



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”

April 8, 2015

Scott and Gayle McIntosh
7820 Highway 97
Ellensburg WA 98926

RE: CU-14-00004 McIntosh Conditional Use Permit

Dear Mr. and Mrs. McIntosh,

On April 7th, 2015 this office sent to you a transmittal of the comments received during the comment period of your conditional use permit (CUP) for a small scale event facility. Comments received from several departments within Kittitas County as well as the Washington State Department of Transportation required more detailed information as to the size, type, and nature of the events that you propose to hold at your property. When we met at Community Development Services (CDS) on March 25, you indicated that you anticipated some “rodeo” events were part of the long term plans for the facility; yet no mention was made to this effect in the application or SEPA checklist. Please be advised that CDS will view a “rodeo” event as a use under the definition of “recreation, outdoor” as defined in KCC 17.08.464 (also a conditional use for the AG-20 zone). If in fact this is an activity you wish to pursue under the terms of the proposed conditional use permit it will need to be added to item 11 of the application, along with relevant information to the SEPA checklist and CUP narrative with clear parameters as to the size, scale and scope of the events and their potential impacts especially with regard to transportation. This alteration will require a new comment period in order to analyze the potential impacts and assess possible mitigation measures for SEPA, as well as conditions for the CUP if issued.

Comments on the project also revealed additional questions regarding the use classification of the structure originally applied and permitted for as a “U” occupancy. As indicated in the comment letters from both the Building Department and the Fire Marshal’s office, you will need to define the nature of the use of the structure (A-2 or A-3), provide supporting information to justify the use, and indicate what construction measures and designs will be utilized to meet the building code requirements for that use. Once these items have been clarified, the conditional use permit, if approved, will reflect the occupancy levels described and covered by the use in building code.

While these requirements may represent short term delays in the application process, I am certain that you will agree the clarification of these details will result in an outcome that will best protect you, your patrons, and the county in the long term.

The requested material will need to be submitted to KCCDS on or before **October 5, 2015 at 5:00 pm** (180 days), in order to keep this application active. Should have any additional questions or require further information please do not hesitate to call our office at 962-7506.

Respectfully,



Jeffrey A. Watson
Planner II
Community Development Services
411 North Ruby Suite 2
Ellensburg WA 98926
jeff.watson@co.kittitas.wa.us
509-933-8274

cc via email: oneofakindsign5@hotmail.com
mcintoshpolebldgs@fairpoint.net
Jeff Slothower (Jslothower@lwhsd.com)
doc.hansen@co.kittitas.wa.us
brenda.larsen@co.kittitas.wa.us
mike.flory@co.kittitas.wa.us
christina.wollman@co.kittitas.wa.us
lisa.iammarino@co.kittitas.wa.us
HolmstR@wsdot.wa.gov
GonsetP@wsdot.wa.gov