



**Kittitas County CDS**

Project Narrative—Shadow Wing Ranch “Riding Academy”---to answer and supplement answers to questions 9-13 of Conditional Use Application “General Application Information” form.

The applicant seeks a Conditional Use Permit to operate Shadow Wing Ranch as a riding academy on the property pursuant to KCC section 17.15.060.1 (A) Agriculture, Riding Academies.

The required Pre-application Conference was held on March 7, 2018, and a copy of the application, which includes a scaled site plan, as well as the meeting summary is attached as Exhibit B.

A Riding Academy is one of the conditional uses listed for the subject property’s Land Use Designation of “Rural Working” which is zoned Agricultural 20. (17.15.060.1 (A)).

The Riding Academy would permit horseback riding as part of the Shadow Wing Ranch which specializes in providing “equine-assisted learning” activities to individuals with learning / educational disabilities and/or social-emotional challenges.

The programs would be operated under the auspices of the Shadow Wings Ranch Corporation, a not for profit 501(c)(3) organization established in 2015. The physical facilities and property are owned by David and Karen Jackson.

Currently, the applicant is already providing equine assisted learning activities in the form of “ground work”, and the grant of the requested Conditional Use Permit will allow for an expansion into full-fledged riding programs to be held in a newly constructed fully enclosed arena, the next logical step for many students. Please see Exhibit C for more information about Shadow Wing Ranch and pictures of property.

It is anticipated that individuals who attend the riding academy would be on the property one time a week for two hour sessions (for each class), which will be held in either the mornings or afternoons, between 10:00 a.m. to 7:00 p.m., Mondays through Friday. Again, the riding academy is planned to be conducted in a completely enclosed indoor riding arena which will be built concurrently with this application. The riding academy would use horses which belong to the applicant and which are stabled on the property. It is anticipated that no more than 10 persons will be present for any one session, including instructors, volunteers, and students.

In regards to the requirements of KCC 17.60A.015, these are all fulfilled and the conditional use permit should issue as:

*(1) 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.*

*(2) The proposed use on the subject property will not be unreasonably detrimental to the economic welfare of the county and it will not create excessive public cost for facilities and services as*

*(1) it will be adequately serviced by existing facilities such as roads, highways, 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*

*(3) has demonstrated that the proposed use will be of sufficient economic benefit to offset additional public cost or economic detriment.*

*(3) The proposed use complies with relevant development standards and criteria for approval set forth in the code.*

*(4) The proposed use will mitigate impacts of the development, whether environmental or otherwise.*

*(5) The proposed use will ensure compatibility with existing neighboring land uses.*

*(6) The proposed use is consistent with the intent and character of the zoning district in which it is located.*

*(7) The proposed use which is outside an Urban Growth Area:*

*1. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan*

*2. Preserves "rural character" as defined in the GMA (RCW 36.70A.030(15));*

*3. Requires only rural governmental services; and*

*4. Does not compromise the long term viability of designated resource lands.*

**(KCC 17.60A.015)**

In regard to these conditional use permit policy considerations the proponent presents the following.

First, in specifically addressing items (1), (5) and (6) of the CUP requirements, the nature of the proposed use is compatible with neighboring agricultural uses, in both a long term and short term analysis. The current impacts caused by anticipated uses are negligible given the size and scope of the proposed use, and given the fact that the riding academy activities would occur within an enclosed riding arena or in an outdoor arena, creating no, or extremely limited, potential interference with ongoing land use activities on adjoining property. In addition, this proposal significantly enhances the likelihood that the students will more fully understand the agricultural activities they are exposed to in this educational environment. For the long term, they will be learning the necessary skills to appreciate, and continue the pursuit of, appropriate rural activities. The proposal is essential or desirable (#1), is compatible with neighboring land uses (#5), and is consistent with the intent and character of the Agricultural zone (#6).

In addition, no significant public costs should be necessary as the facility is already accessed by an adequate county road, and the riding academy will not require increased police or fire protection, or impact schools in the area. There is no public detriment to this proposal, as it does not involve additional public costs being required (#2). In addition, the proponent is working with the various county departments to insure that the facilities being provided by applicant work well with the existing public facilities, as well as to be sure that relevant development standards are complied with fully (#3). Also, it is not anticipated that there will not be any significant mitigations measures being necessary, but the SEPA review/determination should clarify what actions might be suggested to address these impacts, however negligible. (#4)

Finally, as related to all the requirements of item # 7, this proposal is consistent with a number of "Rural" planning policies specified in the Kittitas County Comprehensive Plan which include the following:

- (1) GPO 8.1- in that the proposal is characterized by a lower level of services; and is more consistent with mixed residential, agricultural and open space uses for equestrian scholastic activities which are by their nature enhanced by an environment uncluttered by urban type inputs (e.g. noise, lights, etc.) that can distract the student and teacher as well as the horse(s);

(2) GPO 8.2- as the proposal is small and therefore is sized to be serviced by rural as compared to urban septic and water systems more consistent with rural character;

(3) GPO 8.3- as this proposal preserves the rural character of Kittitas County in that the students are taught classic agricultural skills of interacting with large animals and the values learned by these educational activities;

(4) GPO 8.4- because as already stated, adjacent property agricultural and/or forestry activities will not be constrained by this proposal; and finally

(5) GPO 8.8- as it provides for a limited amount of mixed uses.