

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.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.

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

\$2,312.00 Total fees due for this application (One check made payable to KCCDS)

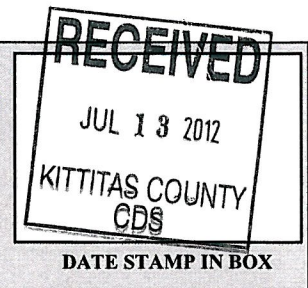
FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

Mandy Weed

DATE: 7/13/12

RECEIPT # 000140914



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

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: MATT WEBB
Mailing Address: 6280 BADGER POCKET RD
City/State/ZIP: ELIENSBURG WA 98926
Day Time Phone: 509-899-1158
Email Address: WEBBPOWER SPORTS @ FAIRPOINT.NET

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: JESSIE WEBB
Mailing Address: 6280 BADGER POCKET ROAD
City/State/ZIP: ELIENSBURG WA 98926
Day Time Phone: 509-899-2838
Email Address: _____

4. Street address of property:

Address: 6280 BADGER POCKET ROAD
City/State/ZIP: ELIENSBURG WA 98926

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

6. Tax parcel number: 17-19-30000-0010

7. Property size: 12 (acres)

8. Land Use Information:

Zoning: _____ Comp Plan Land Use Designation: _____

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:** _____.
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 Matt well

Date:

7-12-12

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

X Matt well

Date:

7-12-12

Matt and Jessi Webb
6280 Badger Pocket Road
Ellensburg, WA 98926

Mrs. Lisa lammarino
Kittitas County Community
Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Property located at 6280 Badger Pocket Road, Ellensburg, WA 98926

Dear Lisa:

The purpose of this proposal is to inform you of the intent of our property located at 6280 Badger Pocket Road, Ellensburg, WA 98926. We have a 12-acre parcel with the residence being built originally in 1930, and the barn shortly thereafter. We were married at our home in 2007 and since then have been doing updates to the facility with the intention of public use.

We would like to schedule weddings and wedding showers, along with some horse events to be held in our arena. In the future, we may have horse boarding as well. We recently had the Kittitas High School Senior Graduation Party at our barn, and we would like to do more things directly involved with the community and/or community events. There will be limited overnight dry camping with the events as well as some cars to be parked overnight. We would also like to have the ability to schedule other events such as, but not limited to, birthday and graduation parties, company get-togethers, etc. which would occupy weekend day use only.

The recent weddings we have had have a valuable economic impact on our local economy. Local floral shops, DJ's, restaurants and caterers, mini-marts (food, beer, wine, pop, juice, ice and fuel), grocery stores, hotels (for out of town guests), Mundy's (tuxedo rentals), and beauty salons are just a few of the businesses that will see the positive financial gain this facility will bring to our town. I am a local business owner and believe in shopping and spending local. The people who rely on a seasonal market support this location and are excited about the financial rewards it could bring to them in a tough economy.

The other concern we have is the ability to have music played after 10:00PM. Most weddings are starting later in the evenings and the receptions are lasting longer into the night. We would like to request a noise ordinance waiver until 1:00AM. We currently have permission from the Kittitas County Board of Commissioners for events to make noise (Chapter 9.45) until 1:00AM, and would request that it be written into the Conditional Use Permit if possible. The one and only neighbor is over 100 yards away to the West, and the noise can be diverted by closing the barn doors at 10:00PM. There are no neighbors to the East, South, or North as it is farm ground.

We have established a single member LLC, and have received a UBI number. We have had a fire and life inspection, as well as an electrical inspection completed. The barn is safe and can safely occupy people both in and around the premises.

The general response from the public has been very positive. We have ventured into this not so much by choice, but by public demand. There are not many options in this valley to get married that are affordable. We have priced ourselves in a different financial market than any other similar establishments like Springwood Ranch and Ritter Farms.

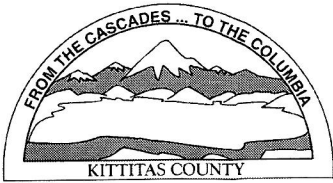
We plan on using our facility only during the summer months, as our barn is not insulated or heated.

I hope this proposal explains what we want to provide for the community of Kittitas County. Please contact me with any questions.

Thank you,

A handwritten signature in black ink that reads "Matt". The letters are cursive and slightly slanted to the right.

Matt and Jessi Webb



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00014694

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025774

Date: 7/13/2012

Applicant: WEBB, MATTHEW N

Type: cash

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CU-12-00003	CUP FEE	1,565.00
CU-12-00003	CUP FIRE MARSHAL FEE	329.00
CU-12-00003	PUBLIC WORKS CUP FEE	418.00
	Total:	2,312.00