

**RECORDER'S CERTIFICATE** 199710270033  
Filed for record this 27th day of October 1997 at 3:01 p.m. in book 22... of... at page... at the request of **RICHARD R. KITZ**  
County Auditor **Beverly Allenborough** Deputy County Auditor **Adice**

**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of **DENNIS RIDGEWAY** in... OCT... 1997.  
Certificate No. 16915

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
516 EAST FIRST  
CLE ELUM, WASHINGTON 98902  
PHONE (509)874-7433  
FAX 874-7419

**TAX LOT SEGREGATION**  
SECTIONS 2 AND 11, T.19N., R.16E., W.M.  
PREPARED FOR  
**DENNIS RIDGEWAY**

| KITTITAS COUNTY     | WASHINGTON       |
|---------------------|------------------|
| DWN BY<br>R. BOGDON | DATE<br>10/97    |
| CHKD BY<br>R. KITZ  | SCALE<br>1"=400' |
| JOB NO.<br>97516    | SHEET<br>1 OF 1  |



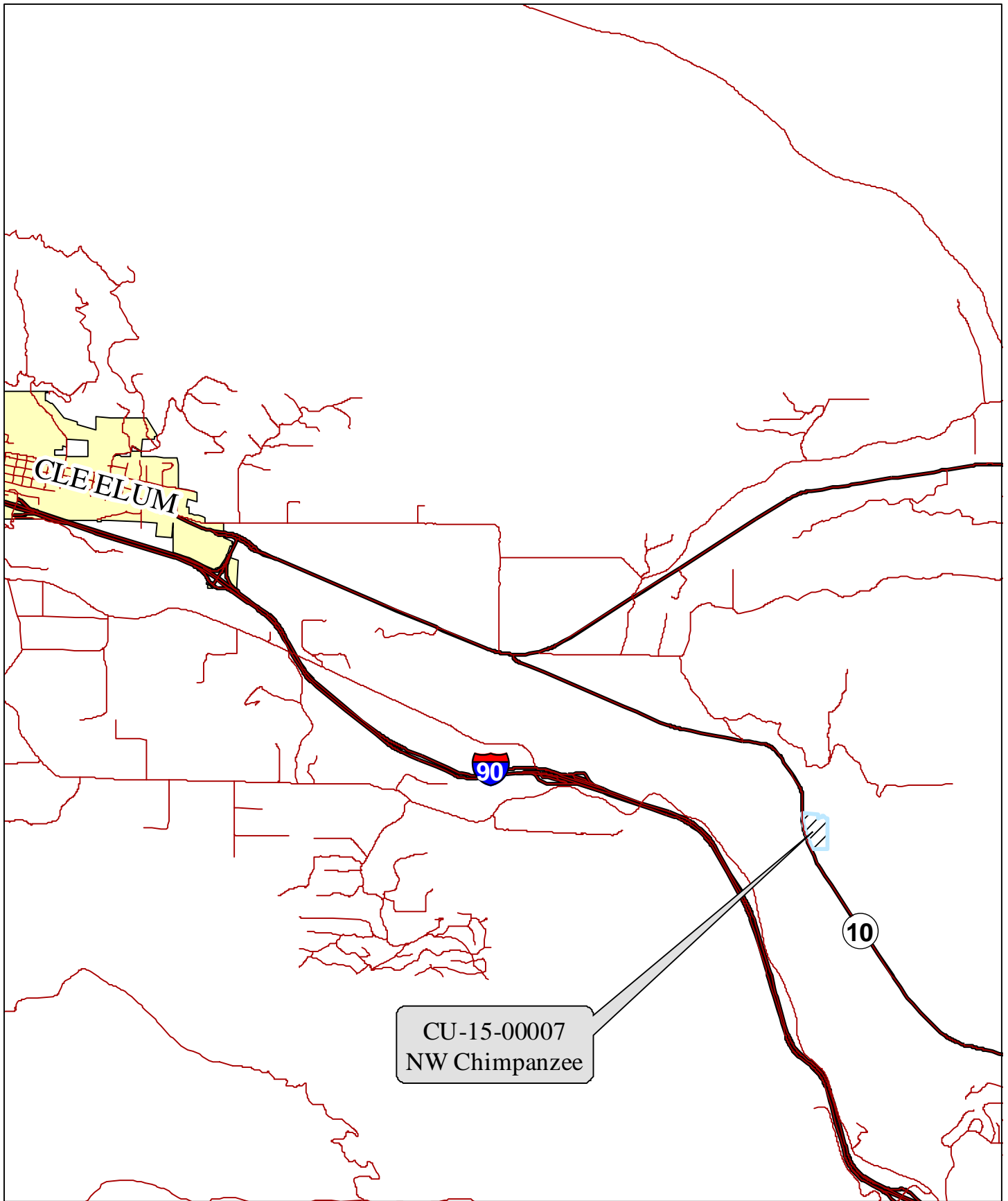
BARN



BARN



HOUSE



CU-15-00007  
NW Chimpanzee

Vicinity  
Map



CU-15-00007  
NW Chimpanzee

Oblique  
Air Photo



**CU-15-00007  
NW Chimpanzee**

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

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NW Chimpanzee**

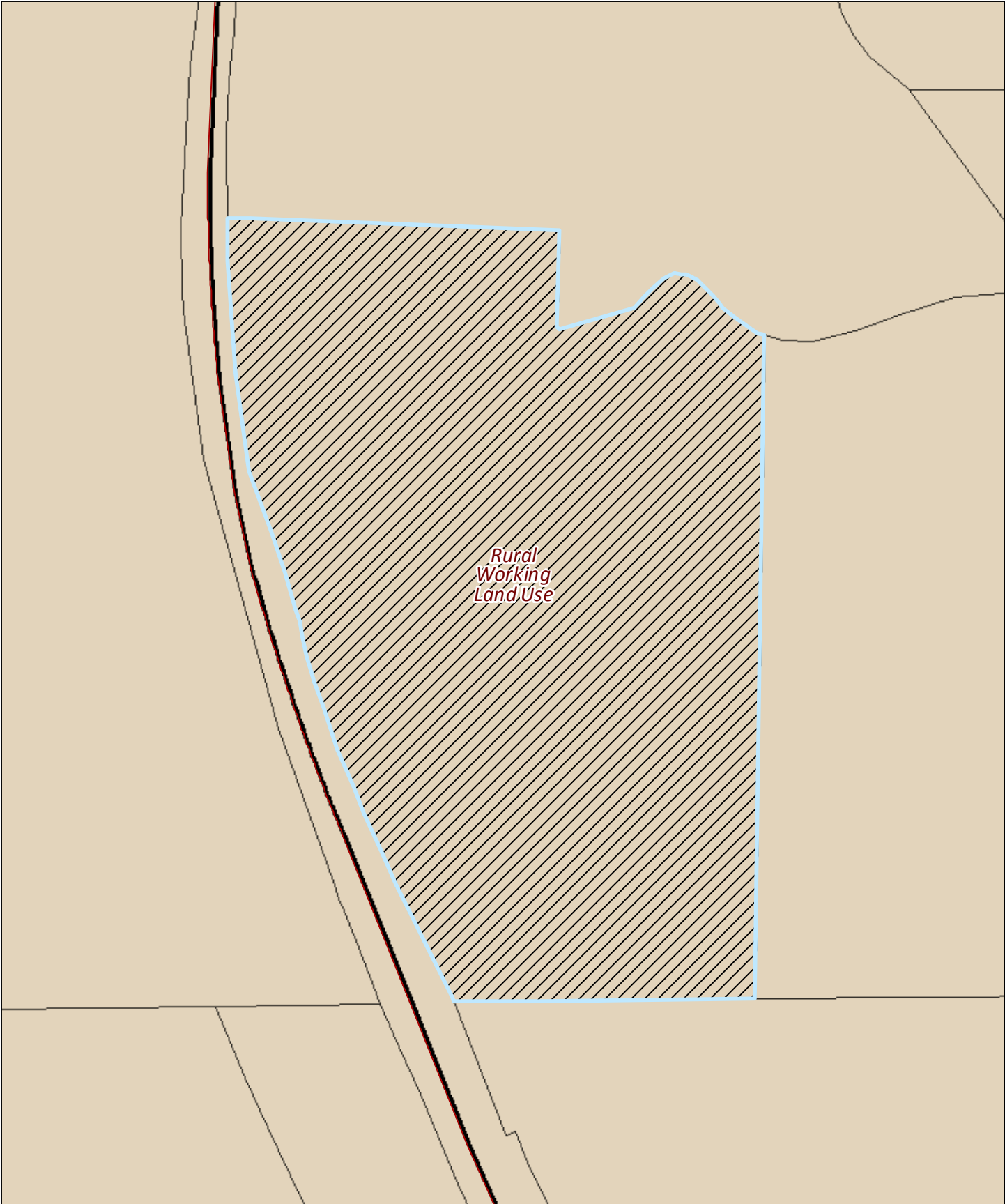
**Vertical  
Air Photo**



**CU-15-00007  
NW Chimpanzee**

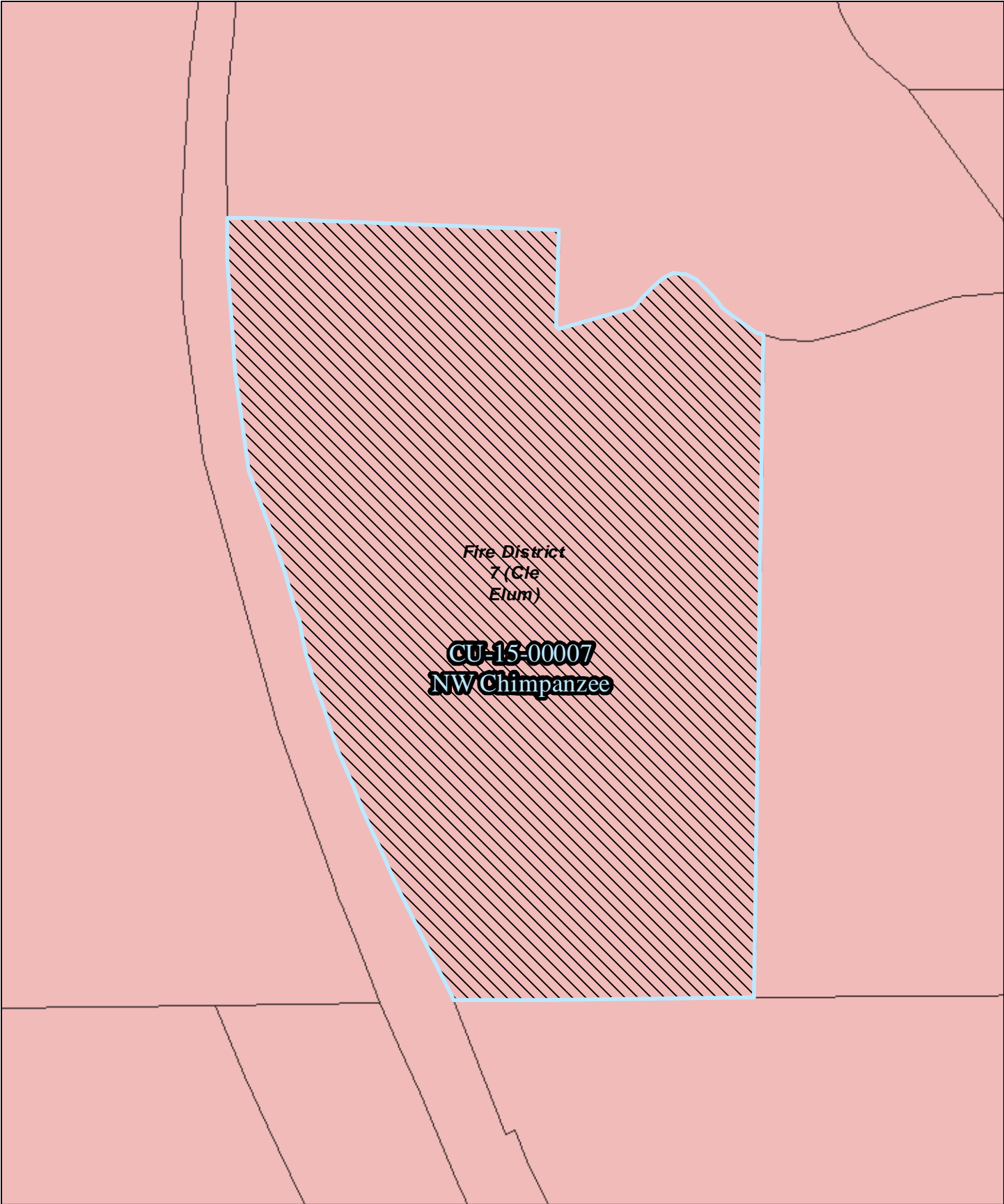
**Zoning and  
Parcel Information**





CU-15-00007  
NW Chimpanzee

Land  
Use

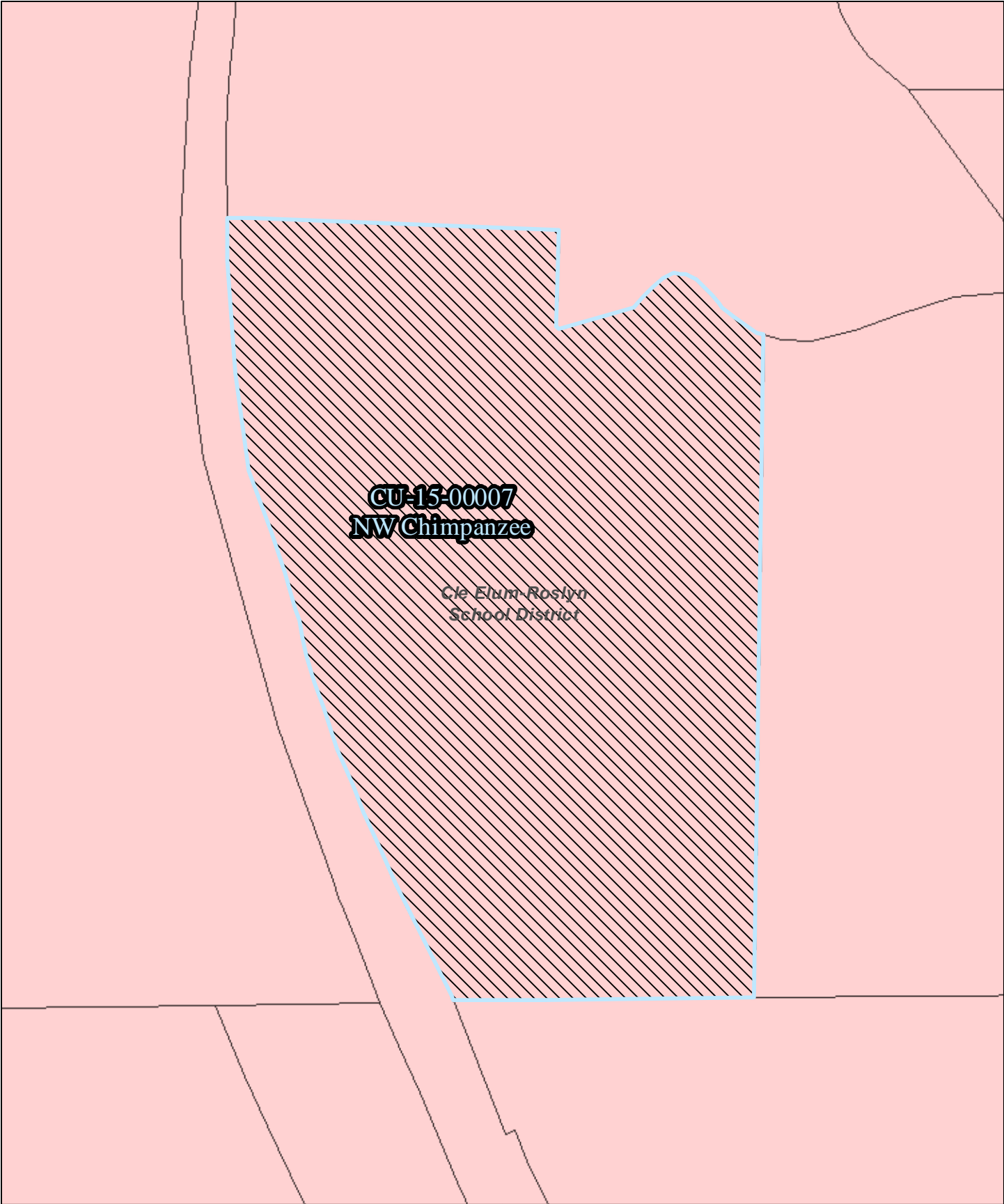


*Fire District  
7 (Cle  
Elum)*

**CU-15-00007  
NW Chimpanzee**

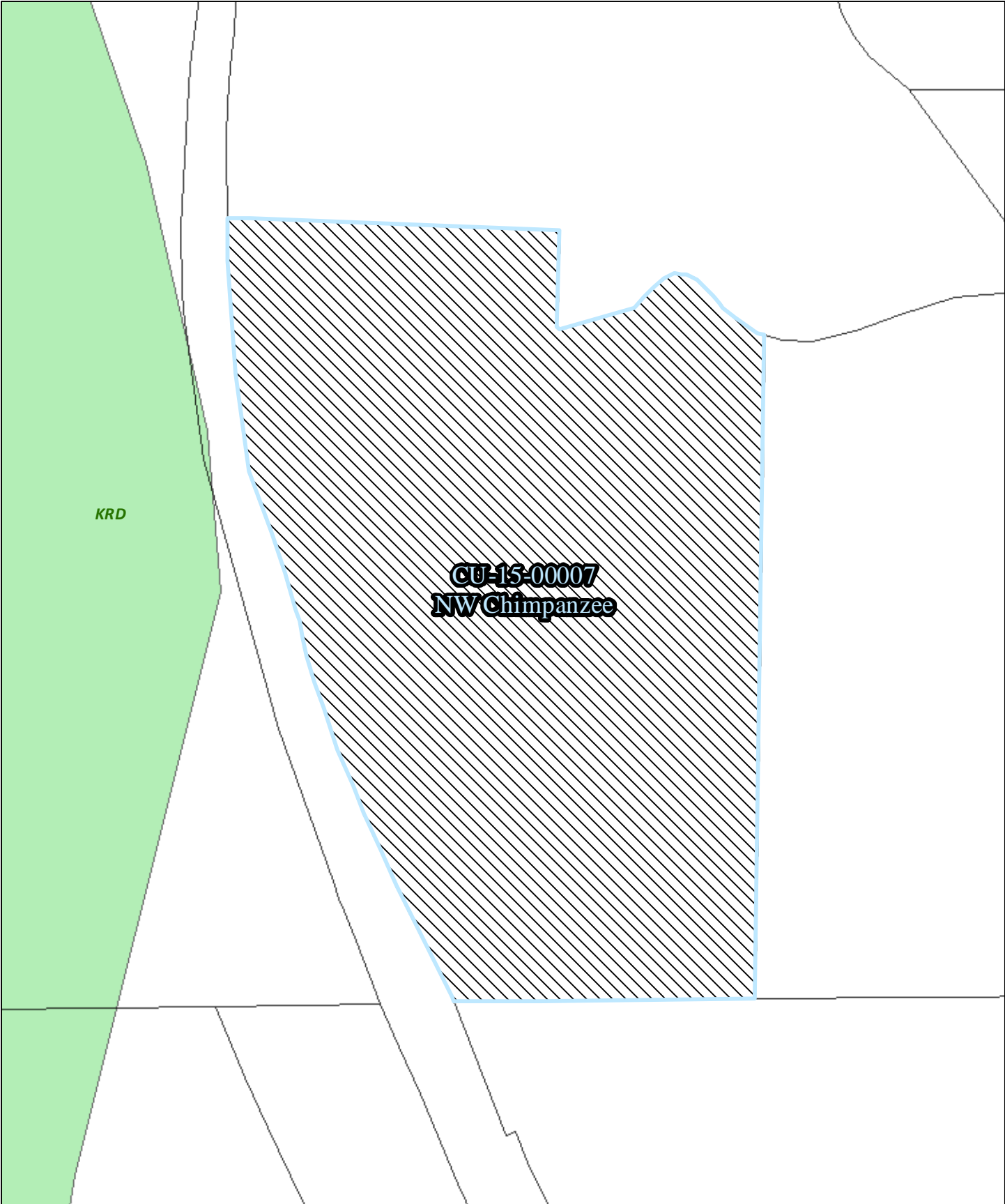
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NW Chimpanzee**

**Fire  
District**



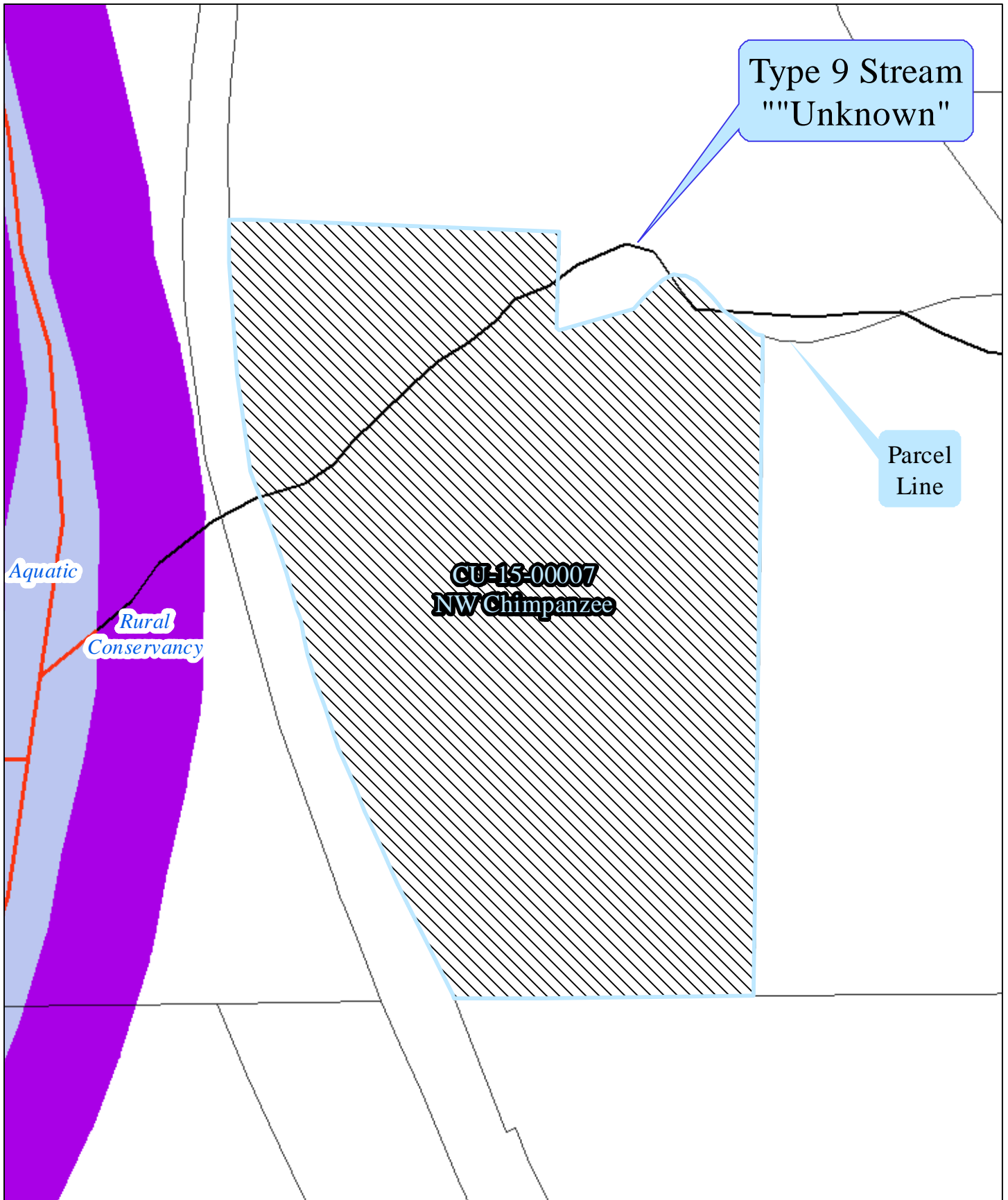
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NW Chimpanzee

School  
District



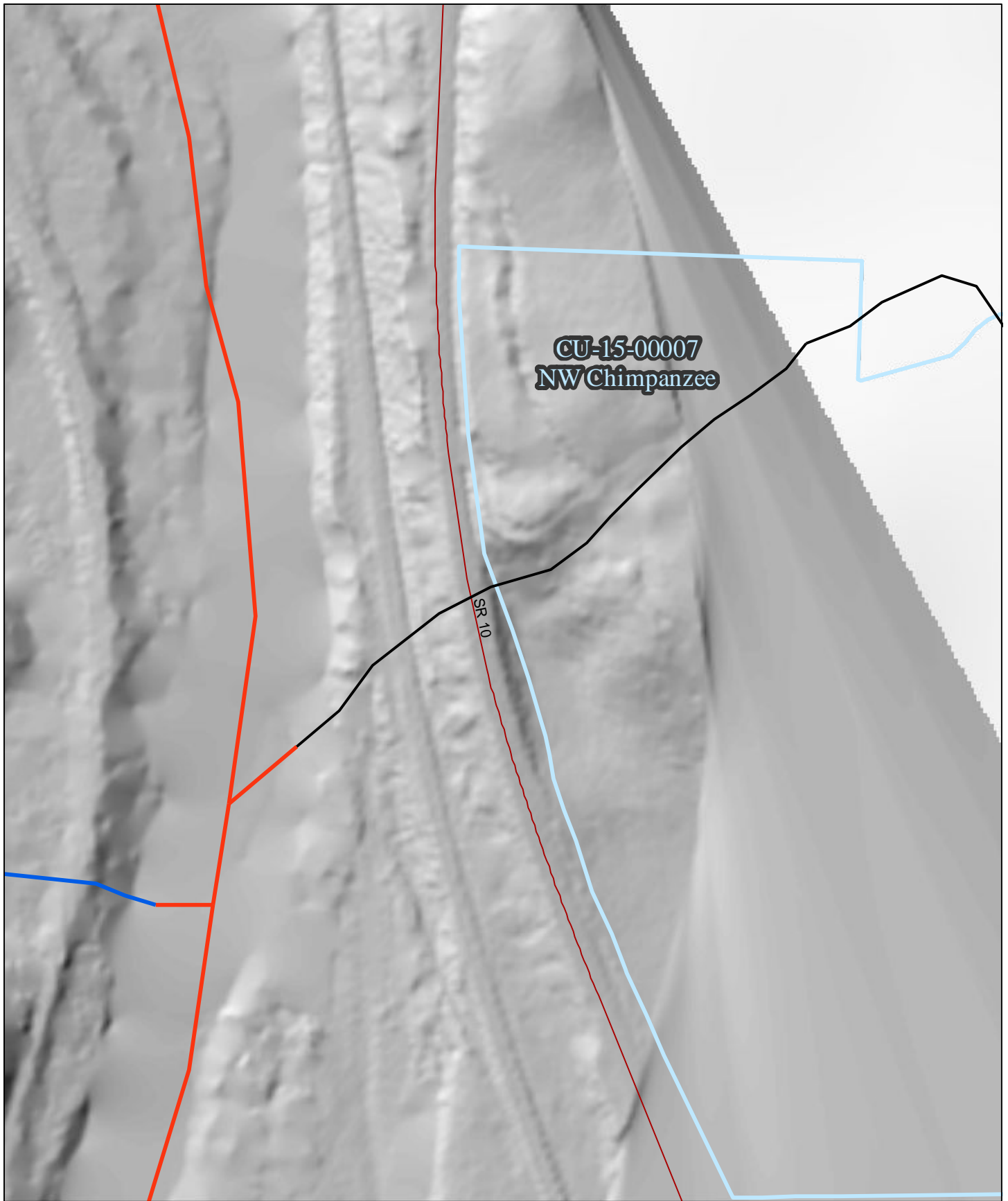
CU-15-00007  
NW Chimpanzee

Irrigation  
District



CU-15-00007  
NW Chimpanzee

Critical Areas  
Streams & SMP

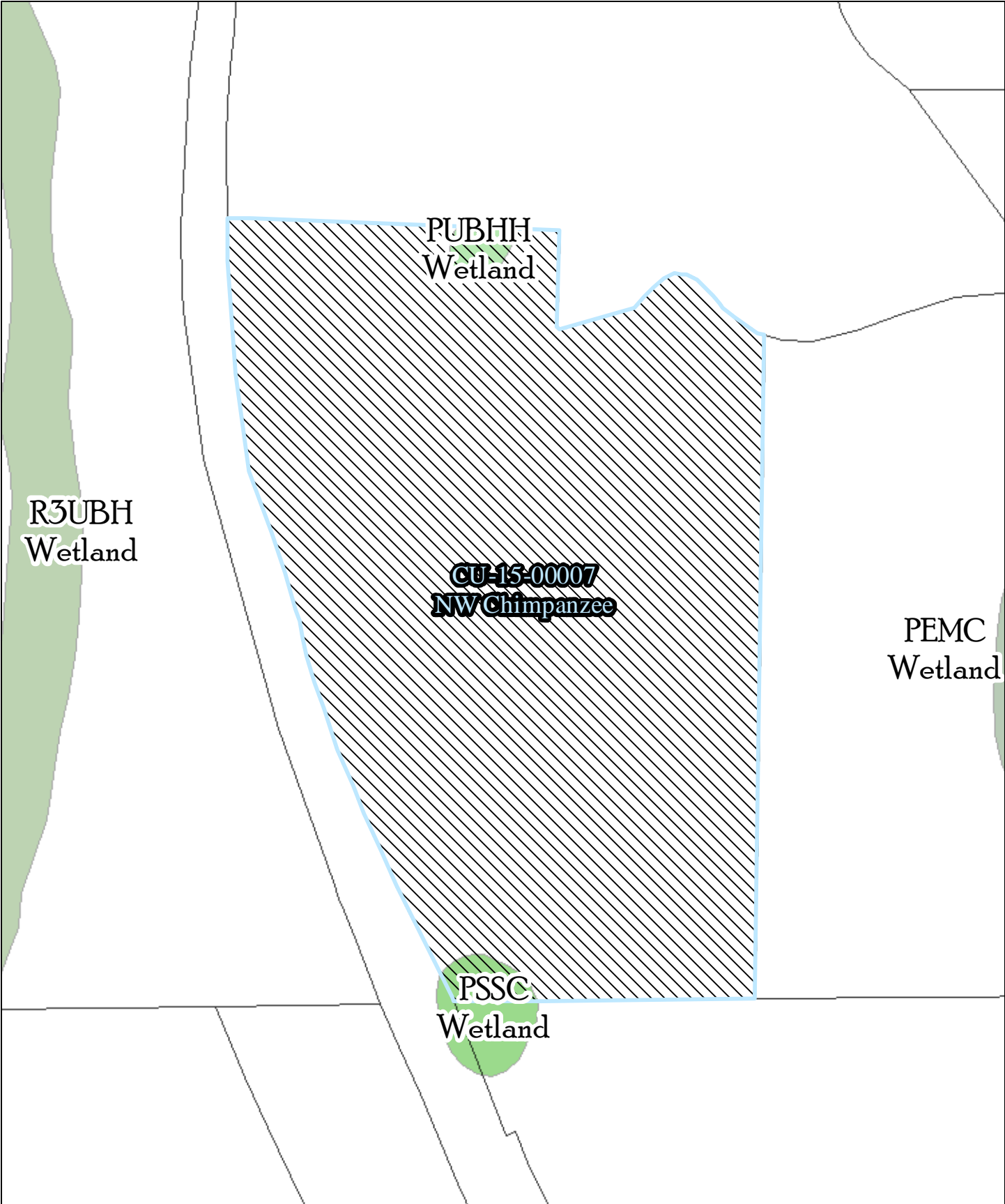


**CU-15-00007  
NW Chimpanzee**

SR 10

**CU-15-00007  
NW Chimpanzee**

**Possible Stream  
LiDAR Data**



R3UBH  
Wetland

PUBHH  
Wetland

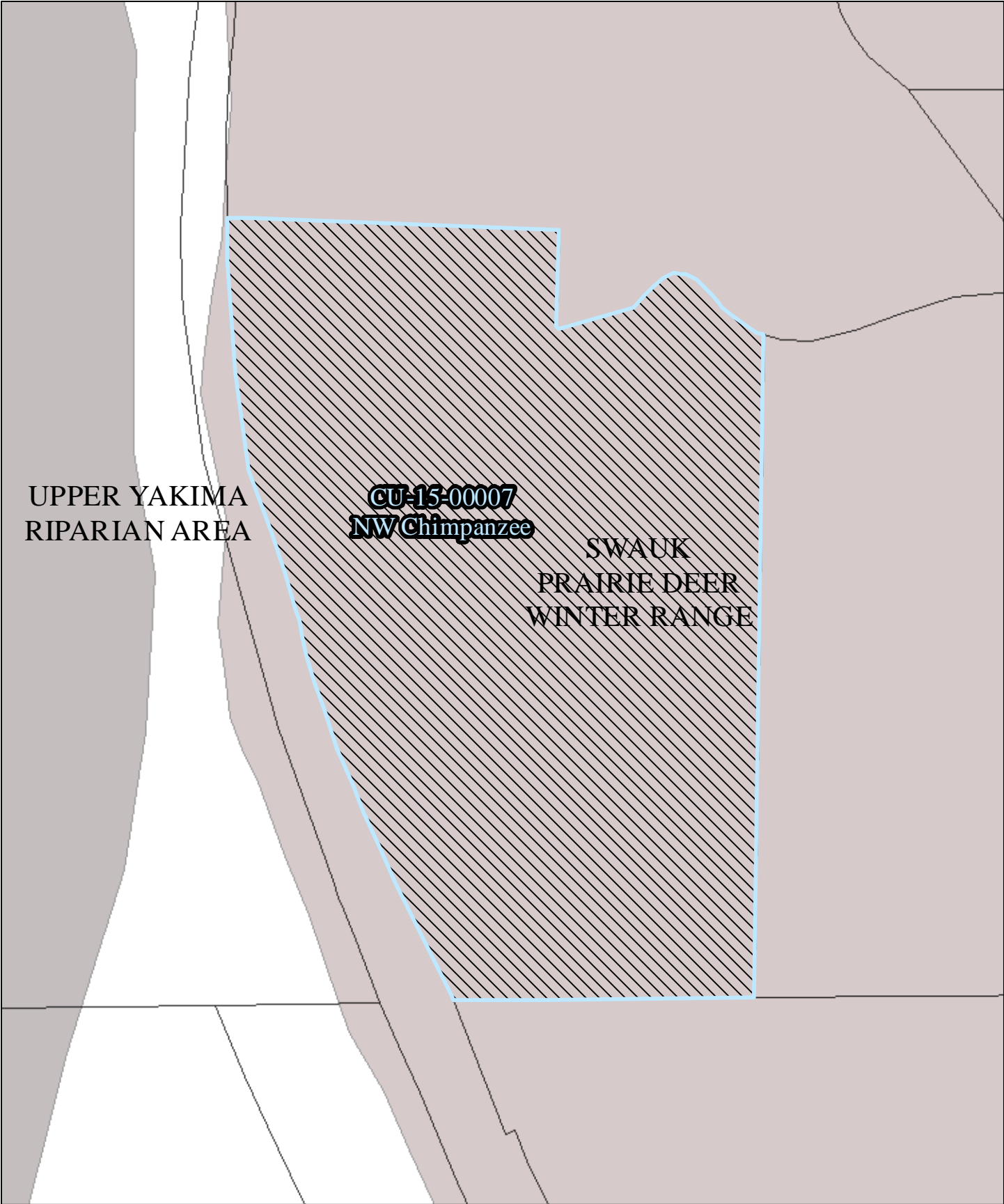
**CU-15-00007**  
**NW Chimpanzee**

PEMC  
Wetland

PSSC  
Wetland

CU-15-00007  
NW Chimpanzee

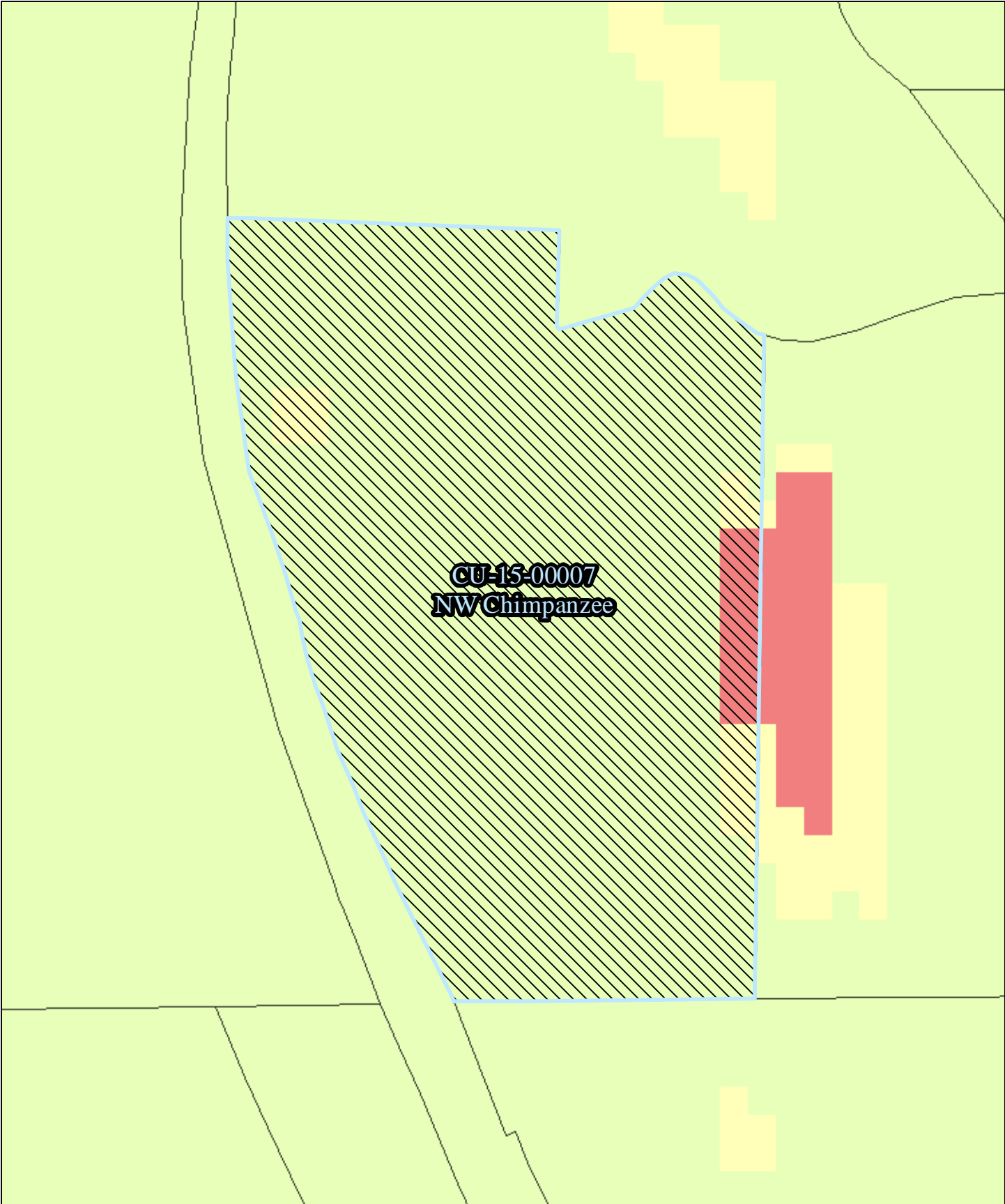
Critical Areas  
Wetlands



CU-15-00007  
NW Chimpanzee

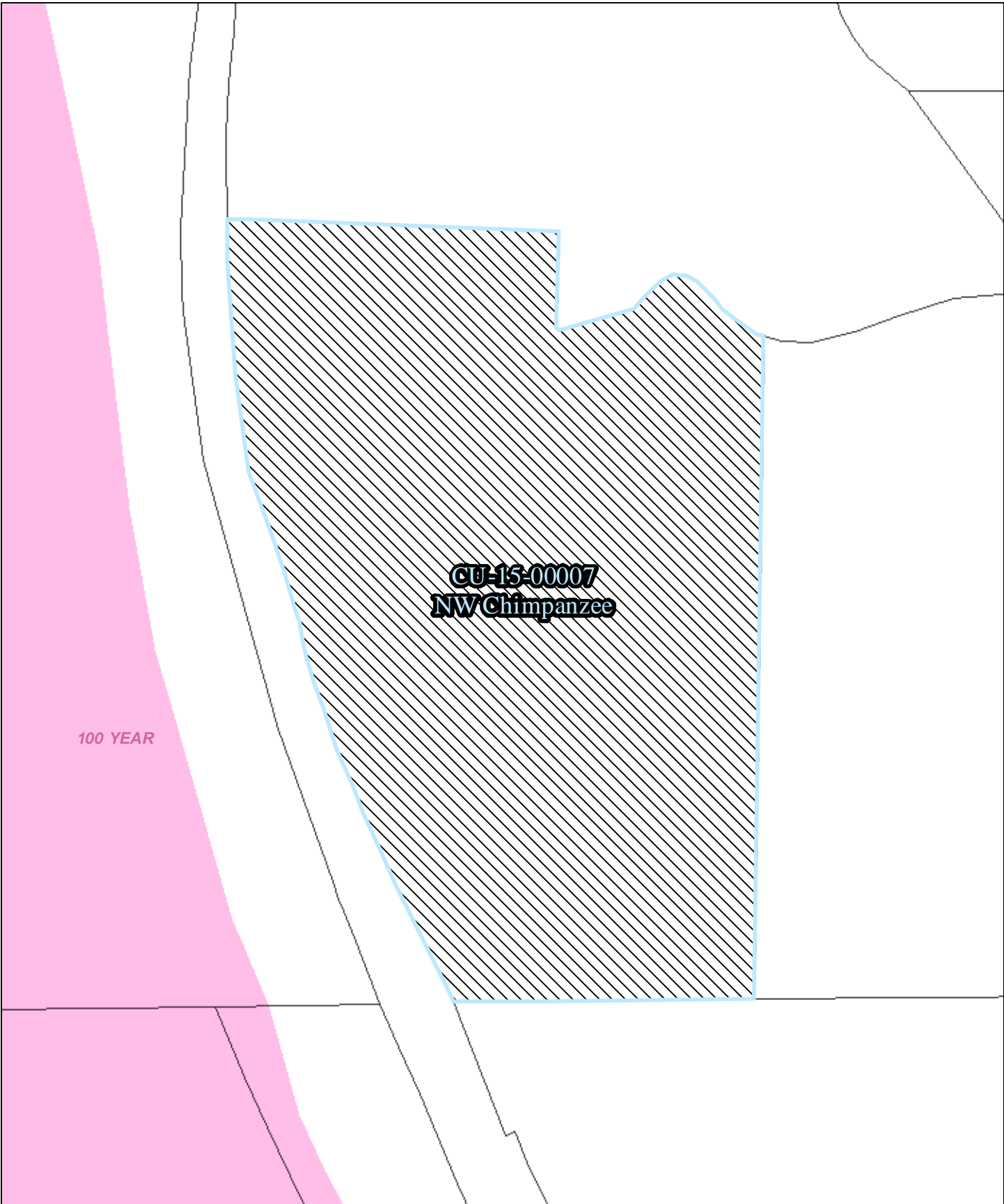
Critical Areas  
Priority Habitat Species





CU-15-00007  
NW Chimpanzee

Critical Areas  
Hazardous Slope

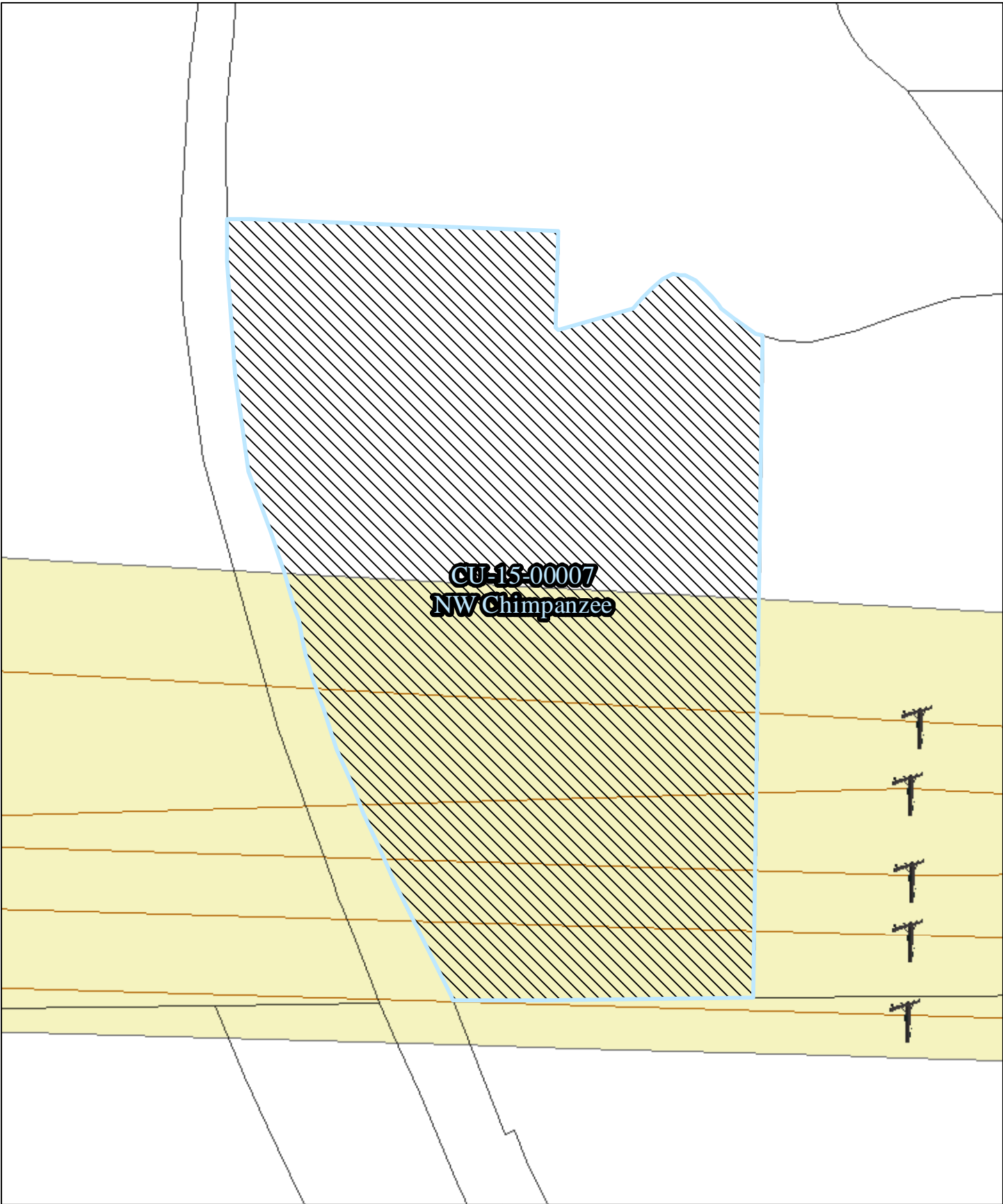


100 YEAR

**CU-15-00007  
NW Chimpanzee**

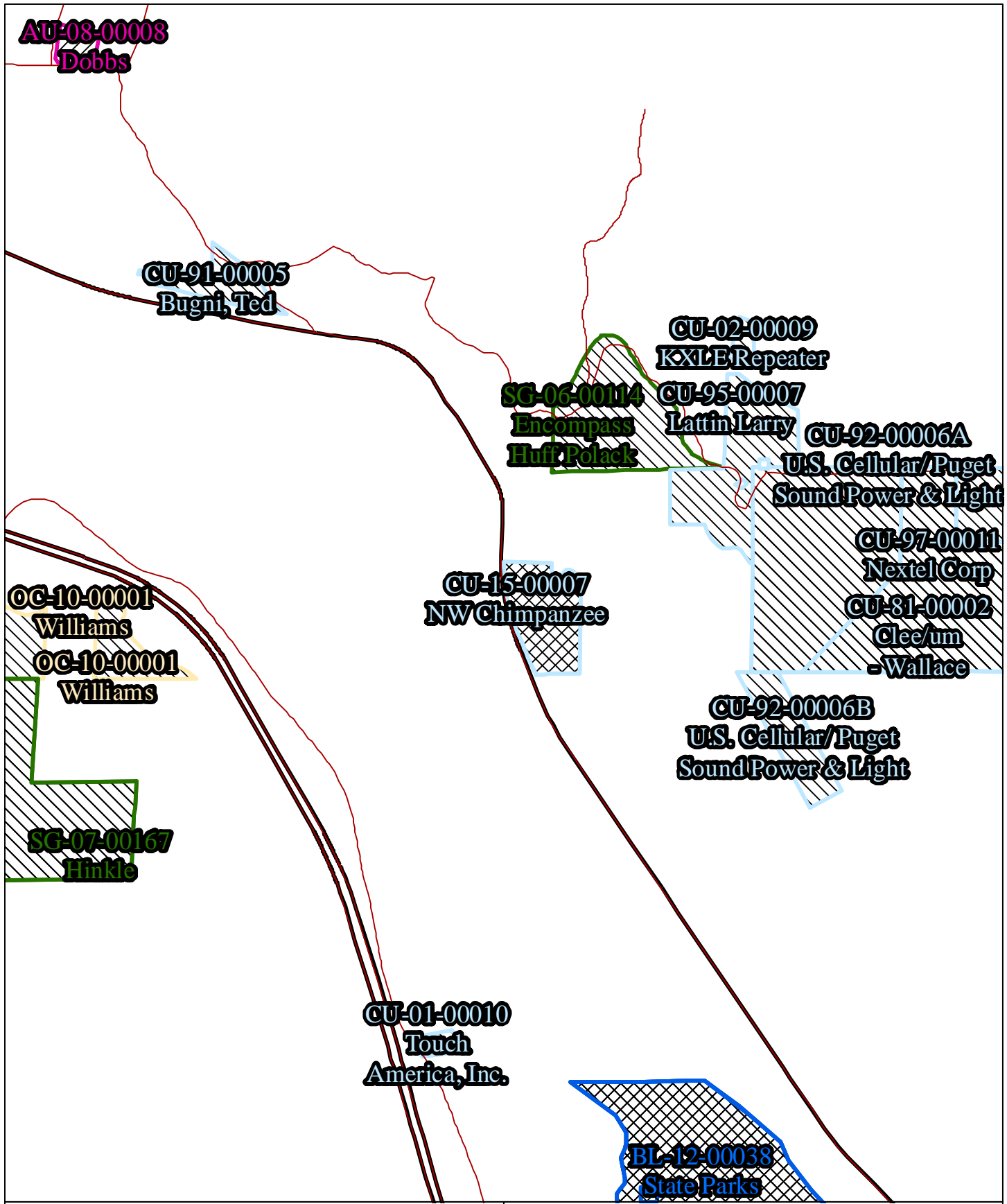
**CU-15-00007  
NW Chimpanzee**

**Critical Areas  
Floodplain & Floodway**



CU-15-00007  
NW Chimpanzee

Critical Areas  
BPA Lines, Poles, and ROW



|                                      |                              |
|--------------------------------------|------------------------------|
| <p>CU-15-00007<br/>NW Chimpanzee</p> | <p>Regional<br/>Land Use</p> |
|--------------------------------------|------------------------------|

## Kaycee Hathaway

---

**From:** Kaycee Hathaway  
**Sent:** Tuesday, April 05, 2016 9:53 AM  
**To:** jb@chimpsnw.org  
**Subject:** CU-15-00007 Northwest Chimpanzee Sanctuary

Hello,

On March 31, 2016 the county received a affidavit of posting from John B. Mulacahy indicating that the Land Use Action sign has been posted. Before the county can continue processing this information the county will need a picture showing where on the parcel the sign is posted. This image can be emailed, mailed or dropped off in person. If you have any further questions please feel free to contact me.

Thank you,

Kaycee K Hathaway  
Kittitas County  
Community Development Services/ Planner I  
Phone: (509) 962-7079  
Email: [kaycee.hathaway@co.kittitas.wa.us](mailto:kaycee.hathaway@co.kittitas.wa.us)



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

|                     |                            |
|---------------------|----------------------------|
| DATE: March 8, 2016 | PLANNER: Kaycee K Hathaway |
|                     |                            |

|  |                          |
|--|--------------------------|
| PROJECT NAME: Northwest Chimpanzee Sanctuary | FILE NUMBER: CU-15-00007 |
|--|--------------------------|

### PLEASE COMPLETE THE FOLLOWING:

I, John B. Mulcahy, certify that I am the landowner and/or authorized agent responsible for the posting of this land-use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**

  
Signature

3/16/16  
Date


Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

RECEIVED

MAR 31 2016

KITTITAS COUNTY

CDS

For Staff Use Only:  
Received   
3/31/16

## Kaycee Hathaway

---

**From:** CDS User  
**Sent:** Monday, February 22, 2016 10:40 AM  
**To:** Kaycee Hathaway  
**Subject:** FW: follow-up material for Chimpanzee Sanctuary NW conditional use application  
**Attachments:** CWU letter 2-15-2016.PDF; CWU CSNW Signed MOU.pdf

FYI

**Stephanie Mifflin**  
**Senior Permit Technician**  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
(p) 509-962-7506 (f) 509-962-7682  
[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)

**From:** [jbmulcahy@gmail.com](mailto:jbmulcahy@gmail.com) [<mailto:jbmulcahy@gmail.com>] **On Behalf Of** J.B. Mulcahy  
**Sent:** Friday, February 19, 2016 1:37 PM  
**To:** CDS User  
**Subject:** follow-up material for Chimpanzee Sanctuary NW conditional use application

Attached is a letter in support of the sanctuary's status as a satellite facility for Central Washington University's primate behavior program, as well as a copy of the MOU between CWU and CSNW that outlines our relationship.

Please let me know if you need anything else.

Thanks  
JB

J.B. Mulcahy  
Co-Director  
Chimpanzee Sanctuary Northwest  
Sanctuary: 509-699-0728  
Cell: 509-470-4441  
Visit our website at [ChimpsNW.org](http://ChimpsNW.org)

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Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Date: 15 February 2016

From: Lori K. Sheeran, Ph.D. *Lori K. Sheeran*  
Director, Primate Behavior and Ecology Program  
Professor, Department of Anthropology and Museum Studies

To: Members of the Kittitas County Planning Commission

RE: CWU School Satellite Facility: Chimpanzee Sanctuary Northwest

This memo documents the ways that Chimpanzee Sanctuary Northwest (CSNW) in Cle Elum, WA, serves as an educational satellite for students enrolled in the Primate Behavior and Ecology program at Central Washington University (CWU).

1. With CSNW board approval, graduate and undergraduate students base research projects at CSNW, through which students earn credit at CWU. For graduate students, the project contributes toward fulfillment of the requirements for the Master's degree in Primate Behavior; for undergraduates, the project meets research credits required for the BS degree in Primate Behavior & Ecology.
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3. Each fall, CSNW co-director J.B. Mulcahy teaches one class on *Primate Captive Care* (PRIM 220) at CWU. Enrollments average approximately 18 students. Mr. Mulcahy is an adjunct professor in the Department of Anthropology and Museum Studies at CWU.
4. I am in the progress of completing paperwork to approve a certificate program in Primate Captive Care at CWU, with courses and some certificate requirements completed at CSNW. The certificate includes 18 credits, 8 of which would be completed at CSNW under Professor Mulcahy's instruction.
5. CWU and CSNW are co-signatories on a Memorandum of Understanding (attached), which describes the terms of students' and faculty completion of internships and research projects based at CSNW.
6. In the event that CSNW builds an education center at the sanctuary, CWU students and faculty would benefit from opportunities to help, where appropriate, with the development and delivery of educational outreach materials. These materials could be used in a variety of formats to educate college-level students, members of the general public, and high-, middle-, and elementary-school students.

Through these and other collaborations, CSNW is integral to the degree progress and educational experience of CWU students. Please contact me if I can provide additional information about the relationship between CWU and CSNW.

[SheeranL@cwu.edu](mailto:SheeranL@cwu.edu)  
(509)963-1434

**Primate Behavior and Ecology Program**

400 East University Way • Ellensburg WA 98926-7544 • Office: 509-963-3201 • Fax: 509-963-1434  
Dean Hall, Room 357 • Web: [www.cwu.edu/primate/](http://www.cwu.edu/primate/)



11593

**MEMORANDUM OF UNDERSTANDING (MOU)**  
**between**  
**Central Washington University**  
**and**  
**Chimpanzee Sanctuary Northwest**  
**establishing a**  
**Collaborative Program in Chimpanzee Husbandry and Observational Behavioral Research**

**Introduction**

Chimpanzee Sanctuary Northwest (CSNW) and Central Washington University's Primate Behavior and Ecology (PBE) program have many common interests in primatology, primate behavior, animal welfare, and conservation. The mutual interest is so great that it would benefit both facilities to pursue a collaborative program. Collaboration will be established within principles set out in the following sections, which will be reviewed by both parties at least every two years.

This memorandum concerns ongoing student training at CSNW located in Cle Elum, Washington. Student training will operate in a manner appropriate to this location and function.

**Purposes, Scope and General Policies**

The purpose of this collaboration is to provide, at CSNW's Cle Elum facility:  
*Academic Internship Site:* An academically based internship with related training at CWU and CSNW, and live animal experience in the sanctuary setting at CSNW.

**Goal**

Provide academic internship positions at CSNW. To gain academic recognition, CWU students will first register for PRIM 220 credits in the fall or spring quarter. Upon successful completion of PRIM 220, students may enroll in PRIM 490 internship credits. The CWU Cooperative Education learning objectives for each quarter will be determined by the CWU faculty advisor in collaboration with CSNW staff.

**Definition**

*Interns:* CWU students who are participating in internship through credit bearing courses.  
*Faculty:* Members of the CWU Primate Behavior program faculty.

**Facilities and Chimpanzees**

The seven chimpanzees who reside at CSNW are Negra, Jamie, Burrito, Foxie, Annie, Missy and Jody. They were all used in safety trials for hepatitis vaccine research, but were never exposed to the virus itself. Husbandry training will occur at CSNW. All interns must strictly adhere to CSNW's husbandry, volunteer and training policies, and follow all directions and guidelines established by CSNW staff.

**Definitions of CSNW training levels:**

CSNW volunteers are classified into one of three levels depending on interest, experience, time commitment, and training. Volunteers who meet the requirements to begin training for a higher level are encouraged to express their interest in doing so; however, no one is automatically accepted into training and all volunteers are subject to acceptance or rejection by CSNW in its sole discretion. Advancement to Level III (direct chimpanzee care) is by invitation only.

*Level I:* All volunteers begin at Level I. Tasks include washing produce, doing laundry, preparing enrichment, and preparing meals. Requirements include a minimum of one afternoon shift per month and an annual TB test. Limitations: Level I volunteers do not interact with the chimpanzees.

*Level II:* Tasks: In addition to Level I tasks, Level II volunteers assist in cleaning enclosures after the chimpanzees are shifted to separate areas. Requirements: include a minimum of one morning shift per month, annual TB test, and safety and chimpanzee identification training. Limitations: Level II volunteers do not interact with the chimpanzees.

*Level III:* Tasks: In addition to Level I & II tasks, Level III volunteers serve meals and engage in protected physical and non-physical interactions with the chimpanzees. Requirements: A minimum of three, 5-hour shifts per month, annual TB test, 25 hours of safety and husbandry training spanning two to six months. Limitations: Volunteers begin Level III training by invitation only; positions are limited.

All levels are available to student interns, provided they meet the criteria stipulated by CSNW and CWU above and follow all safety and other policies. CSNW in its sole discretion will determine CWU student intern advancement and placement in Levels.

**Faculty, Staff and Students**

Each of the participating institutions is fully responsible financially and operationally for its respective employees/students.

**Formal Training Opportunities**

CSNW's Director of Operations, will supervise all student training. CSNW staff will conduct husbandry training of CWU students. CWU students conducting internships at CSNW must enroll in credits with CWU PBE faculty.

**Hold Harmless Clause**

Use of CSNW and any and all of its facilities shall be undertaken by CWU personnel and students at their own risk, and neither CWU nor CSNW shall be liable for any claims, demands, injuries, damages, actions, or causes of actions whatsoever by CWU personnel or students, or their property, arising out of or connected with the any research or work related to this MOU or any research or work done in connection with this agreement, including personal injury arising from any incidents at CWU, including any incident involving injuries caused by chimpanzees or other animals.

All CWU personnel and students shall indicate their agreement with this provision by signing a copy of Exhibit A and providing it to CSNW personnel before beginning work.

**Marketing**

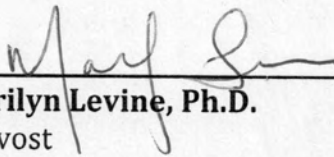
Chimpanzee Sanctuary Northwest and Central Washington University may publicize the collaborative program to the public, supporters, and future and current students.

**Academic Internship at CSNW**

Students interested in husbandry experience with captive chimpanzees may take internship credits Prim 490 while gaining husbandry training and experience. This can continue for multiple quarters. The benefits to students include: inclusion of internship credits on CWU transcripts; a connection between CWU faculty and CSNW staff to improve the student experience; and husbandry experience with an academic component.

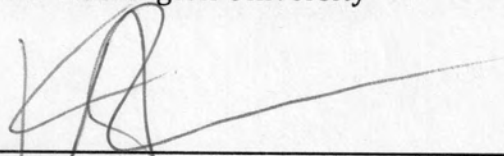
Central Washington University

3/4/14



**Marilyn Levine, Ph.D.**  
Provost  
Vice President for Academic and Student Life  
Central Washington University

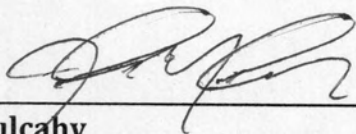
3/5/14  
Date



**Kevin Archer, Ph.D.**  
Dean, School of Graduate Students and Research  
Central Washington University

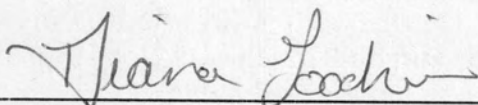
3/11/14  
Date

Chimpanzee Sanctuary Northwest



**J.B. Mulcahy**  
Interim Co-Director  
Chimpanzee Sanctuary Northwest

3/15/14  
Date



**Diana Goodrich**  
Interim Co-Director  
Chimpanzee Sanctuary Northwest

3/15/14  
Date

## Kaycee Hathaway

---

**From:** CDS User  
**Sent:** Monday, February 22, 2016 10:40 AM  
**To:** Kaycee Hathaway  
**Subject:** FW: follow-up material for Chimpanzee Sanctuary NW conditional use application  
**Attachments:** CWU letter 2-15-2016.PDF; CWU CSNW Signed MOU.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

FYI

**Stephanie Mifflin**  
**Senior Permit Technician**

Kittitas County Community Development Services  
411 N Ruby Street, Suite 2 Ellensburg, WA 98926  
(p) 509-962-7506 (f) 509-962-7682  
[steph.mifflin@co.kittitas.wa.us](mailto:steph.mifflin@co.kittitas.wa.us)

**From:** [jbmulcahy@gmail.com](mailto:jbmulcahy@gmail.com) [<mailto:jbmulcahy@gmail.com>] **On Behalf Of** J.B. Mulcahy  
**Sent:** Friday, February 19, 2016 1:37 PM  
**To:** CDS User  
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Please let me know if you need anything else.

Thanks  
JB

J.B. Mulcahy  
Co-Director  
Chimpanzee Sanctuary Northwest  
Sanctuary: 509-699-0728  
Cell: 509-470-4441  
Visit our website at [ChimpsNW.org](http://ChimpsNW.org)

---

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message id: 38eb45916c6dcbdac24bb8719d004a14

Date: 15 February 2016

From: Lori K. Sheeran, Ph.D. *Lori K. Sheeran*  
Director, Primate Behavior and Ecology Program  
Professor, Department of Anthropology and Museum Studies

To: Members of the Kittitas County Planning Commission

RE: CWU School Satellite Facility: Chimpanzee Sanctuary Northwest

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(509)963-1434

**Primate Behavior and Ecology Program**

400 East University Way • Ellensburg WA 98926-7544 • Office: 509-963-3201 • Fax: 509-963-1434  
Dean Hall, Room 357 • Web: [www.cwu.edu/primate/](http://www.cwu.edu/primate/)

11593

**MEMORANDUM OF UNDERSTANDING (MOU)**  
**between**  
**Central Washington University**  
**and**  
**Chimpanzee Sanctuary Northwest**  
**establishing a**  
**Collaborative Program in Chimpanzee Husbandry and Observational Behavioral Research**

**Introduction**

Chimpanzee Sanctuary Northwest (CSNW) and Central Washington University's Primate Behavior and Ecology (PBE) program have many common interests in primatology, primate behavior, animal welfare, and conservation. The mutual interest is so great that it would benefit both facilities to pursue a collaborative program. Collaboration will be established within principles set out in the following sections, which will be reviewed by both parties at least every two years.

This memorandum concerns ongoing student training at CSNW located in Cle Elum, Washington. Student training will operate in a manner appropriate to this location and function.

**Purposes, Scope and General Policies**

The purpose of this collaboration is to provide, at CSNW's Cle Elum facility:  
*Academic Internship Site:* An academically based internship with related training at CWU and CSNW, and live animal experience in the sanctuary setting at CSNW.

**Goal**

Provide academic internship positions at CSNW. To gain academic recognition, CWU students will first register for PRIM 220 credits in the fall or spring quarter. Upon successful completion of PRIM 220, students may enroll in PRIM 490 internship credits. The CWU Cooperative Education learning objectives for each quarter will be determined by the CWU faculty advisor in collaboration with CSNW staff.

**Definition**

*Interns:* CWU students who are participating in internship through credit bearing courses.  
*Faculty:* Members of the CWU Primate Behavior program faculty.

**Facilities and Chimpanzees**

The seven chimpanzees who reside at CSNW are Negra, Jamie, Burrito, Foxie, Annie, Missy and Jody. They were all used in safety trials for hepatitis vaccine research, but were never exposed to the virus itself. Husbandry training will occur at CSNW. All interns must strictly adhere to CSNW's husbandry, volunteer and training policies, and follow all directions and guidelines established by CSNW staff.

**Definitions of CSNW training levels:**

CSNW volunteers are classified into one of three levels depending on interest, experience, time commitment, and training. Volunteers who meet the requirements to begin training for a higher level are encouraged to express their interest in doing so; however, no one is automatically accepted into training and all volunteers are subject to acceptance or rejection by CSNW in its sole discretion. Advancement to Level III (direct chimpanzee care) is by invitation only.

*Level I:* All volunteers begin at Level I. Tasks include washing produce, doing laundry, preparing enrichment, and preparing meals. Requirements include a minimum of one afternoon shift per month and an annual TB test. Limitations: Level I volunteers do not interact with the chimpanzees.

*Level II:* Tasks: In addition to Level I tasks, Level II volunteers assist in cleaning enclosures after the chimpanzees are shifted to separate areas. Requirements: include a minimum of one morning shift per month, annual TB test, and safety and chimpanzee identification training. Limitations: Level II volunteers do not interact with the chimpanzees.

*Level III:* Tasks: In addition to Level I & II tasks, Level III volunteers serve meals and engage in protected physical and non-physical interactions with the chimpanzees. Requirements: A minimum of three, 5-hour shifts per month, annual TB test, 25 hours of safety and husbandry training spanning two to six months. Limitations: Volunteers begin Level III training by invitation only; positions are limited.

All levels are available to student interns, provided they meet the criteria stipulated by CSNW and CWU above and follow all safety and other policies. CSNW in its sole discretion will determine CWU student intern advancement and placement in Levels.

**Faculty, Staff and Students**

Each of the participating institutions is fully responsible financially and operationally for its respective employees/students.

**Formal Training Opportunities**

CSNW's Director of Operations, will supervise all student training. CSNW staff will conduct husbandry training of CWU students. CWU students conducting internships at CSNW must enroll in credits with CWU PBE faculty.

**Hold Harmless Clause**

Use of CSNW and any and all of its facilities shall be undertaken by CWU personnel and students at their own risk, and neither CWU nor CSNW shall be liable for any claims, demands, injuries, damages, actions, or causes of actions whatsoever by CWU personnel or students, or their property, arising out of or connected with the any research or work related to this MOU or any research or work done in connection with this agreement, including personal injury arising from any incidents at CWU, including any incident involving injuries caused by chimpanzees or other animals.



All CWU personnel and students shall indicate their agreement with this provision by signing a copy of Exhibit A and providing it to CSNW personnel before beginning work.

**Marketing**

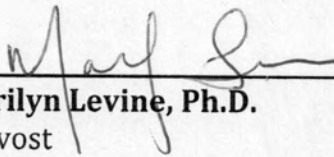
Chimpanzee Sanctuary Northwest and Central Washington University may publicize the collaborative program to the public, supporters, and future and current students.

**Academic Internship at CSNW**

Students interested in husbandry experience with captive chimpanzees may take internship credits Prim 490 while gaining husbandry training and experience. This can continue for multiple quarters. The benefits to students include: inclusion of internship credits on CWU transcripts; a connection between CWU faculty and CSNW staff to improve the student experience; and husbandry experience with an academic component.

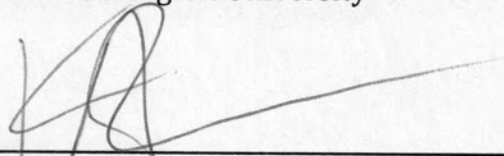
Central Washington University

3/14/14



**Marilyn Levine, Ph.D.**  
Provost  
Vice President for Academic and Student Life  
Central Washington University

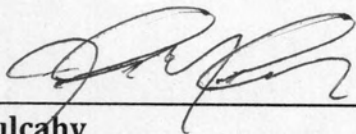
3/5/14  
Date



**Kevin Archer, Ph.D.**  
Dean, School of Graduate Students and Research  
Central Washington University

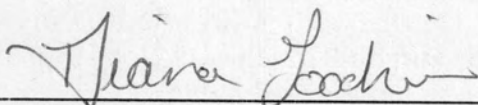
3/11/14  
Date

Chimpanzee Sanctuary Northwest



**J.B. Mulcahy**  
Interim Co-Director  
Chimpanzee Sanctuary Northwest

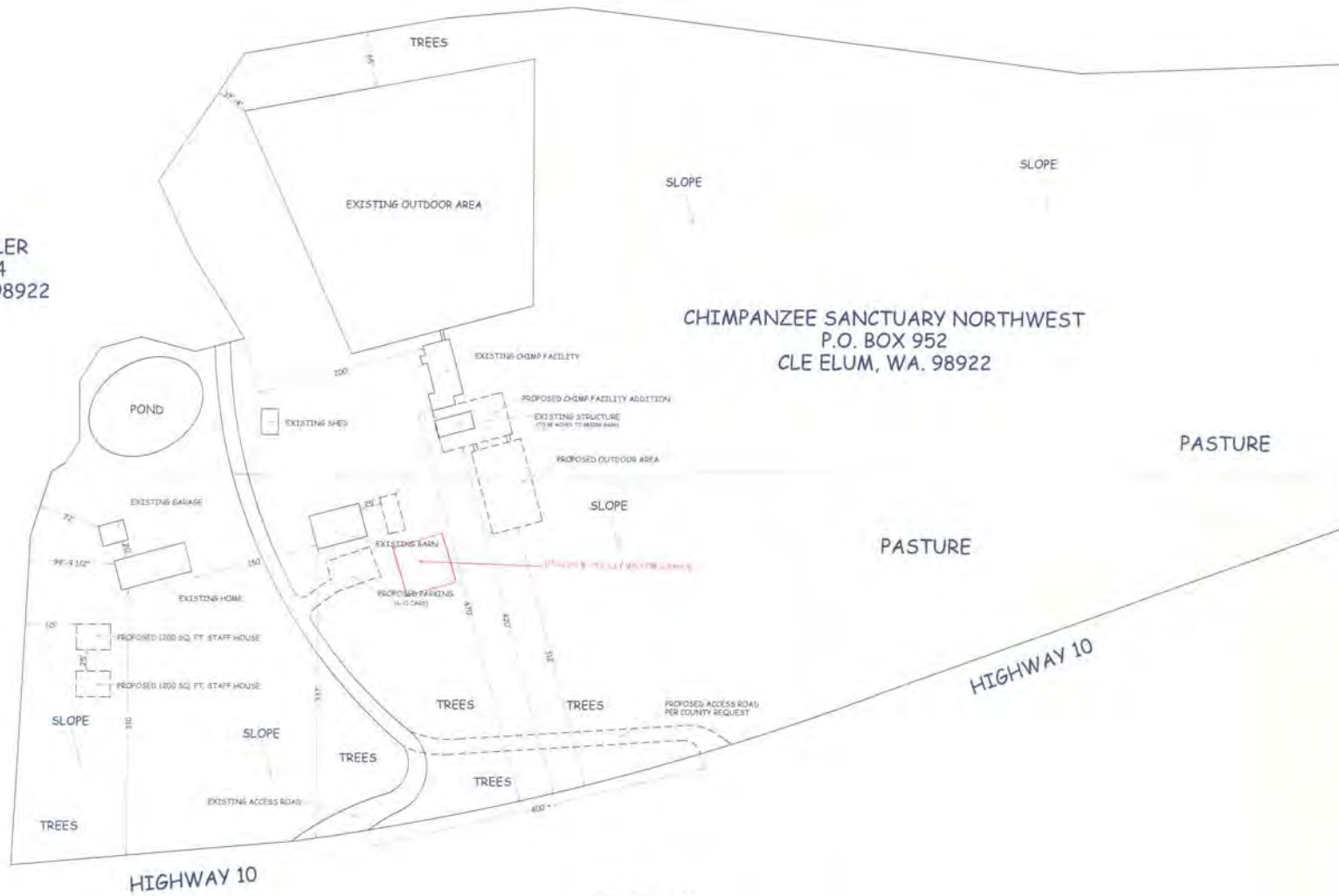
3/15/14  
Date



**Diana Goodrich**  
Interim Co-Director  
Chimpanzee Sanctuary Northwest

3/15/14  
Date

THOMAS MILLER  
P.O. BOX 294  
CLE ELUM, WA. 98922



**SITE PLAN**  
**SCALE 1" = 60'**



**MONTGOMERY**  
**BUILDING DESIGN**  
PO BOX 237  
SOUTH CLE ELUM  
WASHINGTON 98943  
al.montgomery@yahoo.com  
509-674-5194  
509-304-4265

ENGINEER OF RECORD  
TAX ID #  
19-16-11000-0006

**CHIMPANZEE SANCTUARY NORTHWEST**  
**FACILITIES EXPANTION**  
25351 HIGHWAY 10 CLE ELUM, WASHINGTON

www.montgomerybuildingdesign.com

| ISSUED     | PURPOSE |
|------------|---------|
| 12-26-2015 | REVIEW  |

**SITE PLAN**

VIEW

2015-060



**A1**

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.



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## SEPA ENVIRONMENTAL CHECKLIST

### Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.


### APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

**\$560.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

|   |                    |                       |  |
|---|--------------------|-----------------------|--|
| Application Received by (CDS Staff Signature):<br><br><hr/> | DATE:<br><br><hr/> | RECEIPT#<br><br><hr/> |  <p>DATE STAMP IN BOX</p> |
|---|--------------------|-----------------------|--|

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

FORM LAST REVISED: 5-9-14

Page 1 of 11



**A. BACKGROUND [help]**

1. Name of proposed project, if applicable: [help]  
Chimpanzee Sanctuary Expansion
2. Name of applicant: [help]  
J.B. Mulcahy, Co-Director, Chimpanzee Sanctuary Northwest
3. Address and phone number of applicant and contact person: [help]  
PO Box 952 / 25351 Hwy 10, Cle Elum, WA 98922, 509-699-0728, jb@chimpsnw.org
4. Date checklist prepared: [help]  
12/5/2015
5. Agency requesting checklist: [help]  
Kittitas County Community Development Services
6. Proposed timing or schedule (including phasing, if applicable): [help]  
Phase 1 to begin in Summer 2016, balance of project to be completed when funding is available
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]  
Additional primate enclosures, staff offices, meeting room, and staff housing to be completed when funding is available.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]  
n/a
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]  
No
10. List any government approvals or permits that will be needed for your proposal, if known. [help]  
Kittitas County CDS Building Permit, Water System, and Zoning Conditional Use Permit
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]  
Project includes construction of additional chimpanzee facilities, staff offices, classroom, and staff and volunteer housing.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]  
25351 Hwy 10, Cle Elum, WA 98922, Parcel # 666734

**B. ENVIRONMENTAL ELEMENTS [help]**

1. **Earth**
  - a. General description of the site [help]  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_  
Predominantly sloped 3% to 8%, with steeper slopes outside of project vicinity.
  - b. What is the steepest slope on the site (approximate percent slope)? [help]  
35%
  - c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]  
Soils are generally sandy clay

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

3 to 4 feet of cutting and/or filling needed for each building pad. Imported structural sand/gravel fill, < 5% fines.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Cut and/or filled areas, roughly totaling 3,000 sq ft, will be exposed temporarily during construction of foundations/pads.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Roughly 3,000 sq ft building footprints, 500 sq ft asphalt pad near building for handicap parking

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Maintaining vegetative cover around construction site.

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

n/a

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

n/a

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

n/a

## 3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

n/a

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
< 5,000 gallons/day to be drawn from existing well for entire property incl. domestic and animal enclosure cleaning.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Domestic sewage, water/dishwashing detergent used to clean animal enclosures. 2,000 gal. tank to serve 4 people and 20 chimpanzees.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)  
This project will generate minimal runoff - storm water from facilities will be directed to surrounding soils.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
No
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.  
No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:  
n/a

#### 4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

3,000-4,000 sq ft of pasture grass.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

n/a

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Disturbed areas surrounding the building sites will be replanted with similar pasture grass.

- e. List all noxious weeds and invasive species known to be on or near the site.

Canada thistle

## 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

Hawk, deer, squirrel

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

n/a

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

n/a

- e. List any invasive animal species known to be on or near the site.

n/a

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Propane for in-slab hydronic heating and domestic hot water, electricity for lighting and other needs. Possible solar augmentation if funding is available.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

High-efficiency heating systems (on demand hot water and hydronic slab heating), daylighting to reduce electricity consumption.

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No

- 1) Describe any known or possible contamination at the site from present or past uses.

n/a

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

n/a

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

n/a

- 4) Describe special emergency services that might be required.

n/a

- 5) Proposed measures to reduce or control environmental health hazards, if any:

n/a

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)  
n/a
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)  
Construction equipment 8am-5pm
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)  
n/a

**8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)  
Site is currently being used as a chimpanzee sanctuary. Adjacent properties used for animal agriculture. Project will not impact surrounding properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)  
Part of site has been used as pastures for cattle and horses. This project would reduce the amount of pasture by roughly 1 acre.
  - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:  
No
- c. Describe any structures on the site. [\[help\]](#)  
1,500 sq ft residence, 1,800 sq ft chimpanzee facility with attached 2-acre play yard, old barn and 2 smaller outbuildings.
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
No
- e. What is the current zoning classification of the site? [\[help\]](#)  
Forest and Range
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
Rural Working (Forest and Range)
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
Rural, Conservancy
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
Swuak Prairie Deer Winter Range
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
Approximately 5 employees would be at onsite on any given day. When completed, an total of 2-4 staff would live on site.
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
n/a
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
An application for conditional use is being submitted concurrently with this checklist.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
n/a

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
One additional single-family residence would be built for low- to middle-income workers.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

n/a

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

25'; exteriors will primarily be cementitious siding and metal roofing.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

All building will be painted in natural tones so as not to stand out from a distance, trees between project and highway will be preserved.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

No glare, buildings will not be lit at night and exterior lights will be on motion sensors.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

n/a

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

This project will not create any significant light or glare issues.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

n/a

## 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

One barn on site is approximately 100 years old and will not be torn down unless it becomes structurally unsound.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

WISAARD shows no historic features near the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

n/a

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

n/a

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

WA State Hwy 10

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

It would add a single row of 8 parking spaces for passenger vehicles. None would be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The first phase would not require any improvements, but later phases will require rerouting the driveway due to sight line issues.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Two additional staff will be added. When onsite housing is completed, there will be no additional commutes to the site. No commercial traffic will take place.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

n/a

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

n/a

#### 16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity natural gas water, refuse service, telephone, sanitary sewer, septic system

other \_\_\_\_\_

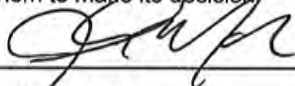
propane

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The project will require additional electrical service from the transformer on the property (PSE), two additional propane tanks (A-1 Petroleum)

**C. SIGNATURE [HELP]**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  \_\_\_\_\_

Name of signee: John B. Mulcahy \_\_\_\_\_

Position and Agency/Organization: Co-Director, Chimpanzee Sanctuary Northwest \_\_\_\_\_

Date Submitted: 12/29/15 \_\_\_\_\_



**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [help]**

**(IT IS NOT NECESSARY to use this sheet for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

n/a

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

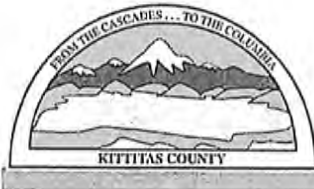
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

n/a

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

CU-15-00007



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.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  |
| <b>\$2,547.00</b> | <b>Fees due for this application when SEPA is <u>not</u> required (One check made payable to KCCDS)</b> |
| <b>\$3,107.00</b> | <b>Fees due for this application when SEPA is required (SEPA fee: \$560.00)</b>                         |

**PAID**

DEC 29 2015

**KITTITAS CO.  
CDS**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

*C&B*

DATE:

*12/29/15*

RECEIPT #

*000286047*

**RECEIVED**

DEC 29 2015

**KITTITAS COUNTY**

DATE STAMP IN BOX

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

FORM LAST REVISED: 11-21-2014

Page 1 of 3

**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: Chimpanzee Sanctuary Northwest, J.B. Mulcahy, Co-Director  
Mailing Address: PO Box 952  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: 509-699-0728  
Email Address: jb@chimpsnw.org

**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: \_\_\_\_\_  
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: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**4. Street address of property:**

Address: 25351 Hwy 10  
City/State/ZIP: Cle Elum, WA 98922

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

Lot C-3 as described and/or delineated on that certain Survey as recorded October 27, 1997, in Book 23 of Surveys, page 12, under Auditor's File No. 199710270033, records of Kittitas County, Washington, being a portion of the Northeast Quarter and the East Half of the Northwest Quarter of Section 11, Township 19 North, Range 16 East, W.M., in the county of Kittitas, State of Washington. Subject to easements, covenants, and liens of record.

**6. Tax parcel number:** 666-734

**7. Property size:** 26.55 (acres)

**8. Land Use Information:**

Zoning: Forest and Range      Comp Plan Land Use Designation: Rural Working

**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: \_\_\_\_\_

**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 attachment.
- 11. **Provision of the zoning code applicable:** 17-08-480 School, public or private \_\_\_\_\_.
- 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):** See attachment.
  - 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)

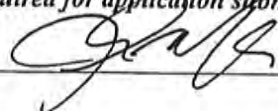
Date:

X \_\_\_\_\_

\_\_\_\_\_

Signature of Land Owner of Record  
(Required for application submittal):

Date:

X  \_\_\_\_\_

12/29/15



KITTITAS COUNTY PERMIT CENTER  
411 N. RUBY STREET, ELLENSBURG, WA 98926

**RECEIPT NO.:** 00028647

COMMUNITY DEVELOPMENT SERVICES  
(509) 962-7506

PUBLIC HEALTH DEPARTMENT  
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS  
(509) 962-7523

**Account name:** 027952

**Date:** 12/29/2015

**Applicant:** NORTHWEST CHIMPANZEE SANCTUARY

**Type:** check # 3709

| <u>Permit Number</u> | <u>Fee Description</u>   | <u>Amount</u> |
|----------------------|--------------------------|---------------|
| CU-15-00007          | CUP FEE                  | 1,565.00      |
| CU-15-00007          | CUP FIRE MARSHAL FEE     | 329.00        |
| CU-15-00007          | PW SEPA                  | 70.00         |
| CU-15-00007          | CDS SEPA FEE             | 490.00        |
| CU-15-00007          | PUBLIC WORKS CUP FEE     | 418.00        |
| CU-15-00007          | ENVIRONMENTAL HEALTH CUP | 235.00        |
|                      | Total:                   | 3,107.00      |