

Kittitas County Commissioners

Agenda Staff Report

Agenda Date: July 21, 2015

Action requested:

Conduct a closed record meeting to consider the Hearing Examiner's recommendation for the McIntosh Small Scale Event Center Conditional Use Permit (CU-14-00004).

Background:

Scott and Gayle McIntosh, landowners have submitted a conditional use permit application for a small scale event facility conducting more than eight events a year. The subject parcels are approximately 50 acres in total size and are zoned Agriculture 20. This use is listed in the table under KCC title 17.15.060 as a conditional use for the zone.

The conditional use permit application was submitted to Kittitas County Community Development Services (CDS) on October 7, 2014. The application was deemed incomplete on October 24, 2014 and additional information was requested. A revised application was submitted on January 27th, 2015 and subsequently deemed complete on March 9th, 2015. The Notice of Application for the conditional use permit and the utilization of the optional DNS process was crafted on March 16th, 2015. This notice was published in the official county paper of record (Ellensburg Daily Record) as well as the Northern Kittitas County Tribune and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. In accordance with Kittitas County Code 15A.03.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner of record on March 10th, 2015 and is included as part of the record. The last day to submit written comments was on March 31st, 2015. A Mitigated Determination of Non-Significance (MDNS) and Notice of Public Hearing was issued for this project on June 11th, 2015. Notice was provided to all parties of record and published in the official county paper of record. The appeal period for this SEPA determination ended on June 25th, 2015 at 5:00 p.m. No appeals were filed.

The Hearing Examiner hearing was held on June 25, 2015 at 6:00 p.m. Representatives of the applicant presented materials and testified at the hearing. Two members of the public testified in favor of the proposal. On July 2, 2015 the Kittitas County Hearing Examiner recommended approval of the McIntosh Small Scale Event Center Conditional Use Permit (CU-14-00004). The recommendation was received at CDS on July 7, 2015

Interaction:

Kittitas County Hearing Examiner and Community Development Services.

Recommendation:

Staff recommends that the Kittitas County Board of County Commissioners conduct the closed record meeting, as scheduled, to consider accepting the Hearing Examiner's recommendation of approval of the McIntosh Small Scale Event Center Conditional Use Permit (CU-14-00004) and direct staff to prepare enabling documents based upon the decision of the Board.

Handling: None

Lead Staff: Jeff Watson