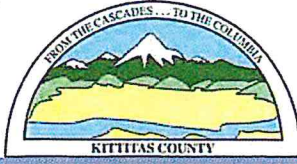


PF-14-00002



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

PUBLIC FACILITIES PERMIT APPLICATION

(A written decision by Kittitas County Community Development Services authorizing a public facility use to locate at a specific location, per KCC 17.36)

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.

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.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
Project Narrative responding to Questions 9-10 on the following pages.

APPLICATION FEES:

750.00 Kittitas County Community Development Services (KCCDS)
0.00 Kittitas County Department of Public Works
0.00 Kittitas County Fire Marshal

\$750.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

SM

DATE:

12/16/14

RECEIPT #

Invoiced PW # 148019

RECEIVED DEC 16 2014 KITTTAS COUNTY CDS

DATE STAMP IN BOX

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

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: Steve Hahn, Washington Parks Commission
Mailing Address: 1111 Israel Road SW, PO Box 42650
City/State/ZIP: Olympia, WA 98504-2650
Day Time Phone: 360-902-8683
Email Address: Steve.Hahn@PARKS.WA.GOV

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: Douglas D'Hondt, County Engineer
Mailing Address: 411 North Ruby, Suite 1
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-7690
Email Address: doug.dhondt@co.kittitas.wa.us

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: Thrall Road and Canyon Road
City/State/ZIP: Ellensburg, WA 98926

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

See Attached

6. Tax parcel number: 060333, 600333

7. Property size: 39.51 Acres (acres)

8. Land Use Information:

Zoning: Ag 20/ Commercial Ag Comp Plan Land Use Designation: Rural Working/ Commercial Ag

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. **Explain in detail whether granting the proposed Public Facilities Permit will cause each any of the following:**
- Be detrimental to the public health, safety, and general welfare?
 - Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located?
 - Adversely affect the established character of the surrounding vicinity?

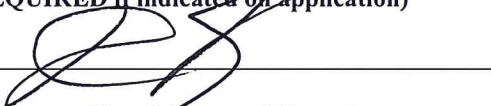
AUTHORIZATION

11. 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

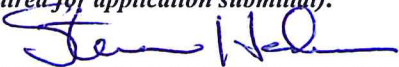


Date:

12/15/14

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

X


for WA. STATE PARKS

Date:

12/12/14



Responses to the conditional use permit for the Yakima River Canyon Scenic Byway Interpretive Center follows:

Item 9 – Kittitas County Public Works is planning to construct an interpretive center at Helen McCabe Park which is located at the southeast corner of Thrall Road and Canyon Road. The site is currently owned by Washington State Parks Commission. A 20-acre parcel will be donated to Kittitas County where the development will occur. The entire site consists of 6 parcels which will be reconfigured to 3 parcels. A boundary line adjustment application was submitted to Kittitas County Community Development Services. The proposed construction does not comply with local zoning. Therefore, we are applying for a conditional use permit.

The project will include the construction of a building and outdoor decking of approximately 3,500 square feet in plan view. The building will be constructed upon piers to elevate it above the base flood elevation as required by the county flood code. The project will also include the construction of a 6,000 square foot parking lot at grade. The new parking lot will require the demolition of the abandoned residence and associated structures. A 5-foot wide walkway connecting the new parking lot to the interpretive center will also be constructed. Both the parking lot and walkway will be constructed a grade. Stairs and a ramp will be constructed at the interpretive center to allow for building access.

No major grading will occur. The finished ground will remain close to existing contours.

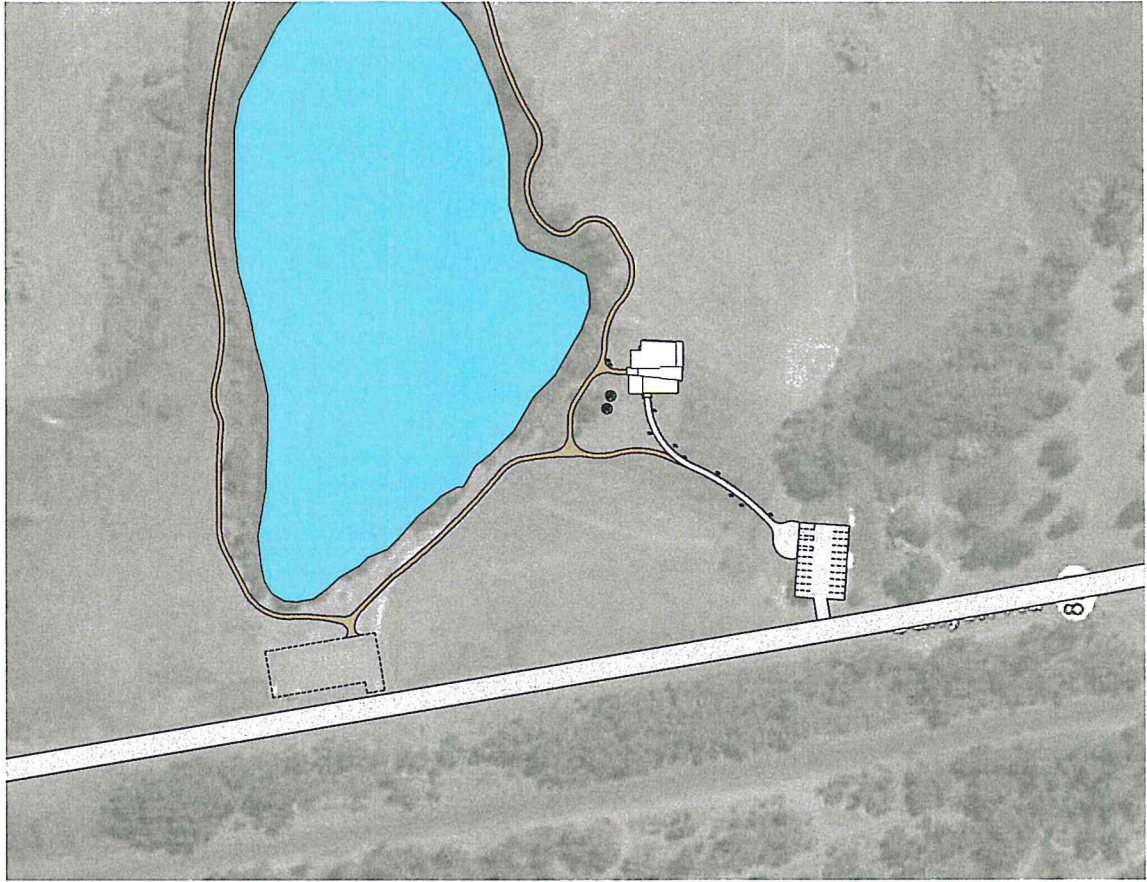
Water will be served by a new well located to the southeast of the building. Septic tank and a pump chamber will be installed near the new building. Septage will be transported to the existing drainfield located as shown on C1.1 for disposal. Public Works is coordinating with Kittitas County Public Health for the water and sewer systems permitting.

Plan views of the construction and an architectural rendering of the building’s pier system are included for reference.

Item 10 – The site is currently undeveloped but is used for recreational purposes. This use will not change. The interpretive center will provide rest for travelers. It will also provide a center for community activities in addition to offering educational opportunities to the public. Additional traffic is anticipated but will not restrict traffic to surrounding areas. These services will provide benefit to the community not be injurious to it.

The site is fronted by State Route (SR) 821 along the western portion of the site. SR 821 (Thrall Road) is also located to the north. Therefore, access is not restricted. Electrical, telephone and refuse service is available to the site. Water and sewer will be managed by on-site systems that are approved by Kittitas County Public Health. Storm water will be managed onsite. Kittitas County Sheriff’s Department serves the site. Fire District 2 serves the site for fire protection.

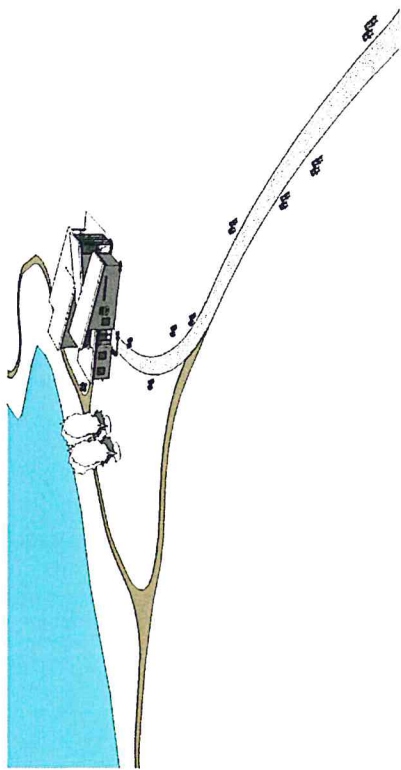




1 SITE PLAN
A.2 1" = 80.0'

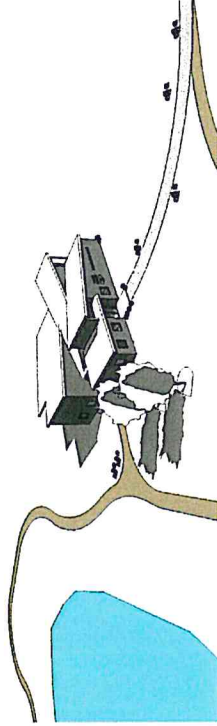
Date Stamped		No		Description		Revisions	

<p>USKH URBAN & ENVIRONMENTAL SERVICES 671 West Malone Avenue Suite 300 Wenatchee, WA 98801 Tel: 509.838.2415 Fax: 509.838.2416 www.uskh.com</p>		<p>Project Kittitas County - Yakima Canyon Interpretive Center</p>	
<p>225 West Avenue Wenatchee, WA 98802 Tel: 509.838.2415 Fax: 509.838.2416</p>		<p>Project Mgr: GTC Drawn: AHD Checked: JULY 17, 2014 Date: JULY 17, 2014</p>	
<p>Sheet No. A.2</p>		<p>Sheet Title: 1445400</p>	



VIEW - SOUTH WEST

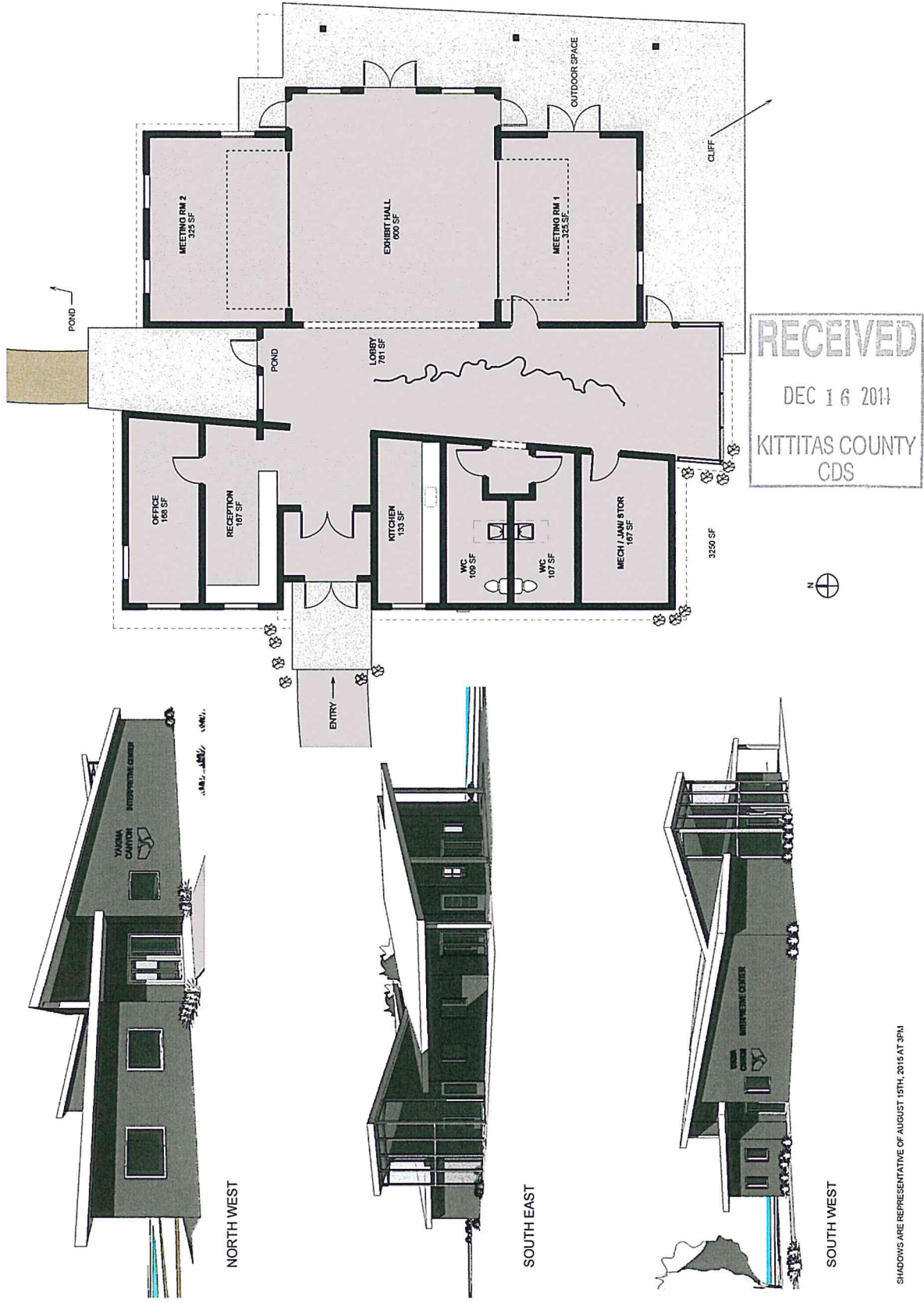
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 DEC 16 2011
 KITTITAS COUNTY
 COS



VIEW - NORTH WEST

SHADOWS ARE REPRESENTATIVE OF AUGUST 16TH, 2015 AT 3PM

SHADOWS ARE REPRESENTATIVE OF AUGUST 16TH, 2015 AT 3PM



NORTH WEST

SOUTH EAST

SOUTH WEST

DATE: 07/17/2014	DESCRIPTION: FLOOR PLAN	NO. 001	REV. 000
USKH ARCHITECTS, PLLC 1000 W. 15th Avenue Suite 205 Yakima, WA 98901 Phone: (509) 255-3252 Fax: (509) 255-3257 Website: www.uskh.com			
PROJECT: Kittitas County - Yakima Canyon Interpretive Center CLIENT: Kittitas County PROJECT NO.: 2014-08-A DRAWING NO.: 001			
OWNER:	Kittitas County	DATE:	JULY 17 2014
PROJECT NO.:	2014-08-A	CHECKED:	
DRAWN:	AM/D	DATE:	JULY 17 2014
DATE:		PROJECT NO.:	2014-08-A
SHEET CONTAINS: FLOOR PLAN			
SHEET NO.: A.1			1445600 USKH W.O.

EXHIBIT "A"

DESCRIPTION

That portion of the E 1/2 of the NW 1/4 of Section 31, Township 17 North, Range 19 East, W.M., in the County of Kittitas, State of Washington, which is described as follows:

A tract of land bounded by a line beginning at a point on the east boundary line of State Highway No. 3, which point is 1,170 feet S 8°47' E of the intersection of said east boundary line of said highway with the north boundary line of the NW 1/4 of said Section, and running thence S 8°47' E, along the east boundary line of said State Highway, 726 feet; thence N 81°13' E 300 feet; thence N 8°47' W 726 feet; thence S 81°13' W 300 feet to the point of beginning.

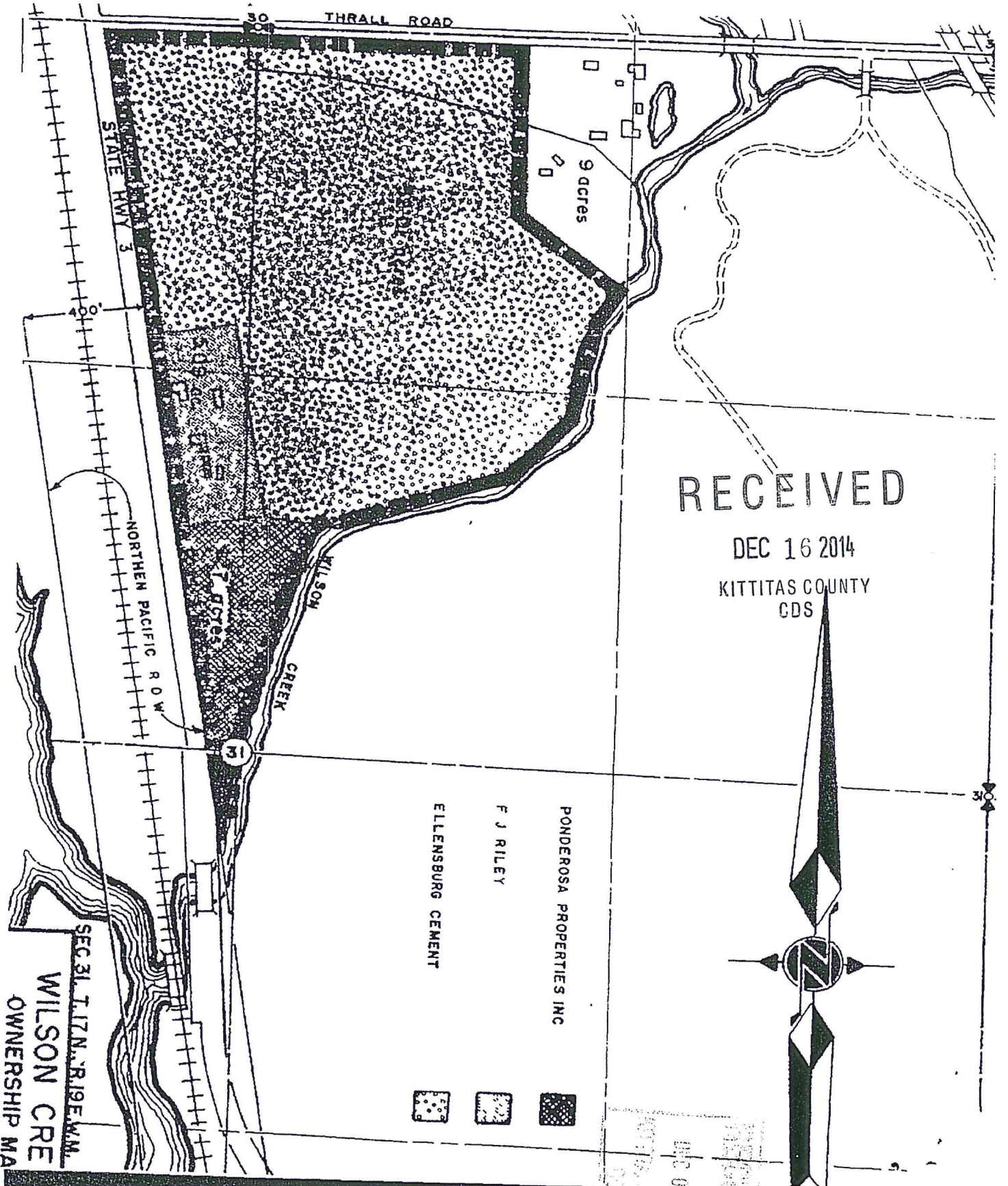
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DEC 16 2014

KITTITAS COUNTY
CDS

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INDEXED






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DEC 16 2014

KITTITAS COUNTY
CDS

DEC 0 2014

SEC 31, T12N, R19E, W1M,
WILSON CRE
OWNERSHIP MA

-  PONDEROSA PROPERTIES INC
-  F J RILEY
-  ELLENSBURG CEMENT