

## 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 <u>preapplication conference</u> 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
235.00 Kittitas County Environmental Health

Application Received By (CDS Staff Signature):

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

DATE: 14 RECEIPT #

OCT O 7 2014

KITTITAS CO.

DATE STAMP IN BOX

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

## **GENERAL APPLICATION INFORMATION**

1.		nd day phone of land owner(s) of record: required on application form.	
	Name:	SCOTT & GAYLE MCINTOSH	
	Mailing Address:	7820 HWY 97	
	City/State/ZIP:	ELLENSBURG, WA 98926	
	Day Time Phone:	509-925-2015 509-929-0018	2
	Email Address:	oneofakinddesign5@hotmail.com	ı.
2.		nd day phone of authorized agent, if different from lando adicated, then the authorized agent's signature is required for	
	Agent Name:		
	Mailing Address:		
	City/State/ZIP:		
	Day Time Phone:		
	Email Address:		
3.	Name, mailing address at	nd day phone of other contact person r or authorized agent.	
	Name:		
	Mailing Address:		
	City/State/ZIP:		
	Day Time Phone:		
	Email Address:		
4.	Street address of propert	y:	
	Address:		
	City/State/ZIP:		
5.	Legal description of prop	erty (attach additional sheets as necessary):	
6.		-18-08020-0002	
7.	Property size: <u>AO</u>	-40	(acres)

8.

Land Use Information:

		NARRATIVE TACHMENT TO THIS APPLICATION)
9.		ment): Please include at minimum the following information in vater supply, sewage disposal and all qualitative features of the description.
10.	Provision of the zoning code applicable:	·
11.	A conditional use permit may be granted when the each criteria is met for this particular project (at	ne following criteria are met. Please describe in detail how tach additional sheets as necessary):
	public health, peace, or safety or to the cha B. The proposed use at the proposed location the county and that it will not create exce will be adequately serviced by existing irrigation and drainage structures, refuse of shall provide such facilities; or	to the public convenience and not detrimental or injurious to the racter of the surrounding neighborhood.  will not be unreasonably detrimental to the economic welfare of ssive public cost for facilities and services by finding that (1) it facilities such as highways, roads, police and fire protection, isposal, water and sewers, and schools; or (2) that the applicant of sufficient economic benefit to offset additional public costs or
	AUTHO	DRIZATION
12.	the information contained in this application, and t true, complete, and accurate. I further certify that	the the activities described herein. I certify that I am familiar with that to the best of my knowledge and belief such information is I possess the authority to undertake the proposed activities. I tion is made, the right to enter the above-described location to
	correspondence and notices will be transmitted to ent or contact person, as applicable.	the Land Owner of Record and copies sent to the authorized
	re of Authorized Agent: IRED if indicated on application)	Date:
X		10-7-14
	re of Land Owner of Record  ed for application submittal):	Date:
x_\		10-7-14

Zoning: As 20 Comp Plan Land Use Designation:





# SCOTT & GAYLE MCINTOSH



7820 HWY 97 Ellensburg, WA 98926 509-925-2015 or 929-0012 oneofakinddesign5@hotmail.com

October 7, 2014

**KCCDS** 

Re: CUP & SEPA Project Narrative

Our proposed use of this venue will be a desirable addition to our county. There are only a few similar venues and ours is unique in what we have to offer. We are easily accessible off of Hwy. 97 with close proximity to downtown Ellensburg and easy access to I-90. The project will not be detrimental to the public health or safety or character of the surrounding neighborhood, we are in a remote neighborhood with very few neighbors. As far as the peace of the neighborhood there may be on occasion some music being played, our property is very private with large willow trees surrounding it to serve as privacy and muffle sounds.

The proposed use of this facility will not be detrimental at all to the economic welfare of the county; feeling that it will help to enhance it, another venue to bring more visitors to our county resulting in dollars spent on lodging, dining, shopping and discovering what our county has to offer. It is already accessed by a state highway and won't require additional police or fire protection. All of the irrigation, drainage, water & sewer are all installed with permits and inspections complete. As far as refuse disposal we will be handling it all properly.

As we stated in the previous paragraph we feel the project will be of economic benefit to our community and there will be no additional public costs or economic detriment.

In speaking with countless county residents the response is overwhelming in support of our proposed venue, a great need and a welcome addition to the county.

Sincerely, Scott & Gayle McIntosh

Caple Water



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,

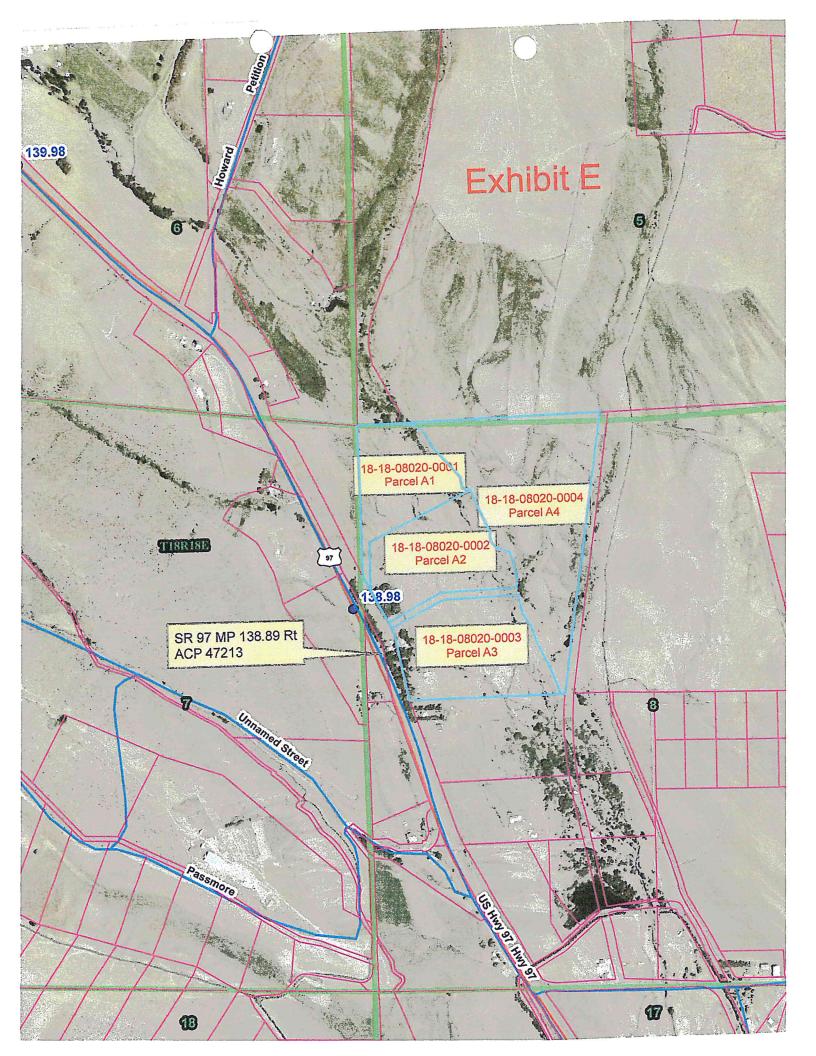
Bill Preston, P.E.

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

file: p/459005/access/2008DOC/47213 Scott McIntosh - Send Signed ACP form2.doc





## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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# SEPA ENVIRONMENTAL CHECKLIST

## **PURPOSE OF CHECKLIST:**

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### **INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

#### **USE OF CHECKLIST FOR NONPROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

## **APPLICATION FEES:**

70.00 Kittitas Cou	nty Community Develop nty Department of Publi	ic Works		
\$560.00 Total fees d	ue for this application	(One check made paya	ble to KCCDS)	PAIL
	F	OR STAFF USE ONLY		
Application Received By (C	CDS Staff Signature):			OCT 0 7 2014
of good	)	DATE: 10/7/14	23089	KITTITAS CO. CDS
				DATE STAMP IN BOX

TC	BE	COMPLETED BY APPLICANT	FOR STAFF USE	
A.		CKGROUND  Name of proposed project, if applicable:		
	2.	Name of applicant:		
	3.	Address and phone number of applicant and contact person:		
	4.	Date checklist prepared:	12-28-13	
	5.	Agency requesting checklist:	KCCOS	
	6.	Proposed timing or schedule (including phasing, if applicable):	MARCH 2014	
	7.	Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.		
	8.	List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.	м/а	
	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.	N/A	
	10.	List any government approvals or permits that will be needed for your proposal, if known.	N/A	
	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.)		

	the p and s provi vicin plans	tion of the proposal. Give sufficient information for a person to understand recise location of your proposed project, including a street address, if any, ection, township, and range, if known. If a proposal would occur over a range of area, de the range or boundaries of the site(s). Provide a legal description, site plan, ity map, and topographic map, if reasonably available. While you should submit any required by the agency, you are not required to duplicate maps or detailed plans itted with any permit applications related to this checklist.	
В.	ENVIRO	NMENTAL ELEMENTS	
	a.	General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.	
	b.	What is the steepest slope on the site (approximate percent slope)?	<u> </u>
	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 prime farmland.	SAHD / GRAVEL
	d.	Are there surface indications or history of unstable soils in the immediate vicinity?	HONE
	e.	Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.	NONE
	f.	Could erosion occur as a result of clearing, construction, or use? If so, generally describe.	NONE
	g.	About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	<u></u>
	h.	Proposed measures to reduce or control erosion, or other impacts to the earth, if any:	

a.	What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.	NONE
b.	Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.	HOHE
c.	Proposed measures to reduce or control emissions or other impacts to air, if any:	NONE
3. <u>Wate</u> a.		DRY CREEK
	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.	<u> </u>
	3) Estimate the 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.	NONE
	4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.	HONE
	5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.	YES
	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.	HOHE
b.	Ground 1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.	HOHE
	2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic	DOMESTIC SEWAGE

		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.	1
	c.	Water Runoff (including storm water):  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?	N/A
		If so, describe.	10
		<ol> <li>Could waste materials enter ground or surface waters? If so, generally describe.</li> </ol>	<del>7</del> 0
	d.	Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:	LAWN/SOD
4.	<u>PLANTS</u>		
	a.	Check or circle types of vegetation found on the site:	
		deciduous tree: alder, maple, aspen, other evergreen tree: fir, cedar, pine, other shrubs	
	文	grass pasture	
	<u>X</u> <u>X</u> — —	wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other water plants: water lily, eelgrass, milfoil, other other types of vegetation:	
	b.	What kind and amount of vegetation will be removed or altered?	HONE
	c.	List threatened or endangered species known to be on or near the site.	NONE
	d.	Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:	SOD/PLANTS TREES
5.	ANIMA a.	LS  Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:	
		birds: hawk heron eagle, songbirds other: mammals deer bear, elk, beavers, other: fish: bass, salmon, trout, herring, shellfish, other:	

	b.	List any threatened or endangered species known to be on or near the site.	HONE
	c. d.	Is the site part of a migration route? If so, explain.  Proposed measures to preserve or enhance wildlife, if any.	LEAUE HATURAL
6.		GY AND NATURAL RESOURCES  What kinds of energy (electric, natural gas, oil, wood stove, solar)  will be used to meet the competed project □s energy needs? Describe whether	PROPANE/WOOD
	b.	it will be used for heating, manufacturing, etc.  Would your project affect the potential use of solar energy by adjacent properties? If so, describe.	<b>N</b> 0
	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.	HONE
7.	Envir 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.	HOHE
		1) Describe special emergency services that might be required.	FIRE SAFETY
	b.	<ul> <li>2) Proposed measures to reduce or control environmental health hazards, if any.</li> <li>Noise</li> <li>1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?</li> </ul>	HOHE
		2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.	MUSIC 4:00 PM - 12:00 PM ?
		3) Proposed measures to reduce or control noise impacts, if any.	

8.	LAND	AND SHORELINE USE	
0.	a.	What is the current use of the site and adjacent properties?	A6
	b.	Has the site been used for agriculture? If so, describe.	YES PASTURE
	c.	Describe any structures on the site.	BARN RESIDENCE
	d.	Will any structures be demolished? If so, what?	ENTERTALLIMENT
	e.	What is the current zoning classification of the site?	A6 20
	f.	What is the current comprehensive plan designation of the site?	A6
	g.	If applicable, what is the current shoreline master program designation of the site?	NA
	h.	Has any part of the site been classified as an: □environmentally sensitive area?	NOME
	i.	Approximately how many people would the completed project displace?	NONE
	j.	Approximately how many people would reside or work in the completed project?	a-3
	k.	Proposed measures to avoid or reduce displacement impacts, if any.	
0	Hough	Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.	
9.	Housin a.	Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.	
	b.	Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.	HOHE
	c.	Proposed measures to reduce or control housing impacts, if any.	
10.	AESTHE a.	What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	35' WOOD SHEET METAL
	b.	What views in the immediate vicinity would be altered or obstructed?	HOHE

7 of 11

	c.	Proposed measures to reduce or control aesthetic impacts, if any.	
11.	Light a.	FAND GLARE  What type of light or glare will the proposal produce? What time of day would it mainly occur?	HOHE
	b.	Could light or glare from the finished project be a safety hazard or interfere with views?	<u> </u>
	c.	What existing off-site sources of light or glare may affect your proposal?	NONE
	d.	Proposed measures to reduce or control light and glare impacts, if any.	DON'T REMOVE TREES
12.	RECRI a.	EATION  What designated and informal recreational opportunities are in the immediate vicinity?	HOHE
	b.	Would the proposed project displace any existing recreational uses? If so, describe.	
	c.	Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:	N/A
13.	<u>Histo</u> a.	ORIC AND CULTURAL PRESERVATION  Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.	NA
	b.	Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.	~/A
	c.	Proposed measures to reduce or control impacts, if any.	N/a

14.	a.	ISPORTATION  Identify public streets and highways serving the site, and describe	HW7 97
		proposed access to the existing street system. Show on site plans, if any.	
	b.	Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?	3 MILES
	c.	How many parking spaces would the completed project have? How many would the project eliminate?	50-45
	d.	Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).	
	e.	Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.	
	f.	How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.	
	g.	Proposed measures to reduce or control transportation impacts, if any.	NA.
15.	<u>PUBL</u> a.	Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.	NA
	b.	Proposed measures to reduce or control direct impacts on public services, if any.	1/0
16.	<u>UTILI</u> a.	Circle utilities currently available at the site: electricity, natural gas, water refuse services telephone, sanitary sewer, septic system other.	
	b.	Describe the utilities that are proposed for the project, the utility 9 of 11	

C.	SIGNATURE  The above answers are true and complete to the best of my knowledge. I understand that the least its decision.  Signature:  Date: 10-7-14  Print Name: 500T W. McINTOSH	ad agency is relying on them to make
THE RE	MAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO CO	DUNTY COMPREHENSIVE PLAN AND
SEPA E EXTENT	UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.  CONVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFF TY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND DONAL SHEETS AS NECESSARY)	FECT AN ITEM AT A GREATER
1.	How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.	FOR STAFF USE
2.	How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.	
3.	How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.	
4.	How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?	

providing the services, and the general construction activities on the site or

in the immediate vicinity which might be needed.

HOHE

Proposed measures to protect such resources or to avoid or reduce impacts.

5.	How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.	
6.	How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).	
7.	Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.	



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

**RECEIPT NO.:** 

00023089

COMMUNITY DEVELOPMENT SERVICES

(509) 962-7506

PUBLIC HEALTH DEPARTMENT

(509) 962-7698

DEPARTMENT OF PUBLIC WORKS

(509) 962-7523

Account name:

029155

Date: 10/7/2014

Applicant:

MC INTOSH, SCOTT W ETUX

Type:

check

# 100181

Permit Number	Fee Description		Amount
SE-14-00007	CDS SEPA FEE		490.00
SE-14-00007	PW SEPA		70.00
		Total:	560.00



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

**RECEIPT NO.:** 

00023090

COMMUNITY DEVELOPMENT SERVICES

PUBLIC HEALTH DEPARTMENT

DEPARTMENT OF PUBLIC WORKS

(509) 962-7506

(509) 962-7698

(509) 962-7523

Account name:

029154

Date: 10/7/2014

Applicant:

MC INTOSH, SCOTT W ETUX

Type:

check 7

# 100182

Permit Number	Fee Description	Amount
CU-14-00004	CUP FEE	1,565.00
CU-14-00004	CUP FIRE MARSHAL FEE	329.00
CU-14-00004	PUBLIC WORKS CUP FEE	418.00
CU-14-00004	ENVIRONMENTAL HEALTH CUP	235.00
	Total:	2,547.00