

10. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

Project Description:

The goal of this project is to be an amendment to the 2002 Conditional Use Permit CU-02-07 which was an amendment to the 1995 Conditional Use Permit #C-95-10. The intention is to gain approval for a preexisting small Amphitheatre on site and gain approval for conversion of newly replaced red barn on site to be utilized as an event space such as wedding venue, family reunions, and corporate retreats all of which are consistent with the existing usage of the Silver Ridge Ranch. The intention is to also gain approval to expand the square footage to 4 cabins that are already approved per the CU 02-07. Other activities that currently operate under the CU-02-07 shall continue to do so. These activities are the campground that consists of 44 RV sites, 34 tent sites, Approximately 75 horse corrals, the 8 room B&B Lodge and 4 approved 16x16 cabin sites that have yet to be utilized. Horseback riding, and snowmobile riding & rentals will also continue.

Located on parcel 798834 is an existing small Amphitheater. The goal is to gain the proper approval for use of this facility for events. Power is already in place. Guests will be primarily serviced by existing services located on site. Portable restrooms will be brought in for events to maintain adequate health and safety standards.

Located on parcel 788834 is an existing 3,000 sq ft, 60 x 50 ft barn. It is currently designated for storage. The goal is to convert the barn to an event space. This will include HVAC, and electrical. Guests will be primarily serviced by existing services located on site. Portable restrooms will be brought in for events to maintain adequate health and safety standards. Additional Parking designations need to be included and considered. The intention is to provide parking to be located in an on-site field, see Site Plan for reference. Existing permitted access shall provide adequate access to the new parking areas.

Located on 788834 is the location of 4 approved cabins that have yet to be utilized. The goal is to allow for each cabin to be permitted for up to 800 Square Feet.

As part of this amendment to the CU-02-07 Conditional Use Permit we would like to include parcels 954042, 954043, 954044, 954045, 954331, 954332, and 954333 which are all vacant lots currently and are to be used as parking for these special events as needed. These lots are all accessed via existing easements and gravel driving surfaces.

Water system for emergency usage is shown on the face of the Site Plan and existing water infrastructure can be found within the 2002 Conditional Use Permit CU-02-07. No additional plans for water are established at this time

Existing Septic systems will remain in place and utilized as per current usage. Portable restrooms planned to aid in ensuring all health and safety standards are met during event days

12.

A 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 long-standing guest ranch and campground has proven to be a desirable place for recreational purposes, while having very little impact on the surrounding area due to location. The Silver Ridge Ranch is a Campground and Guest Ranch with 45 RV sites and 31 tent sites. To the South is a Campground with 70+ RV sites known as RV Town. To the east is a proposed Truck stop/ gas station. To the north is Easton State Airport. Also in the nearby area is Lake Easton State Park and the Lake Easton Resort and Campgrounds. The addition of event space is desirable for public entertainment, lacking somewhat currently in the Easton area, and is not detrimental to public health, peace, or safety, nor will it pose negative side effects to the surrounding areas.

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:

The existing usage permitted under C-95-10 and amended by CU-02-07 provides proof that these recreational uses have been and will continue to be beneficial to the economic well-being of the county and community surrounding. The addition of event space will still adequately be supported by all existing facilities.

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.

The proposed additional use complies with Kittitas County Code.

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

The proposed additional use will not have further material impacts.

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

The proposed additional use will continue to comply with existing neighboring land uses.

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

The proposed additional use meets the requirements and is consistent with the characteristics and zoning of the area.

G. For conditional uses outside of Urban Growth Areas, the proposed use:

The proposed additional use is consistent with the Kittitas County Comprehensive Plan, will continue to be rural in nature, preserving the rural character of the area, and be adequately serviced by rural government services. It will not compromise any long term viability of

resourced *lands*.