



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: June 3, 2014

ACTION REQUESTED: Board signature of the Resolution approving Helena Substation Conditional Use Permit (CU-13-00008).

BACKGROUND: Wayne Weidert authorized agent for State of Washington (CWU), landowner, has submitted a conditional use application for Electrical Substation on approximately 52 acres. The subject property is zoned Urban Residential.

The project is located approximately 1.5 miles north of downtown Ellensburg at 721 Helena Avenue, in a portion of Section 25, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18 18 25030 0008.

A conditional use permit application was submitted to Kittitas County Community Development Services department on Wednesday, November 27, 2013. This application was deemed complete on Thursday, December 26, 2013. The Notice of Application for the conditional use permit was issued on Wednesday March 12, 2014. 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 Wednesday April 2, 2014.

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 April 6, 2013. The responsible official chose to retain the MDNS as issued; no appeals were filed.

7. The Hearing Examiner hearing was held on April 24, 2014 at 6:00 p.m. No members of the Public were present to give testimony. The applicant was present to provide testimony and describe the project. On May 1, 2014 the Kittitas County Hearing Examiner recommended approval of Helena Substation Conditional Use Permit (CU-13-00008).

8. The Board of County Commissioners conducted a closed record meeting on May 20, 2014 for the purpose of considering Helena Substation

Conditional Use Permit (CU-13-00008). A motion was made and seconded that the conditional use permit be approved subject to correction of five minor scrivener errors in the Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval document (see Exhibit A), the motion carried with a vote of 3-0.

INTERACTION: Community Development Services and the Board of County Commissioners

ATTACHMENTS: Resolution for signature

STAFF

RECOMMENDATION: Staff recommends that the Kittitas County Board of County Commissioners sign the resolution for Helena Substation Conditional Use Permit (CU-13-00008).

HANLDING: Return signed resolution to CDS Staff Planner for issuance of the Notice of Decision and subsequent issuance of the Conditional Use Permit once all conditions have been met.

RESPONSIBLE STAFF: Jeff Watson, Planner II