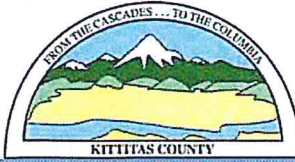


Staff reviewed
1/23/15 - all

PF-14-00002



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"

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. 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 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)
 - Please pick up a copy of the SEPA Checklist if required
- 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):

[Handwritten Signature]

DATE: 12/16/14

RECEIPT #

Invoiced
PW # 148019

RECEIVED

DEC 16 2014

KITTITAS COUNTY
CDS

DATE STAMP IN BOX

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

FORM LAST REVISED: 1-12-2011

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: 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?

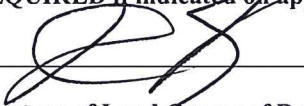
AUTHORIZATION

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

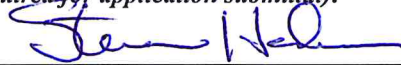


Date:

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.~~

), with the approval of a public facilities 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.

*Staff Review
AD 1/23/15*

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.



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.

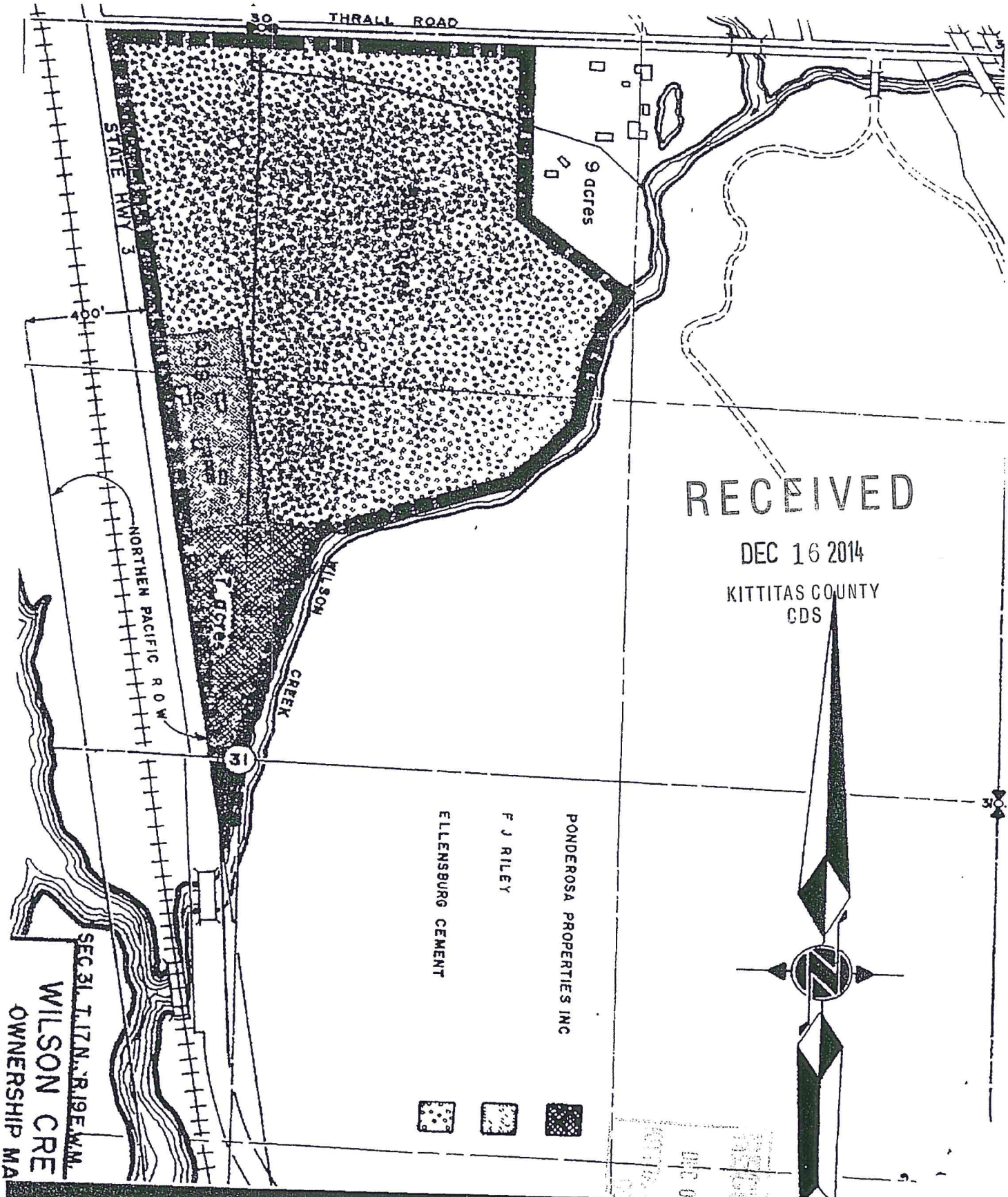
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OFFICE OF THE COUNTY CLERK
KITTITAS COUNTY, WASHINGTON






SEC 31 T. 17N. R. 19E. W.M.
 WILSON CRE
 OWNERSHIP MA

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DEC 16 2014

KITTITAS COUNTY
 CDS

-  PONDEROSA PROPERTIES INC
-  F J RILEY
-  ELLENSBURG CEMENT

DEC 16 2014