



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

To: Kittitas Utility District, Matt Boast

Date: June 2, 2021

From: Jeremy Johnston, Planning Official
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Subject: Kittitas Utility District Bettas Road Substation- Application Meeting, CDS Planning Notes

Proposal:

This memo is in regard to the proposed extension to an existing electrical substation on Parcel 19551. The proposal includes a 335 sq. ft control building as well as major substation equipment structures. The proposal has been reviewed for compliance with Kittitas County Code (KCC). After review of the submitted materials provided for this pre application meeting, CDS has the following comments.

Zoning

The project site is located in the Ag-20 zone. "Utilities" are a permitted use in all zoning designation pursuant to KCC 17.61.020(1). The proposal is a permitted use with Conditional Use Permit approval.

SEPA

A SEPA review will be required for this proposal.

Critical Areas

CDS performed a critical area review of the property. A type 4 stream crosses the parcel near and parallel to the northern property line. As proposed, the project will be well outside of the structural setback requirement for this stream.

Permitting

Based on the pre application materials provided, A Conditional Use and SEPA review will be required for this proposal.

Disclaimer:

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.