

Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.

Attorneys at Law

Post Office Box 1088, 201 West Seventh Avenue, Ellensburg, WA 98926

F. Steven Lathrop, P.S.
John P. Winbauer
Susan K. Harrel
Jeff Slothower
James T. Denison, Jr.
Douglas W. Nicholson

Jeff Slothower
jslothower@lwbsd.com

Tel (509) 925-6916
Direct Fax (509) 343-3206
www.lwbsd.com

January 26, 2015

RECEIVED

JAN 27 2015

KITTITAS COUNTY
CDS

27

VIA HAND DELIVERY

Jeffrey A. Watson, Planner II
Kittitas County Community Development Services
411 N Ruby St., Ste 2
Ellensburg, WA 98926

Re: McIntosh Conditional Use Permit Application No. CU-14-00004

Dear Mr. Watson:

Enclosed for processing are the following revised documents:

- Zoning Conditional and Administrative Conditional Use Permit Application; and
- SEPA Checklist

Please feel free to contact me if you have any questions about the enclosed.

Very truly yours,

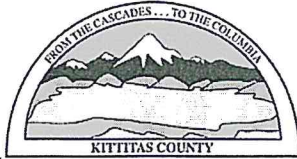


Jeff Slothower

JS:hh

Enclosures

cc: Client (w/encls.)



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"

RECEIVED

JAN 27 2015

KITTTITAS COUNTY
CDS

**ZONING CONDITIONAL AND
ADMINISTRATIVE CONDITIONAL USE
PERMIT APPLICATION**

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 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 showing lot area, proposed buildings, 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.) **See Exhibit B**
- 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 9-11 on the following pages.

APPROVAL REQUESTED

Conditional Use

Administrative Conditional Use

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 Fees due for this application when SEPA is not required (One check made payable to KCCDS)

\$3,107.00 Fees due for this application when SEPA is required (SEPA fee: \$560.00)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____	DATE: _____	RECEIPT # _____		<div style="border: 1px solid black; width: 100%; height: 100%;"></div> <p>DATE STAMP IN BOX</p>
---	--------------------	------------------------	--	--

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

FORM LAST REVISED: 11-21-2014

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: Scott and Gayle McIntosh
Mailing Address: 7820 Hwy 97
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-2015 / 509-929-0012
Email Address: mcintoshpolebldgs@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: Jeff Slothower
Mailing Address: P.O. Box 1088
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-6916
Email Address: jslothower@lwbsd.com

4. Street address of property:

Address: 7820 Hwy 97
City/State/ZIP: Ellensburg, WA 98926

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

Parcels A2, A3 and A4 of that certain survey filed for record on January 27, 2000 in Book 24 of Surveys, page 230, records of Kittitas County, recorded under Auditor's File No. 200101270012; being a portion of the N 1/2 of Section 8, T. 18 N., R. 18, E.W.M., Kittitas County, State of Washington

6. Tax parcel number: 866033; 15102; 954999

7. Property size: See CUP Exhibit #7 (acres)

8. Land Use Information:

Zoning: A-20 Comp Plan Land Use Designation: Rural 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: _____

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. (See Exhibit A, #10.)
- 11. **Provision of the zoning code applicable:** KCC 17.08.490 and 17.15.060.1.
- 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(15));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long term viability of designated resource lands.

(See Exhibit A, #12.)

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 _____

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

Date:

X  _____

1-12-15

Exhibit Index
To
Zoning Conditional Use Permit Application
Submitted By Scott and Gayle McIntosh

- A. Responses to Project Narrative Sections 10 and 12
- B. Site Plan

Exhibit A
Page 1 of 3

10. Narrative description of the project:

The Applicants seek to operate a facility available to the public for rent for weddings, special occasion parties and other events on property owned by the Applicants using existing improvements on the Applicants' property. The site is located on a state highway, on approximately 100 acres.

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 desirable to the public convenience because it will provide a rural setting for events such as weddings, birthday parties, anniversary parties, meetings and other gatherings on a working ranch.*
 - *The proposed use will generate business for local caterers, florists and other businesses that provide goods and services to these types of events.*
 - *The proposed use is not injurious to the public health, peace or safety or to the character of the surrounding neighborhood.*
 - *The site is located on a state highway, on approximately 100 acres with no other incompatible activities within the immediate vicinity.*
- 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
- *The proposed use is on Highway 97 and has an existing commercial access permit issued by WSDOT.*
 - *The site has an existing water system and onsite septic system and will rely on portable toilets for larger events.*
- ii. The applicant shall provide such facilities; or
- *See answer to B(ii) above.*
 - *In addition, the proposed use will provide onsite security.*

Exhibit A
Page 2 of 3

- iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
 - *The proposed use will provide income to local businesses, which creates tax revenue.*

- 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.
 - *This proposed use is an allowed conditional use in the zone.*
 - *All improvements have been constructed and/or will be constructed consistent with all permitting requirements.*

- D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
 - *The use will not have a significant impact on the environment.*
 - *Any impacts can be mitigated.*

- E. The proposed use will ensure compatibility with existing neighboring land uses.
 - *Neighboring land uses are rural small ranch and/or residential uses. This activity will occur on a large property and will not have any impact on adjoining uses.*

- F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
 - *The property is zoned A-20. The purpose of the A-20 zone is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture (KCC 17.29.010).*
 - *Because this activity occurs on a working ranch, it is consistent with farming, ranching and rural lifestyles in the area and has no negative effects on fertile farmland.*

- 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;
 - *This activity is consistent with Chapter 8 because it promotes a variety of compatible land uses that are consistent with the purpose and intent of the Comprehensive Plan.*

Exhibit A
Page 3 of 3

- ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
 - *Because the activity is part of a working ranch, it does not change the built environment and it preserves the rural character.*

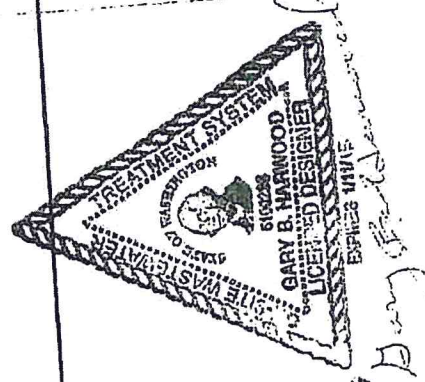
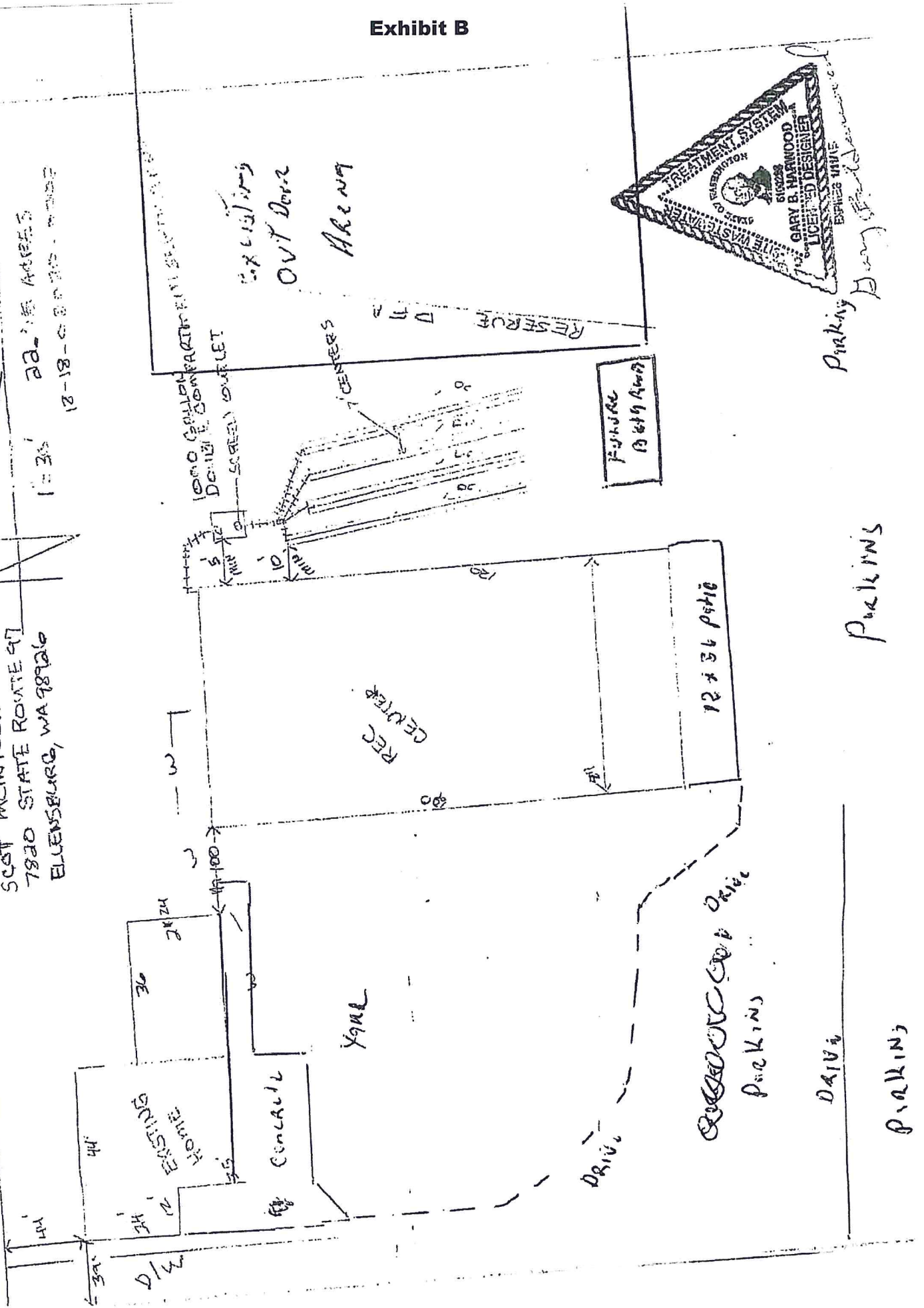
- iii. Requires only rural government services; and
 - *This activity does not require urban governmental services.*

- iv. Does not compromise the long term viability of designated resource lands.
 - *This land is not a designated resource land and is well removed from resource lands and therefore this criteria does not apply.*

Exhibit B

SCOT MCINTOSH
7920 STATE ROUTE 97
ELLENSBURG, WA 98926

1735
22.16 ADDRESS
18-18-080205 - 0002



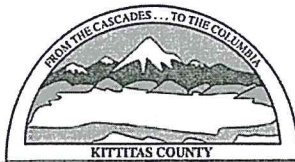
Parking Day

PARKING

PARKING

DRIVE

PARKING



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): <hr/>	DATE: <hr/>	RECEIPT# <hr/> <div data-bbox="1166 1562 1430 1791" style="border: 1px solid black; width: 100%; height: 100%;"></div> <p style="text-align: right; font-size: small;">DATE STAMP IN BOX</p>
---	--------------------	---

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

A. BACKGROUND [help]

1. Name of proposed project, if applicable: [help] McIntosh Small Event CUP
2. Name of applicant: [help] Scott and Gayle McIntosh
3. Address and phone number of applicant and contact person: [help] Jeff Slothower: P.O. Box 1088, Ellensburg, WA 98926. 509-925-6916.
4. Date checklist prepared: [help]
December 10, 2014
5. Agency requesting checklist: [help]
Kittitas County Community Development Services
6. Proposed timing or schedule (including phasing, if applicable): [help]
Immediate upon issuance of CUP.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
Yes, in the future a rest room facility may be constructed.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help] There is no known environmental information about the site other than information contained in the Kittitas County Records (See SEPA, Exhibits A, B and C).
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
There are no other pending governmental approvals.
10. List any government approvals or permits that will be needed for your proposal, if known. [help]
None
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]
See SEPA, Exhibit D.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]
See Google Maps directions from Kittitas County Community Development Services office to site (SEPA Exhibit E).

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

- a. General description of the site [help]
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____
- b. What is the steepest slope on the site (approximate percent slope)? [help]
0% to 2%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]
Sandy gravel soils

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
No.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
No fill or grading will occur as a result of the project.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
No impervious surfaces will be added.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
None necessary.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
There will be emissions from automobiles driven by people attending events.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
None necessary.

3. Water

- a. Surface Water: [\[help\]](#)
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
Yes. There is a man-made pond approximately 850 feet southeast of the site and Dry Creek is located approximately 1200 feet east of the site.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No.
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
None.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
See SEPA Exhibit F.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
Only from a previously existing well.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
None.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
None necessary.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation Willow trees

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None.

- e. List all noxious weeds and invasive species known to be on or near the site.

None.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
None.
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
No.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
None necessary.
- e. List any invasive animal species known to be on or near the site.
None

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Wood stove and propane.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
None.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)
No.
- 1) Describe any known or possible contamination at the site from present or past uses.
None known.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None known.
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None.
 - 4) Describe special emergency services that might be required.
None necessary.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
None necessary.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)
Automobiles coming and going to functions on the site and music.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)
None.
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
Operate consistent with applicable State noise ordinances.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#) Livestock production, equine and residential use.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#) Yes. Pasture for livestock.
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No
- c. Describe any structures on the site. [\[help\]](#)
Residence, barns, and outbuildings.
- d. Will any structures be demolished? If so, what? [\[help\]](#)
None.
- e. What is the current zoning classification of the site? [\[help\]](#)
A-20.
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Rural Working.
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Does not apply.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
None.
- j. Approximately how many people would the completed project displace? [\[help\]](#)
2.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
None necessary.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
See SEPA Exhibit G.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None necessary.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
None necessary.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
35 feet, wood and metal.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
None necessary.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) No light or glare except outdoor electric lighting. Lighting would be used, depending upon the time of year, from approximately 5:00 p.m. until 12:00 a.m.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
None necessary.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
None.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
None necessary.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)
None.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)
None necessary.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
State Highway 97.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
No.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
50-75. None will be eliminated.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
No.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
Vehicle trips will vary. Time of day will be from 12:00 p.m. to 11:00 p.m.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
See SEPA, Exhibit H, WSDOT Commercial Access Permit.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
No.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
None necessary.

16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
None.

C. SIGNATURE [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee: Scott M. Justice _____

Position and Agency/Organization: _____

Date Submitted: _____

Exhibit Index
To
SEPA Environmental Checklist
Submitted By Scott and Gayle McIntosh

- A. Kittitas County Records (8)
- B. Kittitas County Records (8)
- C. Kittitas County Records (8)
- D. Description of Proposal, including proposed uses and size of project and site (11)
- E. Google Maps directions to site from KCCDS (12)
- F. Location of 100-year floodplain on site map (3.a.5)
- G. Proposed measures to ensure proposal is compatible with existing and projected land uses and plans (8.L)
- H. WSDOT Commercial Access Permit (14.h)

Exhibit A

Kittitas County Property Map Information

Parcel Information	
Address:	7820 HWY 97 ELLENSBURG
Tax Parcel ID	866033
Map Number	18-18-08020-0003
Acres Recorded	20.22
Owner Name:	MCINTOSH, SCOTT W ETUX
Name Cont:	N/A
Mailing Address:	7820 HWY 97
City/State:	ELLENSBURG, WA
Zipcode:	98926-8389

District Information	
Commissioner District:	2
Voter Precinct:	Dry Creek
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District
Irrigation District:	KRD
Weed District	WEED DISTRICT # 1
Fire District:	Fire District 2 (Rural Ellensburg)
Cemetery District:	N/A
Court District:	Lower District Court

Critical Areas Information	
Zone Name:	Agriculture 20
Land Use:	Rural Working
Contains > 30% Slope:	No
PHS Site Name:	DRY CREEK RIPARIAN AREA, ELLENSBURG MULE DEER WINTER RANGE
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	C, D1
Shore Line:	N/A
Weland Code:	PEMC, PEMA
DNR Water Type:	Type 2
FIRM Zone:	ZONE C, 100 YEAR
FEMA Flood Map:	5300950436B
Coalmine Shaft:	N/A
Airport Zone:	N/A
Max Elevation:	1742
ISO:	0.029
PG:	51

Exhibit B

Kittitas County Property Map Information

Parcel Information	
Address:	7820 HWY 97 ELLENSBURG
Tax Parcel ID	15102
Map Number	18-18-08020-0002
Acres Recorded	22.78
Owner Name:	MCINTOSH, SCOTT W ETUX
Name Cont:	N/A
Mailing Address:	7820 HWY 97
City/State:	ELLENSBURG, WA
Zipcode:	98926-8389

District Information	
Commisioner District:	2
Voter Precinct:	Dry Creek
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District
Irrigation District:	KRD
Weed District	WEED DISTRICT # 1
Fire District:	Fire District 2 (Rural Ellensburg)
Cemetery District:	N/A
Court District:	Lower District Court

Critical Areas Information	
Zone Name:	Agriculture 20
Land Use:	Rural Working
Contains > 30% Slope:	No
PHS Site Name:	DRY CREEK RIPARIAN AREA, ELLENSBURG MULE DEER WINTER RANGE
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	D1
Shore Line:	N/A
Weland Code:	PEMC
DNR Water Type:	Type 4, Type 2
FIRM Zone:	ZONE C, 100 YEAR
FEMA Flood Map:	5300950436B, 5300950428B
Coalmine Shaft:	N/A
Airport Zone:	N/A
Max Elevation:	1747
ISO:	0.029
PG:	51

Exhibit C

Kittitas County Property Map Information

Parcel Information	
Address:	HWY 97 ELLENSBURG
Tax Parcel ID	954999
Map Number	18-18-08000-0002
Acres Recorded	20.03
Owner Name:	MCINTOSH, SCOTT W ETUX
Name Cont:	N/A
Mailing Address:	7820 HWY 97
City/State:	ELLENSBURG, WA
Zipcode:	98926-8389

District Information	
Commissioner District:	2
Voter Precinct:	Dry Creek
Hospital District:	HOSPITAL DISTRICT 1
School District:	Ellensburg School District
Irrigation District:	KRD
Weed District	WEED DISTRICT # 1
Fire District:	Fire District 2 (Rural Ellensburg)
Cemetery District:	N/A
Court District:	Lower District Court

Critical Areas Information	
Zone Name:	Agriculture 20
Land Use:	Rural Working
Contains > 30% Slope:	No
PHS Site Name:	DRY CREEK RIPARIAN AREA, ELLENSBURG MULE DEER WINTER RANGE
Roof Hazard:	LOW_HAZARD RATING
Roof Class:	CLASS C
Seismic Category:	C, D1
Shore Line:	N/A
Weland Code:	PEMC
DNR Water Type:	Type 2, Type 9
FIRM Zone:	ZONE C, 100 YEAR
FEMA Flood Map:	5300950436B
Coalmine Shaft:	N/A
Airport Zone:	N/A
Max Elevation:	1765
ISO:	0.029
PG:	51

EXHIBIT D

Description of Proposal:

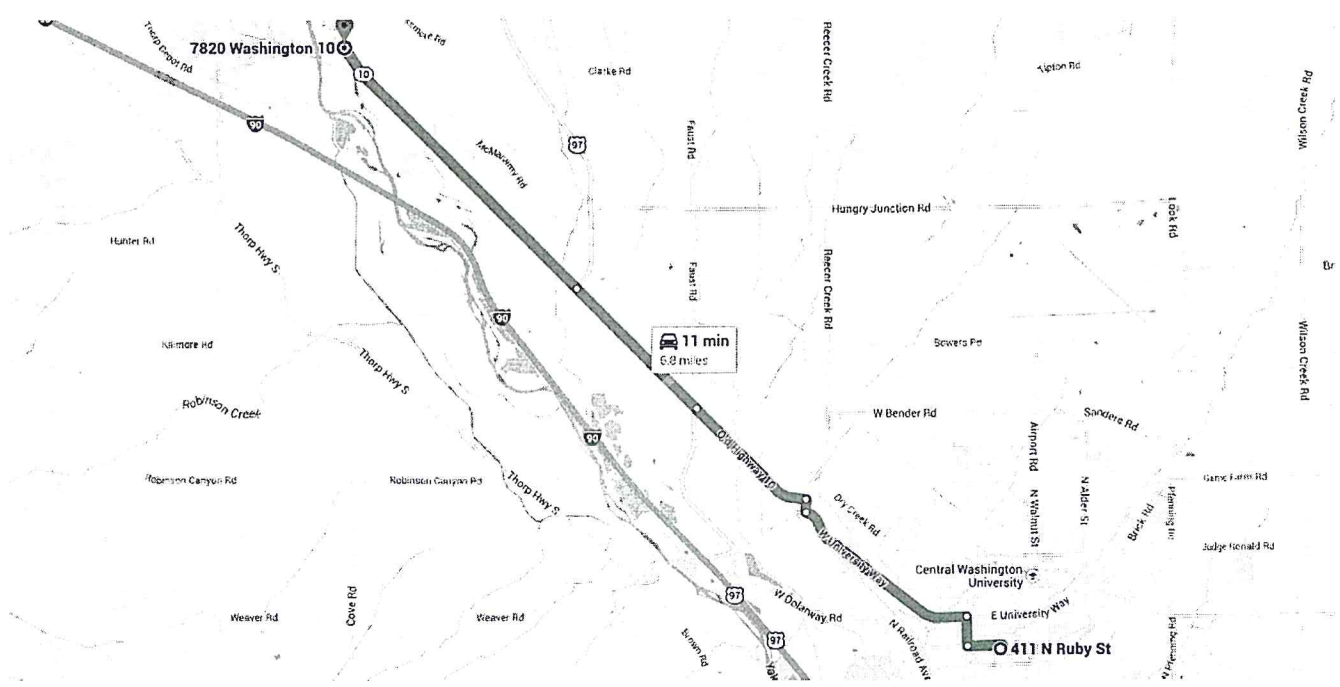
The Applicants seek to operate a facility available to the public for rent for weddings, special occasion parties and other events on property owned by the Applicants using existing improvements on the Applicants' property. The site is located on a state highway, on approximately 100 acres.



Exhibit E Page 1 of 2

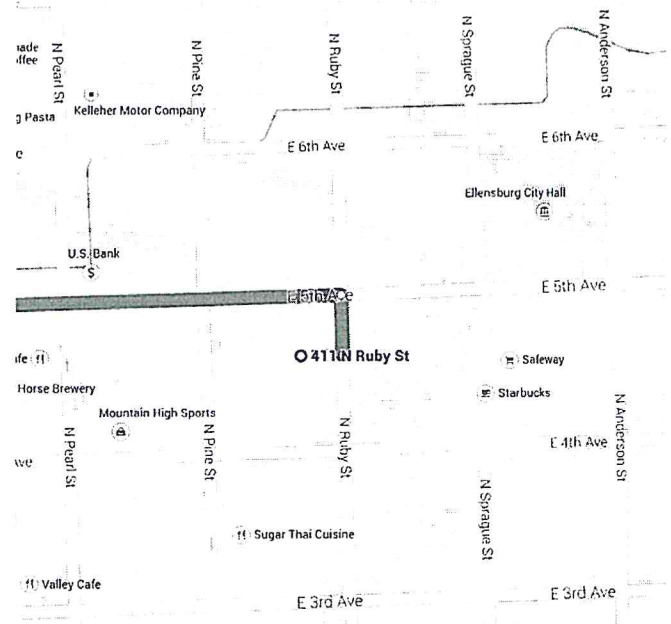
Drive 6.8 miles, 11 min

Directions from 411 N Ruby St to 7820 Washington 10



○ 411 N Ruby St
Ellensburg, WA 98926

↑ Head north on N Ruby St toward E 5th Ave
148 ft / 7 s



Take W University Way, Old Highway 10 and US-97
N to WA-10 W

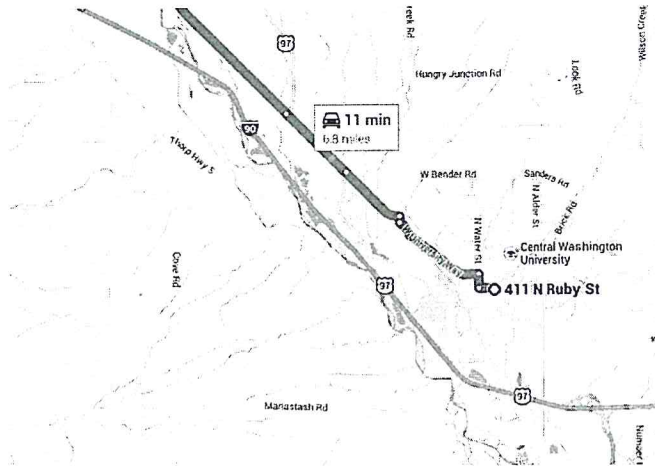
6.8 mi / 10 min



Exhibit E
Page 2 of 2

- 2. Take the 1st left onto E 5th Ave 0.3 mi
 - 3. Turn right onto N Water St 0.2 mi
 - 4. Take the 3rd left onto W University Way 1.5 mi
 - 5. Turn right onto Reecer Creek Rd 492 ft
 - 6. Take the 1st left onto Old Highway 10 1.1 mi
 - 7. Continue onto US-97 N 1.2 mi
 - 8. Continue straight onto WA-10 W 2.4 mi
- i** Destination will be on the left

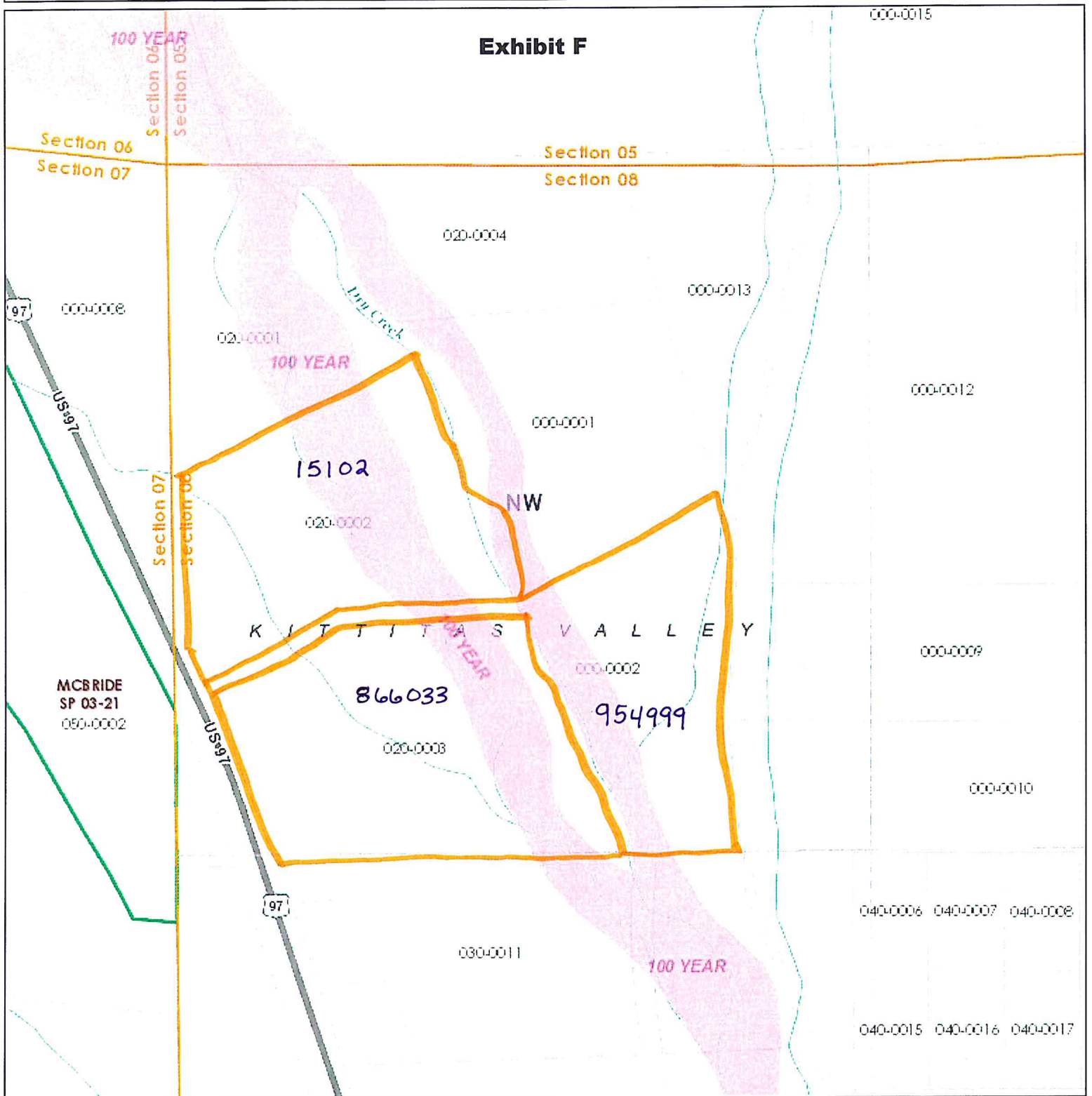
7820 Washington 10
Ellensburg, WA 98926



These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Kittitas County COMPAS Map

Exhibit F



Date: 1/12/2015

1 inch = 752 feet
Relative Scale 1:9,028

Disclaimer:
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

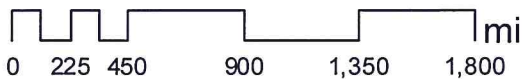


Exhibit G
Page 1 of 2

Proposed Measures to Ensure Proposal is Compatible with Existing and Projected Land Uses and Plans:

- A. 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.
- *This proposed use is an allowed conditional use in the zone.*
 - *All improvements have been constructed and/or will be constructed consistent with all permitting requirements.*
- B. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
- *The use will not have a significant impact on the environment.*
 - *Any impacts can be mitigated.*
- C. The proposed use will ensure compatibility with existing neighboring land uses.
- *Neighboring land uses are rural small ranch and/or residential uses. This activity will occur on a large property and will not have any impact on adjoining uses.*
- D. The proposed use is consistent with the intent and character of the zoning district in which it is located.
- *The property is zoned A-20. The purpose of the A-20 zone is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture (KCC 17.29.010).*
 - *Because this activity occurs on a working ranch, it is consistent with farming, ranching and rural lifestyles in the area and has no negative effects on fertile farmland.*
- E. 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;
 - *This activity is consistent with Chapter 8 because it promotes a variety of compatible land uses that are consistent with the purpose and intent of the Comprehensive Plan.*

Exhibit G
Page 2 of 2

- ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
 - *Because the activity is part of a working ranch, it does not change the built environment and it preserves the rural character.*

- iii. Requires only rural government services; and
 - *This activity does not require urban governmental services.*

- iv. Does not compromise the long term viability of designated resource lands.
 - *This land is not a designated resource land and is well removed from resource lands and therefore this criteria does not apply.*

Exhibit H



**Washington State
Department of Transportation**
Paula J. Hammond
Secretary of Transportation

South Central Region
2809 Rudkin Road, Union Gap
P.O. Box 12560
Yakima, WA 98909-2560

(509) 577-1600
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 29, 2008

Scott McIntosh
7820 SR 97
Ellensburg, WA 98926

RE: Access Connection #47213; SR 97, MP 138.89, right

Dear Mr. McIntosh,

Enclosed is the fully executed Access Connection Permit #47213. This approach is located on US 97 at milepost 138.89 right. This commercial approach will serve Parcel A1, Parcel A2, and Parcel A3 of the McIntosh exempt segregation dated 2000. Additionally this access will serve Lot 1, Lot 2, and Lot 3 of the McIntosh BLA-Segregation dated 2007. This approach is located at approximate HES 216+80 right, as shown on R/W plan sheet SR 97: Milwaukie Crossing to Highline Canal Vicinity sheet 4 of 12.

If you have any questions or require further information, please contact Jason Harris at 509-577-1668.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill Preston'.

Bill Preston, P.E.
Regional Materials and Planning Engineer

BP: de
Enclosures

cc: Terry Kukes-Area 1 Maintenance Superintendent
Jan Ollivier-Kittitas Co. Dept. of Public Works w/out enclosures