

Project Narrative: Hidden Point LLC

2090 Emerick Rd. Cle Elum

Application for Conditional Use Permit

Zoning Code Provision: 17.08.270 Guest ranch or guest farm.

"Guest ranch or guest farm" means a business or an organization providing overnight lodging, dining and recreational facilities in a rural setting. The purpose of a guest ranch or guest farm shall relate primarily to vacation, recreation and similar pursuits, and does not include rehabilitation centers, group homes, clinics, nursing homes, churches and church camps, and other similar uses. Events such as auctions, barbecues and similar gatherings which do not provide overnight lodging or which are not conducted on a continuous basis shall not be considered as guest ranches or guest farms. Enhanced agricultural sales are allowed.

Project Description: A recreational "ranch" comprised of individual bunkhouses, a shared kitchen and pool. Bunkhouses will be less than 400sf and have $\frac{3}{4}$ bathrooms but no kitchens. The bunkhouses will be non-residential, available for overnight lodging only. *No permanent or long-term residents.*

Project Size: 4 bunkhouses with potential future phases adding up to 20 bunkhouses (for a total of 24 maximum), a Pool, and a Kitchen spread across 3 parcels (34 acres)

Water System: Shared Well

Septic System: One (1) septic system and drainfield per four (4) bunkhouses

Conditional Use Criteria:

- a. The proposed use is desirous to the community by offering overnight lodging and recreation in a peaceful, controlled, safe environment. It is not injurious to the community as it is designed, using the natural grades and habitat to be hidden away from the road and other neighboring parcels to provide peace and to protect neighboring sight lines to the best of its ability.
- b. The proposed use is not unreasonably detrimental to the economic welfare of Kittitas Co. as it will provide tax revenue through lodging taxes, doesn't place new burdens on the school system, and is adequately served by the existing roads, police and fire protection. Site specific needs for water, septic, drainage, and refuse disposal will be provided by the applicant.

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- c. The proposed use complies with relevant developmental standards. Site plan will show all required setbacks, the use as a guest ranch will comply with all County codes relevant to the Guest Ranch designation, all structures will meet County building codes, project will comply with Dept. of Health and Dept of Ecology for water mitigation and the project will follow WUIC requirements. We have retained a Civil Engineer to design a comprehensive drainage plan, and all exterior lighting will be shielded and downward-facing.
- d. The proposed use will mitigate material impacts of the development by using energy efficient lighting, recycling waste when possible and designating large areas of the site for natural preservation.
- e. The proposed use is compatible with the neighboring land uses, specifically Unionville Ranch (adjacent neighbor), Huntley Lodge, and Flying Horse Shoe Ranch (which are both within 2 miles)
- f. The proposed use is consistent with the character of the AG-20 zone by providing opportunity to engage in the rural lifestyle, enjoy the natural beauty and joys of Kittitas County.
- g. The proposed use is consistent with the Kittitas County Comprehensive Plan by seeking to assure visual compatibility of the development with the surrounding nature and preserving the rural character of the area (by clustering the bunkhouses in order to preserve large swaths of natural habitat thus reducing development sprawl). It preserves the Rural Character as the open landscape will predominate the development, it will provide extraordinary views and vistas that can only be found in rural settings like Kittitas County. It will not require Urban Government Services, and doesn't compromise the long term viability of designated resource lands.