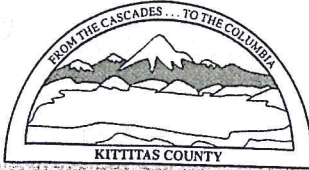


CU-17-00002



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 USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 17.60A)

A preapplication conference is REQUIRED per KCC 15A.03.020 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

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, 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 9-12 on the following pages.

APPLICATION FEES

~~\$4,590.00~~ Kittitas County Community Development Services (KCCDS) \$4,040
~~\$418.00~~ Kittitas County Department of Public Works \$1,140
 \$329.00 Kittitas County Fire Marshal
 \$280.00 Kittitas County Environmental Health
~~\$5,617.00~~ Fees due for this application when SEPA is not required (One check made payable to KCCDS) \$5,789-

~~\$6,567.00~~ Fees due for this application when SEPA is required (SEPA fee: ~~\$950.00~~) \$6,919- 1,130

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Handwritten Signature]

DATE: 4/24/17

RECEIPT # 33572



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

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: LAUTNAL INC
Mailing Address: 22732 HWY 97
City/State/ZIP: CLIFLUM WA 98922
Day Time Phone: 509-857-2224
Email Address: KIMMILCB@AOL.COM

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: BRIAN WOODS
Mailing Address: P.O. BX 688
City/State/ZIP: ROSLYN WA 98941
Day Time Phone: 509-229-7820
Email Address: BRIAN@TALANDCELL.COM

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name: BRIAN WOODS
Mailing Address: P.O. BX 688
City/State/ZIP: ROSLYN WA 98941
Day Time Phone: 509-229-7820
Email Address: BRIAN@TALANDCELL.COM

4. **Street address of property:**

Address: 22732 HWY 97
City/State/ZIP: CLIFLUM WA 98922

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

6. **Tax parcel number:** 20-17-03040-0005 675335

7. **Property size:** 29 (acres)

8. **Land Use Information:**

Zoning: FOREST/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: NONE

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.
- 11. **Provision of the zoning code applicable:** _____.
- 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):**
 - 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)**

X 

Date:

4-14-17

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

X 

Date:

3/20/17

**LEGAL DESCRIPTION OF LIBERTY PROPERTY
WEIS TOWERS LLC - CUP**

Owners: Lavinal, Inc.

Kittitas County, State of Washington

Assessor's Tax Parcel Number 675335

Street address: 22732 Highway 97, Cle Elum, WA 98922

That portion of the South 1/2 of the North 1/2 of the South East ¼ of the South East ¼ and the South ½ of the South East ¼ of the South East ¼, Section 3, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, lying Easterly of that Right-of-Way drawn parallel with and 75 feet Easterly and South Easterly when measured at right angles and/or radially from the center line survey of State Highway Route No. 97, Virden to Iron Creek, as shown on that Boundary Survey recorded on July 10, 1995, in Book 21 of Surveys, Page 60, under Auditor's File No. 583012.

RECEIVED
APR 24 2017
Kittitas County CDS

(10) This tower site is located on tax parcel number 20-17-03040-0005. The project size roughly encumbers 5 acres, there is no water system for this project, nor is there any septic system, This is an unmanned facility. The tower for this site is a 300' guy wired tower and there will be a 10'x20' communication building.

(11) 17.56.020 as well 17.15.060

(12)

(A) Yes, it is desirable to the public for communications and safety purposes as there is no services in this area in no way is this project detrimental or hazardous to the public.

(B) The proposed use at this location in no way will cause any detrimental use to any agency listed in section B 1,2, or 3.

(C) Yes, this use complies with all of Kittitas County Codes, as well as FAA and FCC codes.

(D) Minimal impact to this site, all excavation on this site will be used as backfill.

(E) Yes

(F) Yes, it is

(G) (1) Yes, it is consistent with Kittitas County Comprehensive Plan.

(2) Yes, it does preserve rural character.

(3) no, it will require no services.

(4) This project will not compromise or take place on resource lands.

RECEIVED

APR 24 2017

Kittitas County CDS

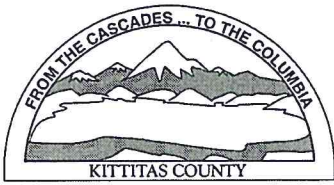
4/12



POINT OF MEASUREMENT

SWAUK CREEK
Google

1. 1.0 mi
2. 0.5 mi
3. 0.5 mi



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

RECEIPT NO.: 00033572

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 032572

Date: 4/24/2017

Applicant: WEIS TOWERS, LLC

Type: check # 1150

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CU-17-00002	CUP FEE	4,040.00
CU-17-00002	CUP FIRE MARSHAL FEE	329.00
CU-17-00002	PW SEPA	250.00
CU-17-00002	CDS SEPA FEE	600.00
CU-17-00002	PUBLIC WORKS CUP FEE	1,140.00
CU-17-00002	ENVIRONMENTAL HEALTH CUP	280.00
CU-17-00002	EH SEPA FEE	280.00
	<u>Total:</u>	<u>6,919.00</u>