



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

ZONING CONDITIONAL USE PERMIT APPLICATION

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

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 9-11 on the following pages.

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APPLICATION FEES:

1,565.00 Kittitas County Community Development Services (KCCDS)
 418.00 Kittitas County Department of Public Works
 329.00 Kittitas County Fire Marshal
 235.00 Kittitas County Environmental Health

\$2,547.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):	DATE: 12/5/14	RECEIPT # Invoice Pw	
			DATE STAMP IN BOX

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

FORM LAST REVISED: 1-02-2013

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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 FOR WA. STATE PARKS

Mailing Address: 1111 ISRAEL RD.

City/State/ZIP: OLYMPIA, WA

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: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

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: _____

City/State/ZIP: _____

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

6. **Tax parcel number:** _____

7. **Property size:** _____ (acres)

8. **Land Use Information:**

Zoning: Commercial AG/
AG 20

Comp Plan Land Use Designation: Commercial AG/
Rural Working

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. **Provision of the zoning code applicable** KCC 17.60 A
11. **A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria 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 (1) 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 (2) that the applicant shall provide such facilities; or
 - C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

AUTHORIZATION

12. 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:

11/12/14

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

X _____

Date:

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 11 – A. – The site is currently undeveloped but is used for some recreational purposes. 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. These services will provide benefit to the community not be injurious to it.

B. – 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.

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17.60A.015 Review criteria.

The Director or Board, upon receiving a properly filed application or petition, may permit and authorize a conditional use when the following requirements have been met:

1. 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.
2. 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
 - A. The proposed use 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
 - B. The applicant shall provide such facilities; or
 - C. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
3. 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.
4. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
5. The proposed use will ensure compatibility with existing neighboring land uses.
6. The proposed use is consistent with the intent and character of the zoning district in which it is located.
7. For conditional uses outside of Urban Growth Areas, the proposed use:
 - A. 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;
 - B. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
 - C. Requires only rural government services; and
 - D. Does not compromise the long term viability of designated resource lands.

Responses to 17.60A.015 follows:

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1. The proposed development will enhance traveler's convenience and recreational activities. The site is bounded by transportation infrastructure to the west and industrial activities to the north. These activities will not be affected by the proposed construction. The public has expressed support for the project.
2.
 - A. The site is currently served by Kittitas County Sheriff's Department and Fire District 2. Electrical service is available to the site for operation of onsite water and waste-water systems. The site is fronted by State Route 821.
 - B. Water and waste-water services are the only essential service not provided to the site. Onsite systems will be constructed and maintained to provide these services.
 - C. The county is currently seeking public support for management of the completed project. Construction is being paid for by a Federal Highway Administration grant.
3. The proposed use does not impact neighboring properties or their uses. All Federal, State and County codes will be complied with. We are currently applying for several approvals and permits as required by various codes.
4. The proposed use will not alter the flow of flood waters
5. Land immediately bounding the property to the west is a state highway which will be used for access.
6. Property owned immediately surrounding the property is owned by Washington State Parks Commission. The covenant restricts that property and the site to be developed to use for recreational activities. The proposal serves to enhance recreational activities.
7.
 - A. The proposal does alter surrounding land uses or land uses designated to the site. The proposal enhances site usage. Therefore, the proposal complies with Chapter 8 of the Comprehensive Plan.
 - B. The project will educate people of local economic, rural and natural environment found within the region. Efforts to maintain and foster local wildlife and flora will continue upon completion of the construction. Construction will affect a total of 12,000 square feet of the 20-acre (871,200-square foot) parcel. A portion of the site located at the vacated residence will be redeveloped which will leave a net developed area less than 12,000 square feet. Therefore, rural character will be maintained.
 - C. Water and sewer service will be provided by onsite systems. Power, refuse and telephone services are available as found throughout rural Kittitas County.
 - D. Property owned immediately surrounding the property is owned by Washington State Parks Commission. The covenant restricts that property and the site to be developed to use for recreational activities. The proposal serves to enhance recreational activities. Therefore, land usage will remain as currently exists.

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