

***SWEETWATER
RANCH
EVENT
FACILITY***

APPLICANT:

**SWEETWATER RANCH ENTERPRISES LLC
1371 CHARLTON ROAD
ELLENSBURG WA 98926**

1. GENERAL PROPERTY INFORMATION:

Request: Event Facility with amenities

Property:	<u>Parcel Numbers</u>	<u>Tax Parcel Numbers</u>	<u>Acres</u>
	Parcel #: 558434	19-19-29000-0022	58.83 acres
	Parcel #: 205736	19-19-29000-0023	10 acres

Total Acreage: 68.83

Location: 1371 Charlton Road, Ellensburg WA 98926

Zoning: Kittitas County Zoning Code 17.29, Agricultural-20

Land Use: Rural Working

Shoreline: Rural Conservancy

2. PROJECT SETTING

The Project site is located on a total of 68.80 acres encompassing two tax parcels in Lower Kittitas County. The subject parcels are directly adjacent and north of Charlton Road. Naneum Creek transects through a portion of the 2 parcels on the eastern portion of the property. See Vicinity Map Exhibit A. The under lying zoning of the property is the Agricultural – 20 Zone, within the Rural Working land use designation of the Kittitas County Comprehensive Plan. See Exhibit C & D.

The project site is approximately 10.5 miles outside of the City of Ellensburg. The project site includes fairly flat terrain with a slight slope from the subject site towards Charlton Road. Naneum Creek is located on the eastern portion of parcels 205736 & 558434. Currently there are existing structures on site including but not limited to an existing single-family residence(not part of the proposed event facility) and an open sided pole barn that is 36’x48’(Event Facility proposed pole barn/pavilion) on parcel 205736. On Parcel 558434 there are existing buildings such as a barn and stables (Event Facility proposed structures (enclosed stable/tack rooms)) Associated with these structures is an existing riding arena. These structures are located on the west side of the driveway just south of Parking Area D. Also, on this parcel is a monitor style barn that is 48’x96’ (Main Event Facility proposed structure). This structure is located on the east side of the driveway across from Parking Area C. See Site Plan, Exhibit B.

3. PROJECT OBJECTIVE

The project objective is to obtain a conditional use permit for an Event Facility that will hold events including but not limited to weddings, barbeques, graduations parties, full season recreational activities, and other similar styled events. It is anticipated that an

event will have anywhere from 250 to 275 people. This proposal will be in a rural environment that compliments the natural setting, character and use within the area.

4. PROJECT DESCRIPTION

The Sweetwater Ranch Event Facility will consist of the following as described below. See also Site plan Map Exhibit B.

a. Existing Open sided pole barn (Proposed Event Facility Structure)

This structure is currently built and on the property. This structure has been built with a ruff cut wood/cabin/rural life feeling. This structure is a pole barn with open sides (no outer walls) and is 36' x 48' equaling 1,728 sq. ft., a concrete floor, and metal roofing.

b. Existing Monitor Style Barn (Proposed Event Facility Structure) This is an existing monitor style looking barn that is 48'x96 equaling 4,608 sq. ft. that is built on the property. This structure is an enclosed pole barn with large doors on the sides and ends, concrete floor down the middle bay with pavers to be added on the outside.

c. Barn and Stable (Proposed Event Facility Structure)

These are existing structures on the west side of the driveway. Mainly used for storage of feed for horses etc. other items.

d. Septic

Currently there is an existing single-family residence on site that contains an associated septic system (this structure is not part of the event facility proposal).

3-6 Portable toilets along with handwashing stations that will be used for events with the disposal of waste occurring by a local septic contractor.

Dump Tank: A dump tank may be installed that would have the ability to be pumped by a local septic contractor and as allowed by KC Health Dept.

e. Water

Water: Sweetwater Ranch is currently in the process of obtaining water that will hopefully and eventually serve this proposal. Sweetwater Ranch currently has senior Naneum Creek water rights and a ground water right that pertains to their properties. This proposal includes onsite catering whether this is provided directly by the applicant, who contains a catering license, or the event applicant hiring a catering company to provide services for the event. This catering will also include the ability for requiring event applicants to provide their own beverages/water for their events.

f. Traffic & Parking

Access entering the proposed site will be off of Charlton Road. Once entering the site, the existing driveway continues into the property with multiple areas identified as parking

for events. See Site plan Map Exhibit B.

5. OPERATIONS

The event facility will operate full time as the seasons will allow in Kittitas County. It is anticipated that the hours of operation will be anywhere from noon to midnight. This time frame includes event applicants the ability for setting up and cleaning up the event .

Catering: This proposal requires catering whether this is provided directly by the applicant, who contains a catering license, or the event applicant hiring a catering company to provide services for their event. This catering will also include the ability for Sweetwater to require event applicants to provide their own beverages/water for their events.

Power: The site is currently served with power from KC P.U.D..

Solid Waste Disposal: There will be numerous garbage cans placed throughout the event facility that will be regularly monitored during events. A dumpster area will be provided near the existing barns on the west side of the existing driveway. This disposal structure will be within an enclosed area providing protection. See Site plan Map Exhibit B for the main dumpster location.

Lighting: Lighting currently occurs within the existing residence and existing structures on site. The users will most likely have lights associated with the vehicles along with lanterns and fire pits.

Access:

General Road Access/Road circulation:

Access to the project site will be directly off of Charlton Road. As you enter the property off of Charlton Road you will head directly north on an existing driveway. The driveway width is 26 feet with an estimated 15-foot gravel surface. This driveway heads north through pastureland that is flat and providing the ability for two-way traffic. This driveway passes numerous identified parking areas (Areas A thru E) on both sides eventually accessing the main event facility on the right with parking on your right and left-hand side of the existing driveway. Just north of the parking area and on your left you will see existing structures (stables, arena and large barn). As you continue passing these structures you will eventually turn to your right accessing the single-family residence and the existing dry open sided pole barn. Please note that with the driveway and the adjacent land being flat allows for the ability of two vehicles traveling in and out and more importantly provides emergency services vehicles good access. See Site plan Map Exhibit B.

Parking area descriptions:

As you drive into the subject properties the parking areas, as previously described, are on both sides of the driveway. It is anticipated that these events will hold 125-137 parking

spaces with the ability to spread parking throughout these multiple parking areas. These areas are flat, rock free with some irrigated pastureland. Furthermore, the parking areas are large enough that traffic circulation will operate sufficiently by having one way in and one way out of those parking areas using two access points for each parking area. As you get to the Parking Area E, this area could have minimal parking but also be used as a turnaround. There will be trails associated with this event facility proposal that will provide access to the event facility properties (Trails to actual facilities from parking areas, trails for patrons to see the facility site, and possibly along buffers etc. See Site plan Map Exhibit B.

Fire Safety:

The event facility, as stated in earlier sections, will maintain the grounds with their existing irrigation in order to maintain pasture ground in the immediate vicinity of the event facilities. A portion of this irrigation system has also been placed underground with risers etc. that will provide irrigation but the ability to use as fire suppression. There will be at least 8 or more fire extinguishers established throughout the main event and pole barn facilities. These extinguishers will be established and located with the top mounted no more than 4 feet off the floor. These extinguishes will also be serviced annually. This proposal may also establish and install fire alarms providing additional safety for events. With existing doors on the main event facility structure (monitor barn) it is possible to establish panic door systems, but the goal of this proposal is to have doors completely open during events as not all events will be inside. The main event facility will have pavers or some type of hard surface on the main entrance side of the main event facility. As explained in the Access and parking sections, the existing driveway width is est. at 26' with a gravel surface estimated at 15'. This width and with the immediate/adjacent ground being flat creates the ability to expand the width of the gravel surface for two-way traffic or areas of bulb-outs that will also allow safe emergency access. The parking areas are large enough that traffic circulation will operate sufficiently by having one way in and one way out of those parking areas using two access points for each parking area. As you get to the Parking Area E, this area could have minimal parking but also be used as a turnaround. Sweetwater Ranch will continue to run cattle on their property that also provides fire wising aspects and has also been proven to provide an addition technique of fire prevention. At the current time Sweetwater Ranch is in the process of obtaining water for the future, but until that is achieved catering will occur with each event and water will be provided through that avenue thus providing a dry facility.

Surroundings:

The existing event structures and appearances blend into the surrounding environment to the greatest extend possible. The existing structures are stained, painted or otherwise finished to blend into the surrounding environment, while at the same time preserving the existing rural character by being located in a centralized location of 68 acres of private property.

Agricultural practices:

Sweetwater Ranch continues to use the land in its natural states while at the same time continuing its agricultural uses. Types of these uses can and does contain horse, cattle and, farming on site. These uses (agricultural uses) can also be used for grazing of surrounding lands, parking areas, areas around proposed event structures as another method of fire, weed, pasture management, and most importantly as an aesthetic value for event holders.

Fencing:

If needed fencing will be used sparingly. If wood fencing is used it will be stained, painted or in a natural state and otherwise finished to appear to be unobtrusive and blend into the surrounding environment. Please note that Sweetwater Ranch also runs cattle on the subject property. As part of these activities there may be fences (barbwire, hot wire etc.) established in order to control the livestock and their location at the same time keeping them away from the event facility.

Landscaping and Maintenance:

Landscaping & continued agricultural uses/maintenance will occur to keep the site clean. Vegetation along the property lines adjacent to neighboring landowners will not be removed, other than continued maintenance, as it provides an existing/natural established buffer.

CODE & POLICY CONSISTENCY

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the Public Health, Peace, Welfare, or Safety or to the character of the surrounding neighborhood (KCC 17.60A.015. 1).

In regard to public health concerns this proposal is using an existing site with existing structures on site. The subject property currently contains existing water rights that will also serve this proposal (irrigation/possible domestic needs etc.). The applicant is currently in the process of obtaining water rights, that may serve this proposal. This proposal could include onsite catering whether this is provided directly by the applicant, who contains a catering license, or the event applicant hiring a catering company to provide services for the event. This catering will include the ability to require event applicants to provide their own beverages/water for their events, if needed. By allowing the Events to provide their own water is an additional benefit to the public health, safety and Welfare by not using existing water from onsite.

An additional benefit to the Public Health, Safety and Welfare is that this project will provide the use of the portable toilets, therefore not discharging waste material into the ground.

The applicant contains existing irrigation water rights and will be continuing their pasture irrigation and other agricultural uses associated with water. This provides a benefit to the

public health, safety and Welfare, as this irrigation of the pastures land will provide fire suppression, of the surrounding grounds, that could occur.

The Public Peace of the county will also be benefited by approval of this proposal by the following:

This proposal will has placed the event facilities on two parcels, totaling 68.83 acres, and more specifically somewhat in the center of the proposed site location. This location provide buffers to the north and east with dense vegetation that will provide noise reduction along with being 493 feet from the closest point of the western property line to the main event facility and just over 1,000 feet to the existing neighbors home from the main event facility. It's important to also note that the open side pole barn event facility is located farther to the north at an estimated 2,000 feet. With these distances and dense vegetation buffers, at the same time incorporating the Kittitas County Noise Ordinance that provides time limitations for events, this proposal has provided more than ample enough of thought and protection of the public peace for this proposal.

The Public Safety of the county will also be benefited by approval of this proposal by the following:

This proposal will also provide safe year-round access for health and personal safety emergencies on a well-maintained private gravel driveway on site and also off of surrounding public county roads in the area like Naneum, Charlton and numerous other roads in the area. These roads, being county-maintained roads, not only reduce the risks to individual users but also reduce the risks to the community at large.

This proposal also provides for an open ingress and egress of the facilities (event structures (open pole barn & Barn containing multiple accesses). Furthermore, fire extinguishers located throughout the facilities, with the guidance of the County Fire Marshal, and the ability to use the existing irrigation water further assists in controlling any potential fire incidents. These components of the project by themselves meets the criteria for providing public safety benefits and combined provide a standard that cannot be achieved in many other areas of the rural county.

The Public Welfare of the county will also be benefited by approval of this proposal by the following:

A benefit to the Public Welfare is that the applicants existing event facility structures are located outside of the designated wetlands and their associated buffer distances in perpetuity. By abiding by these buffers and the event facilities located outside of the shoreline designated areas will further preserve the Naneum Creek and its associated riparian areas at the same time the applicants, may in the future, create trails throughout the property therefore providing some additional slower type of recreation as part of this event facility proposal.

B. The proposed use at the proposed locations 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 (KCC 17.60A.015. 2) by finding that:

This proposal, as the aforementioned describes 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 finding that that this proposal will use private funds to improve and maintain the existing driveway, parking areas, using existing structures already on site. The proposal will provide employees to manage the site creating a safe and protected environment for users. Furthermore, by having possible employee will provide an additional economic boost by creating possible jobs, even though these jobs may be seasonal. Access to the site will be open and maintained for the local fire district, sheriffs, and medical services in case emergency services are needed. An economic boost would be provided by holding events here would have impact on the local business, such as restaurants, local grocery stores, and hotels (for out-of-town guests) just to name a few.

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 (KCC 17.60A.015. 3).

The proposed use complies with Kittitas County Code 17.29 Agricultural-20 and the associated uses within that zone listed in Kittitas County Code 17.15. Event Facilities are considered a conditional use permit within this zone when they are proposing more than 8 events a year and exceeding 10,000 square feet.

D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise (KCC 17.60A.015. 4).

This proposal is using existing infrastructure (existing driveways, structures, and pasture already on site all outside of identified wetlands and staying outside of shorelines of Naneum Creek. By staying within the existing areas and using the existing structures this proposal is reducing material impacts and impacts to the environment.

E. The proposed use will ensure compatibility with existing neighboring land uses (KCC 17.60A.015. 5).

This proposal is consistent with and characteristic of the existing development in the immediate vicinity of the subject properties. This proposal will enhance the surrounding properties by placing this event facility within 68.83 acres and maintaining the view-shed of the area along with not prohibiting or affecting the continuation of recreational uses or neighboring land uses within the area.

F. The proposed use is consistent with the intent and character of the zoning district in which it is located (KCC 17.60A.015. 6).

This proposal provides for an area, within Kittitas County, to hold event facilities consistent with the allowed uses, specifically conditional uses under KCC 17.15, under the Agricultural-20 zoning. This proposal not only protects the existing farming, ranching and rural lifestyle characteristics but more importantly incorporates these

characteristics into the proposal by continuing their uses.

G. For conditional uses outside of Urban Growth Areas, the proposed use (KCC 17.60A.015. 7):

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

This conditional use proposal is consistent with the rural lands (Chapter 8) of the Kittitas County Comprehensive plan, which allows for a variety of rural densities.

The property is within the land use designation of “Rural Lands” as described in Chapter 8 of the comprehensive plan. The proposal meets the general policies and objectives (GPOs) for rural lands of the Kittitas County (KC) Comprehensive plan. For example, RR-G2, RR-G3, RR-G4, RR-G9, & RR-G25 gpo’s are examples of consistency with KC Comprehensive Plan. See Exhibit D.

B. Preserves “rural character” as defined in Growth Management Act (RCW 36.70A.030(15)).

This proposal is consistent with preserving “Rural Character.” This proposal will occur on a developable portion of land. This proposal has shown how the event facility will be laid out protecting the natural visual landscape along Naneum Creek and identified wetlands. Event Users will hold their event for a short time than leave having minimal impact on the surrounding lands. This proposal is going to use private services therefore not requiring urban governmental services. As for the protection of surface and ground water flows, this proposal will be using its existing water rights for irrigation and with the possibility of water purchased from a private water bank (in process) or other allowed avenues. By doing this we are using land that has already existing structures, driveways and pastureland for parking therefore not being converted to development of sprawl and low density and incorporating the existing uses of agriculture such as ranching, cattle, horses, pasture ground etc. in this propose event facility.

C. Requires only rural governmental services; and

The proposal is only using rural governmental service. Majority of the services will be provided and funded privately by the applicant. Furthermore, this proposal is within the rural area where city services are not supplied. Rural governmental service include Kittitas County Sheriff’s Dept., local Fire District, local county roads and the local hospital district in the vicinity, all of which receive a share of taxes from landowners.

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

This proposal/site does not compromise the long-term viability of designated resources, as this land and adjacent surrounding lands are not designated commercial resource lands (Commercial Forest & Commercial Agricultural of long-term commercial significance).

More importantly there are required goals and policies that require protection of these types of commercial resource lands.