

## Doc Hansen

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**From:** Doc Hansen  
**Sent:** Thursday, December 11, 2014 2:29 PM  
**To:** Doug D'Hondt  
**Cc:** Lindsey Ozbolt  
**Subject:** Interpretive Center and Conditional Use Permit, SD 14-00004

Doug

You submitted the application for a conditional use permit to allow development of the proposed interpretive center on Canyon Road. My determination was based upon the definition of a "small-scale event facility" defined in KCC 17.08 as follows:

Small-scale event facility" means a facility that is open to the public for events, seminars, wedding or other social gatherings. May include eating and food preparation facilities provided meals are only served to guests attending events.

Such a facility would require the approval of an administrative conditional use permit or conditional use permit depending upon the number of events to be held at the site.

When it was explained that events would not be held within the facility, I looked at other definitions which might better describe the project. The definition of "public facilities" within the Code is as follows:

"Public facilities" means capital improvements and systems to support transportation, law enforcement, fire protection, and recreation. Facilities include but are not limited to fire stations, police stations, and bus stops.

I have determined that the proposed interpretative center could be classified as a public facility since it supports recreation by supplying information about the area, and functions as a "stop" for travelers along Canyon Road moving towards Yakima. Public facilities per KCC 17.15.060 do not require a conditional use permit and are permitted outright with administrative approval. We just need to have a "public facilities" application completed and signed by you and the applicant, and the \$750 fee. We will not be charging for the conditional use permit and will not be processing it for public hearing.

The project is still subject to approval of the substantial development permit which was filed. Such a permit requires a hearing before the Hearing Examiner for recommendation of decision, and final decision from the Board of County Commissioners before being sent to the Shorelines Hearings Board for final approval. While the hearing is still required per current Code, time will be saved since staff will not be required to process the conditional use permit. The file will be processed under file #SD-14-00004.

**Robert "Doc" Hansen**  
Planning Official

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