



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

STAFF REPORT

Northwest Chimpanzee Sanctuary Conditional Use Permit (CU-15-00007)

TO: Kittitas County Hearing Examiner
FROM: Kittitas County Community Development Services Staff
RE: Northwest Chimpanzee Sanctuary Conditional Use Permit (CU-15-00007)
DATE: September 8th (Hearing Date)

I. GENERAL INFORMATION

Requested Action: On December 29th, 2015, John B. Mulcahy submitted a request to expand the already existing Northwest Chimpanzee Sanctuary. The proposed project is intended to provide internship opportunities for students attending Central Washington University (CWU) to study primate behavior, allowing the facility to be considered an educational facility. The proposed expansion includes a new chimpanzee facility attached an existing building and a new outdoor area for chimpanzees, a new veterinary space housed in the same building as new office space, and a meeting room. The proposed project also includes 2400 square feet of student intern housing. 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.

Location: The facility is located on the east side of Washington State Road 10 .The proposed buildings sit at various distances from the road. The proposed outdoor area is 310 feet from the road and the nwq chimpanzee care facility will be 415 feet from the road. The proposed office and visitor center will have a parking lot approximately 280 feet from the road. Sixty feet from the north edge of the parcel, two 1200 square foot student houses are proposed. 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.

II. SITE INFORMATION

Total Property Size: 26.55 Acres
Number of Lots: 1; no new lots are being proposed
Domestic Water: Existing Group B System. Application for reclassification to Group A system required.
Sewage Disposal: Individual septic: A new septic system may be required for additional housing
Fire Protection: Fire District 7
Irrigation District: None

Site Characteristics: Chimpanzee Sanctuary and Open Space

North: Existing sanctuary buildings, including staff lodging, barn, pond.
South: Open space, but with BPA lines and easements.
East: Existing outdoor facility for chimpanzee recreation, incline toward southeast edge of property.
West: Wooded area, state road 10.

Access: The site is accessed from the east side of State Road 10.

Zoning and Development Standards: The subject property is located within the Forest and Range zone, designed to prioritize natural resource management over other land uses. The zone allows schools as conditional uses.

III. ADMINISTRATIVE REVIEW

Notice of Application: A pre-application meeting was held October 10th, 2015. A zoning conditional use permit and SEPA checklist were submitted to Community Development Services on December 29th, 2015, and was deemed complete on April 25th, 2016. The affidavit of site posting in accordance with KCC 15A.03.110 was received by CDS on March 31st, 2016. The 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 12, 2016. The Washington State Department of Ecology submitted late comments.

IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan designates the subject property as Rural Working. Kittitas County has established the following goals and policies to guide activities within the Rural lands. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

1) GPO 2.3 The County should diversify economic development by providing broader employment opportunities.

Staff Response

Expanded internship programs will attract new Central Washington University students to the area and facilitate long term careers for Central Washington Students by providing hands on training in animal husbandry. The proposal is thus consistent with this policy.

2) GPO 2.84 Kittitas County should encourage the implementation of wetlands protection strategies that will achieve, to the maximum extent practicable, a zero net loss of natural wetlands acreage, functions, and values and, if reasonably possible, a gain of wetlands habitat in the long term.

Staff Response

GIS analysis shows that the revised access may cross meet required buffers. In addition, Ecology believes wetlands on the property may in fact extend further to the northwest than GIS data indicate. Ecology recommends wetland reconnaissance and a possible wetland delineation report with mitigation (Exhibit

Index # 26, 32, 41, 44). As conditioned, the project is consistent with the Kittitas County Comprehensive Plan.

3) GPO 8.1 Rural lands are characterized by a lower level of services; mixed residential, agricultural and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities.

Staff Response

Impact to demand for services will be negligible. In addition, the vicinity already has mixed land use character, with open spaces, a state park, and a bed and breakfast (Exhibit Index # 34). The project is consistent with this provision of the comprehensive plan.

4) GPO 8.8 A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses.

Staff Response

The project fits with a mosaic of mixed uses within a two mile radius, including Open Space designations and a state park (Exhibit Index # 34). This project fits with the existing mixed use character outlined in the Comprehensive Plan.

5) GPO 10.8 Promote and encourage the establishment and expansion of educational, research and other related activities that support existing local industries and businesses.

Staff Response

As an educational facility, the project fits this policy statement of the Comprehensive Plan.

V. ENVIRONMENTAL REVIEW

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 (Exhibit Index # 46).

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments have been included in the index file transmitted to the Hearing Examiner.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV, this proposal is located within the Rural Working Land Use designation and the following Comprehensive Plan GPOs apply to this proposal: GPO 2.3, 2.84, 8.1, 8.8A, , and 10.8. It is clear, based on these GPOs; Kittitas County values its rural character, agricultural activities, private property rights, and economic growth that support the rural nature of the area. As conditioned, this project is consistent with the County's Comprehensive Plan and rural character of the area.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

As conditioned, this project is consistent with the provisions of KCC Title 12. The Kittitas County Department of Public Works requires the applicant to submit a Transportation Concurrency application. Applicant will also need to comply with all WSDOT requirements. WSDOT finds that the existing access does not provide the minimum required road approach sight distance of 495 feet. A new access to the south must be constructed and the existing approach must be removed. In addition, a new Access Connection Permit must be obtained. A shared access between the Sanctuary and Bonneville Power Administration proposed to fulfill this requirement (Exhibit Index #s 23, 24 and 41).

Consistency with the provisions of KCC Title 13, Water and Sewers:

As conditioned, this project is consistent with the provisions of KCC Title 13. The Hart Ranch water system serves the property, and is classified as a Group B Water System. The system has three water connections, none of which currently have Washington Department of Health Approval. In addition, application must be made to reclassify the system to a Group A system. A capacity analysis by a State of Washington licensed professional engineer is required. As per the Kittitas County Public Works, a storm water plan in accordance with Eastern Washington Storm Water Management Manual by a licensed State of Washington Engineer is required. Kittitas County Public Health requires a nitrate test (Exhibit Index #s 20, 21, 31).

Consistency with the provisions of KCC Title 14, Buildings and Construction:

As conditioned, this project is consistent with the provisions of KCC Title 14. The CDS Building Department requires that all structures be subjected to full engineering for lateral, gravity, and fire/life safety. Restrooms, parking, and meeting facilities must be accessible under the Americans With Disabilities Act. (Exhibit Index # 1).

Consistency with the provision of KCC Title 17.56, Forest and Range zoning:

This proposal is consistent with the Kittitas County Zoning Code 17.15 and 17.56. Public and private schools are permitted within the Forest and Range Zone, and the facility is an extension of Central Washington University explained in a letter from the university (Exhibit Index # 30, 36). The project meets all parcel size and setback requirements for the zone.

Consistency with the provisions of KCC Title 17.60A, Conditional Uses:

This proposal, as conditioned, is consistent with the Kittitas County Zoning Code for Conditional Uses KCC Title 17.60A. The proposed conditional use will be adequately served by rural levels of service. The following is the criteria and responses for recommending approval of a conditional use permit per KCC 17.60A.015 review criteria:

1. *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.*

Applicant Response:

“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”.

Staff Response:

Staff agrees with the applicant’s response. Although the use is not specifically agricultural in nature, its educational value qualifies as a school under KCC 17.15.060. Also, the new project additions will be set back from State Road 10, with vegetation blocking views from the road, and therefore not interfering overall rural character (Exhibit Index # 40).

2. *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:*
 - A. *The proposed use 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*
 - B. *The applicant shall provide such facilities; or*
 - C. *The proposed use will be of sufficient economic benefit to offset additional public costs or*

economic detriment.

Applicant Response:

“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.”

Staff Response

Staff agrees with this statement, considering that the proposed action is an addition to an already existing facility, and that Sherriff’s Office, fire, water, and waste disposal service already reaches the site. Agreement with this statement is with the understanding that all Public Works, WSDOT, County Building Department, and Fire Marshall’s conditions are followed.

- 3. 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.*

Applicant Response

“The proposed facilities will apply with all applicable codes”.

Staff Response

As described in other sections of this staff report, this proposal complies and is compatible with the Kittitas County Comprehensive Plan and Kittitas County codes as conditioned. Relevant agencies and departments have reviewed the application and provided conditions under Titles 12, 13, 14, 17.29, and 17.60A. The applicant must also comply with any and all codes not listed in agency, county department, or CDC comments.

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

Applicant Response

“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”.

Staff Response:

Staff agrees with applicant’s response, but adds that other mitigation will be required as per conditions set by Public Works and WSDOT. Public Works also requires a Transportation Concurrency application, while WSDOT requires a new access to ensure proper visibility (Exhibit Index #s 23, 24).

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

Applicant Response:

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

Staff Response:

According to drawings submitted with the application, the project involves the addition of 6 to 10 parking spaces, a new office and visitor center, and two student intern boarding facilities. Staff agrees with the applicant’s statement that these additions qualify as marginal increases to the intensity of use at the site (Exhibit Index #s 8, 15, 42).

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

Applicant Response:

“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”.

Staff Response:

Staff agrees with the applicant’s response. As discussed in other sections of this staff report, the proposed use is consistent with the Forest and Range zoning designation.

7. *For conditional uses outside of Urban Growth Areas, the proposed use:*

A. 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.

Applicant Response:

“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”.

Staff Response:

Staff agrees with the applicant’s response. As discussed in other sections of this staff report, the proposed use is consistent with the goals, policies, and objectives of the Kittitas County Comprehensive Plan.

B. Preserves “rural character” as defined in the Growth Management Act (RCW 36.70A.030(15));

Applicant Response:

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

Staff Response:

Staff agrees with the applicant's response. As site plans and aerial photos show, the property edges contain tress on the western and eastern edges, with pasture to the south. With the exception of the access, all proposed additions will occur well within the perimeter of the property. Therefore, changes to the overall character of the property are minimal.

C. Requires only rural government services; and

Applicant Response:

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

Staff Response:

Staff does not anticipate an increased need for any rural government services.

B. Does not compromise the long term viability of designated resource lands.

Applicant Response:

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

Staff Response:

Staff agrees with the applicant's response. The subject property is designated as rural working lands and not as resource lands. The proposal is compatible with the existing character of the area and meets the rural element of Kittitas County's Comprehensive Plan and zoning regulations, thereby not compromising the long term viability of designated resource lands.

Consistency with the provisions of KCC Title 17A, Critical Areas:

This proposal is consistent with the provisions of KCC Title 17A, Critical Areas. Staff conducted an administrative critical area review in accordance with KCC 17A. Several critical areas items were found during review.

- 1) A Bonneville Power Administration right of way crosses the southern pasture.
- 2) Class II wetlands occupy the north and south ends of the property, measuring 10,518 and 32,497 square feet in area, respectively.
- 3) GIS layers indicate Type 9 "unknown" stream running through the property.
- 4) Hazardous slopes in excess of 35% incline occupy the east side.
- 5) The parcel falls within the Swauk Prairie Deer Winter Range.

- A) Bonneville Power Administration and the applicant have gone one through all permitting processes, and have agreed to share a new access to be built (Exhibit Index # 25,41, 42).
- B) On the revised access plan, the shared BPA/NWCS access may cross 40 foot wetland buffers. Ecology recommends wetland reconnaissance and possibly wetland reporting and mitigation. Ecology also requires an NPDES Stormwater Construction General Permit (Exhibit Index # 26, 43, 44).
- C) According to GIS layers maintained by the Washington Department of Natural Resources, a Type 9 unknown stream runs through the property. Proposed buildings cross a 15 foot buffer around the stream. Washington Department of Natural Resources Streams GIS layers are derived from Digital Elevation Models using slope and aspect to estimate probable locations of flow accumulation. Modeled streams must be confirmed in the field. On site and air photo reconnaissance shows little evidence of a stream. If a stream is confirmed at the site, further analysis will be required to determine if the stream is regulated (Exhibit Index # 27, 35, 38, 39).
- D) Although a hazardous slope exists on the property, the new additions will all be at least 200 feet from those slopes (Exhibit Index # s 28, 45).
- E) The Swauk Prairie Deer Winter Range covers the entire property.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

This project is consistent with the provisions of KCC Title 20. The applicant is working with Kittitas County Fire Marshal's office regarding necessary fire safety requirements (Index #1). Fire and life safety requirements will be addressed during the building permit process.

Agency Comments:

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 concerns. All comments received are included in the Index file (Exhibit Index #s 1, 20, 21, 22, 23, 24).

Public Comments:

No public comments were received in reference to this application.

IX. RECOMMENDATION

As conditioned below, staff finds that the application is not detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 12, Title 13, Title 14, Title 17.29, Title 17.60A, Title 17A, & Title 20 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Chimpanzee Sanctuary Zoning Conditional Use Permit subject to the following findings of fact, conclusions and conditions:

Staff Findings of Fact

1. John B. Mulcahy, on behalf of the Northwest Chimpanzee Sanctuary, submitted a request to operate a Central Washington University satellite facility where activities including housing and instruction of undergraduate and graduate students, housing and medical care of chimpanzees, and public education will occur. The facility is located on 26.55 acre parcel which is zoned Forest and Range and has a Land Use Designation of Rural Working.
2. The proposal is located approximately 58 feet east off State Road 10, in a portion of 11, T19N, R16E, WM in Kittitas County. Assessor's map number 19-16-11000-0006.
3. Site Information:

Total Property Size:	26.55 acres
Number of Lots:	1; no new lots are being proposed
Domestic Water:	Existing Group B system, needs reclassification to Group A
Sewage Disposal:	individual septic, new system may be required
Power/Electricity:	Puget Sound Energy
Fire Protection:	Fire District 7- Cle Elum
Irrigation District:	None
4. Site Characteristics: Chimpanzee Sanctuary and Open Spaces

North:	Existing sanctuary buildings, staff lodging, pond.
South:	Open space, but with BPA lines and easements.
East:	Existing outdoor chimpanzee recreation facility, slopes toward southeast.
West:	Wooded area, state road 10.
5. The Comprehensive Plan designation is "Rural Working."
6. The subject property is zoned "Forest and Range" which allows for the proposed Central Washington University satellite facility as a conditional use.
7. A zoning conditional use permit and SEPA checklist were submitted to Community Development Services on December 29th, 2015 and was deemed complete on April 25, 2015. The affidavit of site posting in accordance with KCC 15A.03.110 was received by CDS on March 8th, 2016. The 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 (Exhibit Index # 2, 3, 4, 5, 12, 16).
8. 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 (DNS) was issued on August 8th, 2016. The appeal period ended on August 23rd, 2016 at 5:00 p.m. No appeals were filed.
9. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan.
10. This proposal is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.

11. This proposal is consistent with the provisions of KCC Title 13, Water and Sewers as conditioned.
12. This proposal is consistent with the provisions of KCC Title 14, Buildings and Construction as conditioned.
13. This proposal is consistent with the provisions of KCC Title 17.29, Forest and Range zoning.
14. This proposal is consistent with the provisions of KCC Title 17.60A, Conditional Uses and meets the criteria of KCC 17.60A.015 (1-7), as conditioned.
15. This proposal is consistent with the provisions of KCC Title 17A, Critical Areas. Staff conducted an administrative critical area review in accordance with KCC 17A. Several critical areas items were found during review.
 - A) A Bonneville Power Administration right of way crosses the southern pasture,
 - B) Class II wetlands occupy the north and south ends of the property, measuring 10,518 and 32,497 square feet in area, respectively according to Wetlands Inventory GIS maps.
 - C) One Type 9 “unknown” streams may run through the property.
 - D) Hazardous slopes in excess of 35% incline occupy the east side.
 - E) The parcel falls within the Swauk Prairie Deer Winter Range.
 - F) The proposed access construction will cross BPA buffers. However, the applicant and BPA have already entered into an agreement for monitoring of construction for a shared access, and the agreed plan between the applicant and BPA is shown in Exhibit Index #s 15 and 41.
 - G) The Washington Department of Ecology believes that wetlands may in fact extend further to the northwest than the Wetland Inventory suggests, and recommends wetland reconnaissance minimum to determine the actual extent of the wetland. Further, Ecology recommends a wetland delineation report and mitigation if more extensive wetlands are found. (Exhibit Index #s 25,26,27,28,29,37).
16. This proposal is consistent with the provisions of KCC Title 20, Fire and Life Safety, as conditioned.
17. The following agencies and departments provided comments during the comment period: WA Department of Health, KC Public Works, and the Washington Department of Transportation. The Washington State Department of Ecology submitted late comments. Additionally, comments were provided during a pre-application meeting with Kittitas County staff, which was held on May 27, 2015. These comments have been considered and included as conditions of approval to address these agency concerns.
18. No public comments were submitted for this proposal at the time of staff review.

Recommended Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials on file dated December 29th, 2015, and subsequent information included in the complete file index except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. All development, design and construction shall comply with Kittitas County Code and the most current version of the International Fire & Building Codes. The gate to the facility will comply with KCC 20.03.020.
4. All remodel and change of use for the structures will require building permit approval through CDS prior to issuance of the final conditional use permit.
5. The access must be moved south so that required sight distance of 495 feet is met. In meeting this requirement, the applicant has agreed to build a shared access with Bonneville Power Administration.
6. A new Access Connection Permit must be obtained. The property owner must contact the WSDOT South Regional Office to apply for the permit. Plans have been revised depicting the new access (Exhibit Index #15. 23, 41,42).
7. A Transportation Concurrency application will be required for the proposal. Applicant can contact Kittitas County Public Works for information on the Transportation Concurrency application (Exhibit Index # 24).
8. The public water system serving this proposal shall be subjected to a Capacity Analysis performed by a Washington State licensed professional engineer prior to issuance of the final conditional use permit (Exhibit Index # 21).
9. The water system is currently classified as a Group B water system. Addition of new users requires reclassification to a Group A system. Application for reclassification must be made to the Washington Department of Health (Exhibit Index # 31).
10. Any new water uses shall be obtained from a water budget neutral source.
11. None of the three water connections currently have Washington Department of Health Approval. Application shall be made with the Washington Department of Health for approval.
12. Kittitas County Public Health requires an updated nitrate test (Exhibit Index # 33).
13. GIS data indicate a Type 9 “unknown” stream on the parcel. Further analysis shall be required to determine if the stream is regulated (Exhibit Index # 27, 35).
14. The Washington Department of Ecology states that wetlands shown on wetland inventory maps may in fact extend further northwest than indicated in National Wetland Inventory GIS maps. The

proposed new road approach may intersect potential wetland areas. A wetland delineation and mitigation report will be required and reviewed by the Department of Ecology. Ecology offers assistance in wetland reconnaissance to determine whether such reports are required (Exhibit Index # 32).

15. Ecology also requires the NPDES Construction Stormwater General Permit. The permit requires that all activities be disclosed on the SEPA checklist, and review may take as long as 60 days if undisclosed activities are discovered. The permit requires a Stormwater Pollution Prevention Plan to be prepared and implemented all construction. The plan must show that measures will prevent soil runoff into surface water, and will be in place prior to any clearing, grading, or construction (Exhibit Index # 32).
16. A Stormwater Plan prepared by a State of Washington Licensed engineer is required (Exhibit Index # 32).
17. The project will follow the goals and policies of the Kittitas County Comprehensive Plan.
18. The project will comply with KCC Title 12, Roads and Bridges.
19. The proposal will comply with KCC Title 13, Water and Sewers.
20. The project will comply with KCC Title 14, Buildings and Construction.
21. The project will comply with KCC Title 17.29, Forest and Range zoning.
22. The project will comply with KCC Title 17.60A, Conditional Uses and meets the criteria of KCC 17.60A.015 (1-7), as conditioned.
23. The project will maintain rural character of the area by observing all setbacks depicted in the site plan.
24. Hazardous slopes in excess of 35 % exist on the property. All new additions will be at least 200 feet from these slopes, as indicated on the site plan and staff maps (Exhibit Index #s 15 and 45).
25. All buildings and structures shall require full engineering for lateral gravity and fire life-safety.
26. All restroom, meeting, and parking facilities shall be ADA accessible.
27. All structures must have adequate fire apparatus access.
28. Fire sprinklers shall be required in the new office building.
29. Exterior siding and materials shall meet with wildland-urban interface requirements.
30. Any gates must meet all standards outlined in KCC 20.03020.
31. Should ground disturbing or other activities result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and

contact made with the coroner and local law enforcement in the most expeditious manner possible.

32. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties and SR 10.
33. Any signage for the proposed use will require a sign permit as per KCC 17.70 and may not be located in State or County right of way.
34. The project will continue to be served by existing fire, school district, and Waste Management services.