

Conditional Use Criterion Narrative

May 07, 2022

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Calvary Ellensburg Future Expansion 10 Year Plan

Due to the current and projected increased growth within the City of Ellensburg and the surrounding area, CE (Calvary Ellensburg) has put together a phased 10-year growth plan to keep up with the current and projected church congregation increase and community needs. To implement the 10-year plan, CE will need to modify the current Conditional Use Permit as follows: (timeline is approximate and may change with actual growth and funding availability)

1. Phase 1-Years 2022 -2024; Add a new sanctuary building of approximately 15,000 square feet with 750 seats with a fire suppression system; this will include a 20' X 40' breezeway connecting the approximate 6000 sq. ft. existing sanctuary to the new sanctuary building. Add a 350 sq. ft. stage addition to the existing sanctuary
2. Phase 1-Years 2022-2024; bring City water and sewer to the site and discontinue the existing septic system and well, (continue the use of the well for non-domestic use, only landscape watering, and remove the septic system).
3. Phase 1-Years 2022-2024; Add a 25' X 65" portable classroom in the front southeast corner parking area.
4. Phase 1-Years 2022-2024; Provide engineered parking area and on-site water retention.
5. Phase 2-Years 2024-2032; Remodel the existing sanctuary building, convert the existing assembly area to a classroom/assembly area, remodel the existing domestic kitchen, and convert it to a commercial kitchen (this will eliminate an existing classroom), update the front street-facing façade (aesthetically pleasing)
6. Phase 2-Years 2024-2032; In the current ballfield & playground, Construct an outdoor pavilion and outdoor stage area with an attached restroom; construct an Industrial or commercial grade (park-like) play structure.
7. Phase 2-Years 2024-2032; Construct a multipurpose building of about 7k to 10k sq. ft. north of the new sanctuary. It would have a commercial kitchen, sports court, and dividers for classrooms. Expand the parking lot to the north (back) of the property and pave (Asphalt) all parking areas. Provide fencing around the entire property.

See Attached Exhibit A: Existing Site Plan

See Attached Exhibit B: Proposed Site Plan

See Attached Exhibit C: Proposed Sanctuary Building

See Attached Exhibit D: 10-Year Site Plan (Approximate)

See Attached Exhibit E: Ellensburg Gateway II Stormwater Retrofit Project

Kittitas County Conditional Use Criterion:

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

- 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 continues and expands an existing use. The expansion will create better access and bring in city sewer and water, not only for CE but will be available for adjacent landowners. In addition, eliminating the current septic system and bringing in and hooking up to city sewer and water will create a health benefit to the surrounding community. Currently, CE Has experienced a growth in the congregation. As a consequence of this growth, we have had to move to three Sunday services and are hoping with the expansion to move back to two services and possibly only have one service creating less impact on the surrounding community. CE currently does an outdoor service starting in the spring and ending in the fall. (7 to 8 total). This outdoor service is once-a-month, and with the expansion, we would like to provide a permanent outdoor pavilion with restrooms for the once-a-month outdoor service. In phase two of our expansion, we would like to add a multipurpose building for Youth Services with classrooms and an assembly area. Including an outdoor tennis court and a basketball court. The existing ballfield and the addition of the basketball and tennis court are available for community use as an added benefit. CE will continue to provide valuable community services such as weddings and funerals, weekday Bible studies, and family seminars.

- 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.*

The proposed use continues and expands an existing use at no cost to Kittitas county or the surrounding community. The expansion will create better access with an improved driveway approach and bring in city sewer and water, not only for CE but will be available for adjacent landowners. In addition, eliminating the current septic system and bringing in and hooking up to city sewer and water will create a health benefit to the surrounding community. In addition to the utility improvements, 'The City of Ellensburg (City) received a grant from the Washington State Department of Ecology (Ecology) to design and construct drainage improvements along both sides of Vantage Highway from Vista Road to the City limits. The project will collect and treat stormwater runoff from Vantage Highway in the project area, which will reduce the amount of stormwater pollution that flows into Lyle Creek. This will improve water quality and habitat within Lyle Creek as well as the downstream Wilson Creek and Yakima River. Along with constructing attractively landscaped stormwater treatment swales along the road, the project will also build pedestrian and bicycle pathways to enhance community accessibility.' , (See attached exhibit E at the end of this document.), Along with the frontage improvements mentioned earlier, CE plans in the second phase of the expansion to do a facelift on the front of the existing street-

facing sanctuary building and provide a more modern, up-to-date look complementing the new frontage improvements.

- 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.*

KCC UR Urban Residential 17.22.020 Allowed uses.

Uses allowed in the Urban Residential zone include those uses pursuant to KCC Chapter [17.15](#). ([Ord. 2013-001](#), 2013; [Ord. 2011-013](#), 2011; Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Res. 83-10, 1983)

17.22.060 Yard requirements.

No structure shall be built or located closer than twenty-five (25) feet to the front and rear property line or within fifteen (15) feet of any side property line. ([Ord. 2013-001](#), 2013; Res. 83-10, 1983)

- D. *The proposed use will mitigate material impacts of the development, whether environmental or otherwise.*

The proposed expansion will bring city utilities (water and sewer) down cowboy lane, as indicated in "Exhibit B" Proposed Site Plan. Bringing in the utilities will include new fire hydrants that do not currently exist and a sprinkler system with monitored alarm in the proposed sanctuary building, adding a greater fire safety level for CE and the surrounding neighborhood. In addition, to the new utilities, an engineered on-site water retention plan will be in place to control on-site water (storm) runoff. Critical Areas; GIS data does not indicate any critical areas on the parcel. Parcel 550136, to the direct west of the CE subject parcel, indicates a wetland; however, Cowboy Lane acts as an interrupted buffer. Therefore, it is unlikely that development on the east side of Cowboy Lane will impact the wetland's functions.

- E. *The proposed use will ensure compatibility with existing neighboring land uses.*

The proposed use continues and expands the existing use. Although expanding the building footprint and parking, CE will continue to operate and maintain its compatibility with existing neighboring land uses. (see items A through F)

- F. *F. The proposed use is consistent with the intent and character of the zoning district in which it is located.*

Religious Institutions allowed use with a conditional use permit

17.15.080 Allowed Uses in Urban Lands

P Permitted PA Permitted Administrative CU Conditional Use ACU Admin. Conditional Use *See KCC Chapter 17.08 Definitions	Urban												
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
		X											
Religious institutions*	CU	CU		CU								CU	



Ellensburg Gateway II Stormwater Retrofit Project

THE PROJECT

The City of Ellensburg (City) received a grant from the Washington State Department of Ecology (Ecology) to design and construct drainage improvements along both sides of Vantage Highway from Vista Road to the City limits. The project will collect and treat stormwater runoff from Vantage Highway in the project area, which will reduce the amount of stormwater pollution that flows into Lyle Creek. This will improve water quality and habitat within Lyle Creek as well as the downstream Wilson Creek and Yakima River. Along with constructing attractively landscaped stormwater treatment swales along the road, the project will also build pedestrian and bicycle pathways to enhance community accessibility.

The Ecology grant covers design, permitting, and construction for the entire 1-mile project. The City has hired a consultant, Aspect Consulting (Aspect), to design the project and oversee construction.

The City and Aspect prepared an initial concept and layout for the project. We know that it will be necessary to modify some driveway entrances within the project area and that residents and businesses will experience some disruptions during construction. We also know that local residents and business owners may be aware of conditions and information that would be helpful to Aspect and the City as the project design progresses. We would welcome your feedback about the project and any information you have for our consideration.

To learn more about the project and provide information, please visit:

[<WEBSITE>](#)

At the website, you will find more information about the project, conceptual design figures, and a link to an on-line survey where you can provide feedback and information to help us with the project. Your input is appreciated, so please visit the website by Friday, April 29, 2022.

Near-Term Activities

- Topographic Survey (late February)
- Soils Investigation & Infiltration Testing (late March)

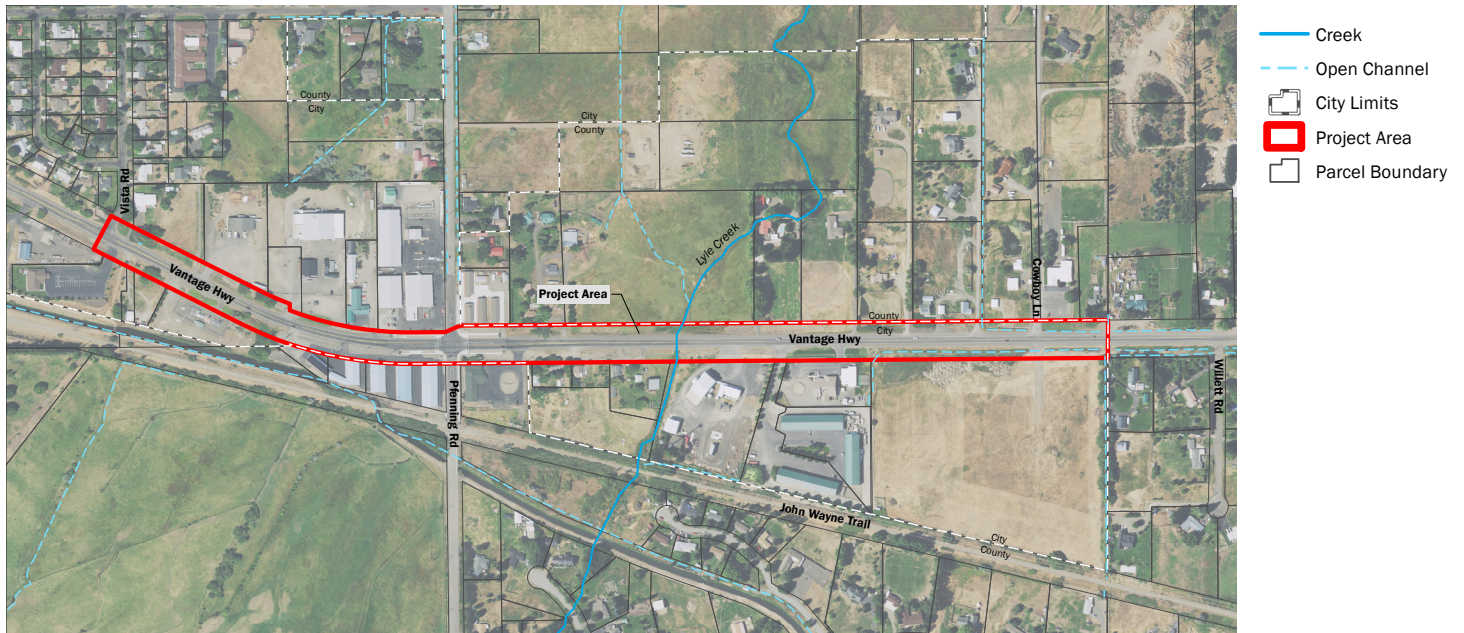
BEFORE



PROPOSED AFTER



PROJECT AREA



STORMWATER POLLUTION

Did you know that:

- ✓ In urban areas like cities, many types of pollutants collect and build-up on impervious surfaces such as roads and parking lots
- ✓ When it rains or snow melts, runoff from impervious surfaces pick up this pollution
- ✓ Most urban stormwater runoff is not treated to remove pollution before it ends up in local receiving waters such as creeks, rivers, and ponds
- ✓ Stormwater pollution negatively affects receiving water habitat, fish and wildlife, and human health
- ✓ Communities across Washington and the United States are building projects that protect receiving waters by reducing stormwater pollution

Urban Stormwater Pollutants include things like leaking automobile fluids, dust from wearing brakes and tires, animal droppings, over-sprayed lawn chemicals, chemical spills, trash and debris.

For more information, contact:
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