



Reasonable Use Criterion Narrative

Project Narrative responding to RU Questions 9 and 10

October 4th, 2022

CALVARY
ELLENSBURG
800-840 Cowboy LN
Ellensburg, WA 98926

Mailing Address: PO BOX 307
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Proposed Project

Calvary Ellensburg Future Expansion 10 Year Plan

Due to the current and projected increased growth within the City of Ellensburg and the surrounding area, CE (Calvary Ellensburg) has put together a phased 10-year growth plan to keep up with the current and projected church congregation increase and community needs. These goals are consistent with similar church uses in the area, such as Mercer Creek Church, located at 1410 N Main St, Ellensburg, WA 98926, and Ellensburg Foursquare Church, located at 906 E Mountain View Ave, Ellensburg, WA 98926

1. Phase 1-Years 2022 -2024; Add a new sanctuary building of approximately 15,000 square feet with 750 seats with a fire suppression system; this will include a breezeway and foyer about 4000 square feet connecting the approximate 6000 sq. ft. existing sanctuary to the new sanctuary building. Add a 350 sq. ft. stage addition to the existing sanctuary
2. Phase 1-Years 2022-2024; bring City water and sewer to the site and discontinue the existing septic system and well, (continue the use of the well for non-domestic use, only landscape watering, and remove the septic system).
3. Phase 1-Years 2022-2024; Add a 25' X 65" portable classroom in the front southeast corner parking area.
4. Phase 1-Years 2022-2024; Provide engineered parking area and on-site water retention.
5. Phase 2-Years 2024-2032; Remodel the existing sanctuary building, convert the existing assembly area to a classroom/assembly area, remodel the existing domestic kitchen, and convert it to a commercial kitchen (this will eliminate an existing classroom), update the front street-facing façade (aesthetically pleasing)

6. Phase 2-Years 2024-2032; In the current ballfield & playground, Construct an outdoor pavilion and outdoor stage area with an attached restroom; construct an Industrial or commercial grade (park-like) play structure.

7. Phase 2-Years 2024-2032; Construct a multi-purpose building of about 7k to 10k sq. ft. north of the new sanctuary. It would have a commercial kitchen, sports court, and dividers for classrooms. Expand the parking lot to the north (back) of the property and pave (Asphalt) all parking areas. Provide fencing around the entire property.

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The 120' buffer of the Type F water covers almost the entire parcel(s).

KCMC 17A.04.030.6 provides the criteria for buffer averaging for impacts to the buffer/RMZ of the stream. However, there is not a sufficient area on the parcels to average the buffer and leave any area for building

The proposed parcels have no area where buffer averaging could be accomplished as they are all or nearly all buffer making their function low to non-existent. Therefore, buffer averaging cannot work for the proposed sanctuary building & multi-purpose building along with the required parking.

As a result, the use of Reasonable Use as described in KCMC 17A.01.060 will be required to construct the sanctuary building & multi-purpose building along with the required parking for this project. This portion of the code states;

17A.01. 060 Exceptions

2. Reasonable Use. If the application of this Title would deny all reasonable economic use of the subject property, the County shall determine if the property owner may apply for an exception pursuant to the following:

a. Exception Request and Review Process. An application for a reasonable use exception shall be made to the County and shall include a critical areas report, as described in KCC 17A.01. 080, including mitigation plan, if necessary; and any other related project documents, such as permit applications to other agencies, special studies, and environmental documents prepared pursuant to the State Environmental

Policy Act (Chapter 43.21C RCW and rules thereunder in Chapter 197-11 WAC).

Due to the current and projected increased growth, we need to expand and be allowed access to our existing parcels as shown on the attached site plan. Due to the locations of the Proposed buildings and setback requirements, the buildings and parking area cannot avoid being in the stream buffer.

KCMC 17A.04.030.6 provides the criteria for buffer averaging for impacts to the buffer/RMZ of the stream. However, there is an insufficient area on the existing lots to average the buffer and leave the building area.

As a result, the use of Reasonable Use as described in KCMC 17A.01.060 will be required to construct the sanctuary building & multi-purpose building along with the required parking on this project. This portion of the code states;

17A.01. 060 Exceptions

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Policy Act (Chapter 43.21C RCW and rules thereunder in Chapter 197-11 WAC).

b. Director Review. The Director shall approve, approve with conditions, or deny the request based on the proposal's ability to comply with all the reasonable use exception criteria in Subsection 2(c).

The following describes the criteria for the Reasonable Use review;

c. Reasonable Use Review Criteria. Criteria for review and approval of reasonable use exceptions include:

i. The application of this Title would deny all reasonable economic use of the property;

Response: The current zoning is UR Urban Residential, and as the stream buffer takes up the entire parcel, any building, whether it be residential or a church, would deny all reasonable economic use of the property

ii. No other reasonable economic use of the property has less impact on the critical area and its buffer;

Response: There is no other use of these parcels with less impact on the stream buffer than proposed on the existing attached site plan and critical area evaluation and mitigation report.

iii. The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of the property;

Response: See attached site plan and critical area evaluation and mitigation report

vii. The proposal is consistent with other application regulations and standards.

Response: The proposal is consistent with other applicable regulations and standards.

Conclusion

The proposed buffer impacts and mitigation areas are conceptually shown on the site plan and critical area evaluation and mitigation report

If you have any questions in regards to this report or need additional information, please feel free to contact me at (509) 885-6482 or at robertd@draftingcentral.com

Sincerely,

Robert Doobovsky