



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

"Building Partnerships - Building Communities"

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 17.60A)

A **preapplication conference is REQUIRED** per KCC 15A.03.020 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

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
- Project Narrative responding to Questions 9-12 on the following pages.

APPLICATION FEES

- \$3,430.00 Kittitas County Community Development Services (KCCDS)
- \$1,215.00* Kittitas County Public Works
- \$329.00 Kittitas County Fire Marshal
- \$260.00 Kittitas County Environmental Health

\$5,234.00 Fees due for this application when SEPA is not required (One check made payable to KCCDS)
*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

~~\$7,044.00~~ Fees due for this application when SEPA is required (SEPA fee: \$1,810.00)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): Jail Weyand DATE: 11-13-23 RECEIPT # _____

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Kittitas County CDS

DATE STAMP IN BOX

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

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: Kittitas County Solid Waste c/o Patti Stacey
Mailing Address: 925 Industrial Way
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509.962.7542
Email Address: patti.stacey@co.kittitas.wa.us

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: Molly Paterson
Mailing Address: Jacobs Project Management Co.
City/State/ZIP: 32 North 3rd Street, Suite 320 Yakima, WA 98901
Day Time Phone: 360.223.7190
Email Address: molly.paterson@jacobs.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Nicole Ogan
Mailing Address: Jacobs Project Management Co.
City/State/ZIP: 32 North 3rd Street, Suite 320 Yakima, WA 98901
Day Time Phone: 509.426.1493
Email Address: nicole.ogan@jacobs.com

4. Street address of property:

Address: 50 No. 5 Mine Rd.
City/State/ZIP: Cle Elum, WA 98822

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

6. Tax parcel number: 9 18936

7. Property size: 11.13 (acres)

8. Land Use Information:

Zoning: Forest and Range Comp Plan Land Use Designation: Urban, Allowed Use, Rural and Working

9. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A Group B Individual Shared Cistern Other: None

PROJECT NARRATIVE

Include responses as an attachment to this application

- 10. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 11. **Provision of the zoning code applicable:** _____.
- 12. **A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 is met for this particular project (attach additional sheets as necessary):**
 - A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
 - B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that:
 - i. It will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or
 - ii. The applicant shall provide such facilities; or
 - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
 - C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.
 - D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
 - E. The proposed use will ensure compatibility with existing neighboring land uses.
 - F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
 - G. For conditional uses outside of Urban Growth Areas, the proposed use:
 - i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
 - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(16**));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long term viability of designated resource lands.

***PLEASE NOTE THAT RCW 36.70A.030(16) IS THE CORRECT CITATION IT IS INCORRECTLY CITED IN KCC 17.60A.015.7(B). THIS WILL BE CORRECTED DURING THE 2019 ANNUAL DOCKET PROCESS.*

AUTHORIZATION

- 13. 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)**

Date:

X 

11/07/2023

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

Date:

X _____



Kittitas County CDS

Project Narrative

The *2020 Solid Waste and Moderate Risk Waste Management Plan Update* identified facility improvements for the Cle Elum Transfer Station (also known as the Upper County Transfer Station) as a way to improve the transfer of solid waste and prepare for increased use of the transfer station associated with a growing population in the Upper County. Currently during high traffic periods vehicles accessing the Cle Elum Transfer Station back up on State Route (SR) 903, causing a safety hazard and blocking through-traffic on the highway. The Cle Elum Transfer Station Front Entrance Project (Project) proposes site improvements. The Project improves entrance to the access and layout of this 11.13 acre refuse/recycle site, which is located at 50 Number 5 Mine Road off SR 903 (parcel # 918936) (Attachment 1) as well as improves the facility.

Site improvements include a new entrance constructed east of the current access, improving traffic flow through the transfer station (one way in and one way out) and reducing backups on SR 903. The Project also includes the addition of a security gate at the new access, and associated improvements to the existing scale house, addition of a non-load bearing partition for sorting white goods, vegetation clearing to create a gravel trailer storage area near the transfer building, construction of a new lane south of the recycling bins, and removal of a decommissioned concrete pad, scale, transfer shed, and scale house.

Existing Conditions

Number 5 Mine Road off SR 903 serves as both the entrance and exit to the site for all public vehicles and the exit only for commercial garbage trucks. Vehicles utilizing the transfer building proceed north from the entrance, over the eastern scale adjacent to the scale house before proceeding to the transfer building to drop off waste. These vehicles follow the same route to exit the transfer station, using the scale west of the scale house on the way out. Commercial trucks enter the transfer station directly from SR 903 and proceed north to the transfer building and exit directly to No. 5 Mine Road.

Recycling containers are located near the southern boundary of the site approximately 120 feet east of the current public entrance. Vehicles utilizing the recycling facilities use the area between the recycling containers and the moderate risk waste shed as a turnaround.

White goods such as refrigerators that contain freon are currently stored in an unsorted area on the east side of the site. Freon must be drained from refrigerators before they can be moved off-site. Drained and undrained refrigerators are unsorted, making transport of drained refrigerators and other large appliances difficult.

A trailer storage area currently exists directly north of the white goods area. Trailers that are full for removal and transport are staged in this location for pickup.

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Proposed Conditions

The original transfer shed and scale house which are located within the southeast corner of the property will be demolished. These structures are not currently in use and were replaced in 2003 by a newer scale house and transfer building. The existing commercial truck entrance/exit will also be decommissioned once the new entrance is operational.

The property owner east of the transfer station (parcel #14202), Fowler Creek Trails LLC, has agreed to share access with the transfer station. The new entrance would provide access to both properties with an extended driveway which would reduce backups along SR 903. Public and commercial vehicles would utilize the double lane entrance. The right lane would give access to both properties, while the left would only access the transfer station.

The new entrance for the transfer station will have a security gate set back from the property boundary, allowing for more traffic to queue. Public traffic can flow north to the white goods area or continue straight. To increase efficiency, a non-loadbearing ecology block partition or wall which will be constructed east of the existing white goods area. This new sorting structure will allow refrigerators that have been drained of freon to be separated from undrained refrigerators.

A new vehicle turnout for recycling will flow traffic south of the existing recycling containers, traffic will continue on this road until they reach the exit onto No. 5 Mine Road.

Vehicles travelling to the transfer building, or the hazardous waste building would proceed straight. Transfer building traffic would follow the road north and pass over the east side scales. . Once past the scales, vehicles would proceed as they currently do to the transfer building and then through the west scales and exit onto No. 5 Mine Road. Commercial vehicles would proceed north past the white goods and access the transfer building on the north side.

Commercial traffic will enter at the new entrance and turn off north (same as white goods) and follow the same route it currently is taking. The proposed trailer storage area is planned on the northwest side of the property, allowing for more efficient truck and trailer flow, commercial trucks will exit through the scales and onto No.5 Mine Road.

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12. A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 is met for this particular project (attach additional sheets as necessary):

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

The proposed use is consistent with the current use of the parcel – Cle Elum Transfer Station. The current and proposed use are a refuse for the public and commercial companies.

B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that:

i. It will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or

ii. The applicant shall provide such facilities; or

iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

The proposed use will improve service by existing facilities to those listed above in B.i. by increasing the efficiency of access to the site. The new entrance will reduce traffic back ups on State Route 903 and increase traffic flow to the site, within the site, and exiting the site. There are no additional costs to the public and no economic detriment.

C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.

The proposed use is the same as the current use as issued by the previous Conditional Use Permit issued by the Kittitas County Board of Adjustment in 2001 (C-2001-26).

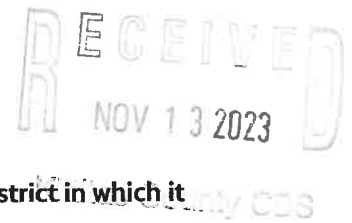
<https://www.co.kittitas.wa.us/uploads/cds/land-use/Conditional%20Use%20Permits/CU-01-00026%20KC%20Solid%20Waste/CU-01-00026%20KC%20Solid%20Waste.pdf>

D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.

The proposed use, while consistent with the current use, will improve the material impacts and environmental impacts of the site by improving containment areas.

E. The proposed use will ensure compatibility with existing neighboring land uses.

The proposed use, while consistent with the current use, will ensure compatibility with existing neighboring land uses such as the Upper County Public Works Maintenance Shop, which is also accessible from No. 5 Mine Rd.



F. The proposed use is consistent with the intent and character of the zoning district in which it is located.

The proposed use, while consistent with the current use, is consistent with the character of the zoning district in which it is located.

G. For conditional uses outside of Urban Growth Areas, the proposed use:

i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;

ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(16));**

iii. Requires only rural government services; and

iv. Does not compromise the long term viability of designated resource lands.

The proposed use is consistent with the *2020 Solid Waste and Moderate Risk Waste Management Plan Update* identified facility improvements for the Cle Elum Transfer Station (also known as the Upper County Transfer Station) as a way to improve the transfer of solid waste and prepare for increased use of the transfer station associated with a growing population in the Upper County.



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(REQUIRED if indicated on application)

X 

Date:

11/07/2023

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

X 

Date:

11/8/23