

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**CONDITIONAL USE PERMIT APPROVAL
NORTHWEST CHIMPANZEE SANCTUARY CONDITIONAL USE PERMIT
(CU-15-00007)**

RESOLUTION

NO. 2016-_____

WHEREAS, per Kittitas County Code Title 15A, and Title 17.60A Conditional Uses, an open record hearing was held by the Kittitas County Hearing Examiner on February 8th, 2016 for the purpose of considering a conditional use permit for the Northwest Chimpanzee Sanctuary Conditional Use Permit CU-15-00007 to provide internship opportunities for students attending Central Washington University (CWU) to study primate behavior, allowing the facility to be considered an educational facility, and include a new chimpanzee facility attached to an existing building, a new outdoor area for chimpanzees, a new veterinary space housed in the same building as new office space, a meeting room, and a new parking facility.

WHEREAS, opportunity for public testimony was provided; and

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such use; and,

WHEREAS, the Hearing Examiner recommended approval of said proposed conditional use permit; and,

WHEREAS, a closed record public hearing was held by the Board of County Commissioners on October 18th, 2016 to consider the Hearing Examiner's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS OF LAW.

1. On December 29th, 2015, John B. Mulcahy submitted a request to expand the already existing Northwest Chimpanzee Sanctuary.
2. The proposal is located on the east side of Washington State Road 10. The proposed buildings sit at various distances from the road. The proposed outdoor area is 310 feet

from the road and the new chimpanzee care facility will be 415 feet from the road. The proposed office and visitor center will have a parking lot approximately 280 feet from the road. Sixty feet from the north edge of the parcel, two 1200 square foot student houses are proposed. The parcel covers the border between the NE and NW quarters of Sec 11, T19N, R16E, and WM in Kittitas County. The Assessor's Map number is 19-16-11000-0006.

3. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural Working and the zoning for this proposal is Forest and Range.
4. A pre-application meeting was held October 10th, 2015. A zoning conditional use permit and SEPA checklist were submitted to Community Development Services on December 29th, 2015, and was deemed complete on April 25th, 2016. The affidavit of site posting in accordance with KCC 15A.03.110 was received by CDS on March 31st, 2016. The Notice of Application was issued on June 27th, 2016. 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 July 12, 2016.
5. The following agencies provided comments during the comment period: WA Department of Health, KC Community Development Services – Building, KC Public Works, Washington Department of Transportation, Bonneville Power Administration, Additionally, comments were provided during a pre-application meeting with Kittitas County staff, which was held on October 10th, 2015. These comments have been considered and included as conditions of approval to address these agency concerns. Late comments were received from the Washington Department of Ecology.
6. 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 Determination of Non-Significance (DNS) was issued on August 8th, 2016. The appeal period ended on August 23rd, 2016 at 5:00 p.m. No appeals were filed.
7. The Hearing Examiner hearing was held on September 8th at 6:00 p.m., and public testimony opportunity was offered. On September 14th, 2016 the Kittitas County Hearing Examiner recommended approval of the Northwest Chimpanzee Sanctuary Conditional Use Permit (CU-15-00007).
8. The Board of County Commissioners conducted a closed record meeting on October 18th, 2016 for the purpose of considering the Northwest Chimpanzee Sanctuary Conditional Use Permit (CU-15-00007), and approved the proposal subject to correction of minor scrivener's errors in the Hearing Examiner's Recommended

Findings of Fact, Conclusions of Law, Decision and Conditions of Approval document
(see Exhibit A).

NOW THEREFORE,

BE IT HEREBY RESOLVED that the Kittitas County Board of Commissioners hereby grants approval of the **Northwest Chimpanzee Sanctuary Conditional Use Permit (CU-15-00007)** and adopts the Kittitas County Land Use Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval (Exhibit A).

DATED this _____ day of _____, 2016 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON

Obie O'Brien, Chairman

Paul Jewell, Vice Chairman

Laura Osiadacz, Commissioner

ATTEST:
CLERK OF THE BOARD

APPROVED AS TO FORM:

Julie A Kjorsvik

Greg Zempel WSBA #19125

Exhibit “A”

(SEE PDF FOR HEARING EXAMINER RECOMMENDATION)