



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

RECEIVED

JAN 27 2015

KITTITAS COUNTY  
CDS

## ZONING CONDITIONAL AND ADMINISTRATIVE CONDITIONAL USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 17.60A)

A preapplication conference is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS

- Site plan showing lot area, proposed buildings, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.) **See Exhibit B**
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
- Project Narrative responding to Questions 9-11 on the following pages.

### APPROVAL REQUESTED

Conditional Use

Administrative Conditional Use

### APPLICATION FEES

1,565.00 Kittitas County Community Development Services (KCCDS)

418.00 Kittitas County Department of Public Works

329.00 Kittitas County Fire Marshal

235.00 Kittitas County Environmental Health

---

**\$2,547.00 Fees due for this application when SEPA is not required (One check made payable to KCCDS)**

---

**\$3,107.00 Fees due for this application when SEPA is required (SEPA fee: \$560.00 )**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):  _____	DATE:  _____	RECEIPT #  _____	DATE STAMP IN BOX
---	--------------------	------------------------	-------------------

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 11-21-2014

Page 1 of 3

**GENERAL APPLICATION INFORMATION**

**1. Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Scott and Gayle McIntosh  
Mailing Address: 7820 Hwy 97  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-925-2015 / 509-929-0012  
Email Address: mcintoshpolebldgs@fairpoint.net

**2. Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: Jeff Slothower  
Mailing Address: P.O. Box 1088  
City/State/ZIP: Ellensburg, WA 98926  
Day Time Phone: 509-925-6916  
Email Address: jslothower@lwhsd.com

**4. Street address of property:**

Address: 7820 Hwy 97  
City/State/ZIP: Ellensburg, WA 98926

**5. Legal description of property (attach additional sheets as necessary):**

Parcels A2, A3 and A4 of that certain survey filed for record on January 27, 2000 in Book 24 of Surveys, page 230, records of Kittitas County, recorded under Auditor's File No. 200101270012; being a portion of the N 1/2 of Section 8, T. 18 N., R. 18, E.W.M., Kittitas County, State of Washington

**6. Tax parcel number:** 866033; 15102; 954999

**7. Property size:** See CUP Exhibit #7 (acres)

**8. Land Use Information:**

Zoning: A-20 Comp Plan Land Use Designation: Rural Working

**9. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.**

Group A     Group B     Individual     Shared     Cistern     Other: \_\_\_\_\_

**PROJECT NARRATIVE**

*Include responses as an attachment to this application*

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. (See Exhibit A, #10.)

11. **Provision of the zoning code applicable:** KCC 17.08.490 and 17.15.060.1

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 (attach additional sheets as necessary):**

- 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.
- 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.
- 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.
- D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
- E. The proposed use will ensure compatibility 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.
- G. For conditional uses outside of Urban Growth Areas, the proposed use:
  - i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
  - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
  - iii. Requires only rural government services; and
  - iv. Does not compromise the long term viability of designated resource lands.

(See Exhibit A, #12.)

**AUTHORIZATION**

13. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

**Signature of Authorized Agent:**  
**(REQUIRED if indicated on application)**

**Date:**

X \_\_\_\_\_

\_\_\_\_\_

**Signature of Land Owner of Record**  
**(Required for application submittal):**

**Date:**

X  \_\_\_\_\_

1-12-15

**Exhibit Index**  
**To**  
**Zoning Conditional Use Permit Application**  
**Submitted By Scott and Gayle McIntosh**

- A. Responses to Project Narrative Sections 10 and 12
- B. Site Plan

**Exhibit A**  
**Page 1 of 3**

**10. Narrative description of the project:**

*The Applicants seek to operate a facility available to the public for rent for weddings, special occasion parties and other events on property owned by the Applicants using existing improvements on the Applicants' property. The site is located on a state highway, on approximately 100 acres.*

**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 (attach additional sheets as necessary):**

- 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 is desirable to the public convenience because it will provide a rural setting for events such as weddings, birthday parties, anniversary parties, meetings and other gatherings on a working ranch.*
    - *The proposed use will generate business for local caterers, florists and other businesses that provide goods and services to these types of events.*
  - *The proposed use is not injurious to the public health, peace or safety or to the character of the surrounding neighborhood.*
    - *The site is located on a state highway, on approximately 100 acres with no other incompatible activities within the immediate vicinity.*
- 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
- *The proposed use is on Highway 97 and has an existing commercial access permit issued by WSDOT.*
  - *The site has an existing water system and onsite septic system and will rely on portable toilets for larger events.*
- ii. The applicant shall provide such facilities; or
- *See answer to B(ii) above.*
  - *In addition, the proposed use will provide onsite security.*

**Exhibit A**  
**Page 2 of 3**

- iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
- *The proposed use will provide income to local businesses, which creates tax revenue.*
- 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.
- *This proposed use is an allowed conditional use in the zone.*
  - *All improvements have been constructed and/or will be constructed consistent with all permitting requirements.*
- D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
- *The use will not have a significant impact on the environment.*
  - *Any impacts can be mitigated.*
- E. The proposed use will ensure compatibility with existing neighboring land uses.
- *Neighboring land uses are rural small ranch and/or residential uses. This activity will occur on a large property and will not have any impact on adjoining uses.*
- F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
- *The property is zoned A-20. The purpose of the A-20 zone is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture (KCC 17.29.010).*
  - *Because this activity occurs on a working ranch, it is consistent with farming, ranching and rural lifestyles in the area and has no negative effects on fertile farmland.*
- G. For conditional uses outside of Urban Growth Areas, the proposed use:
- i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
- *This activity is consistent with Chapter 8 because it promotes a variety of compatible land uses that are consistent with the purpose and intent of the Comprehensive Plan.*

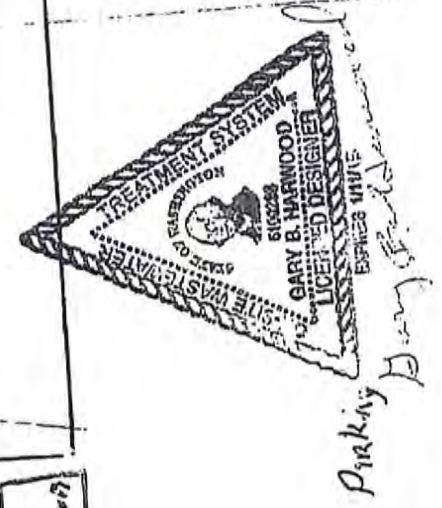
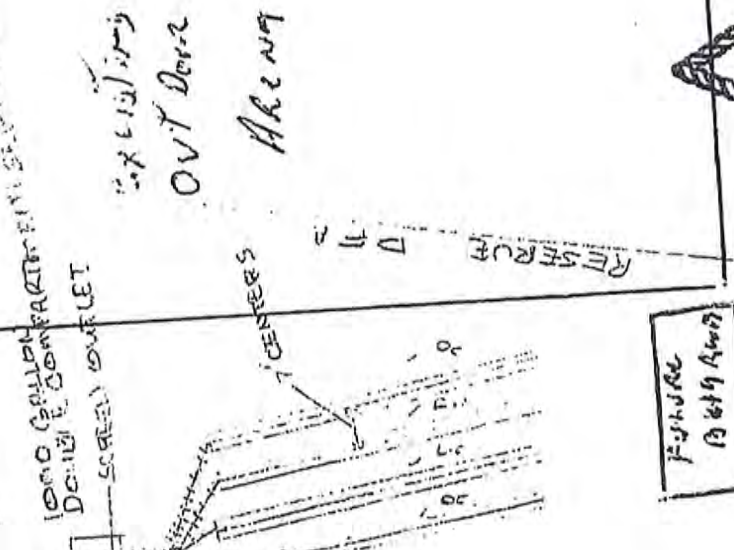
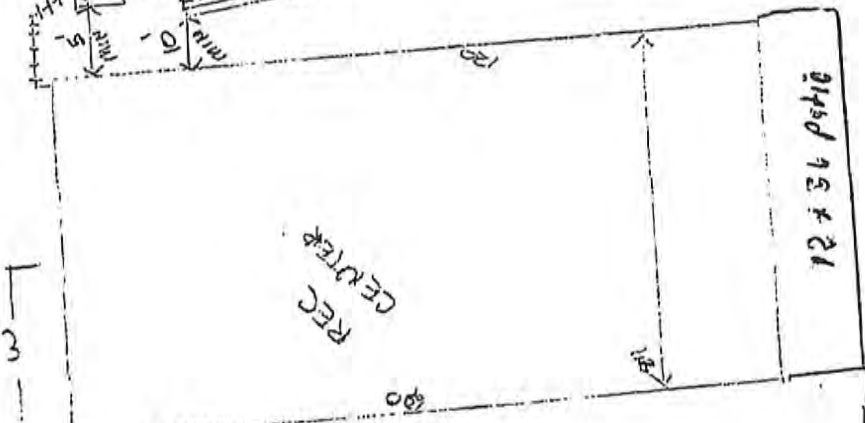
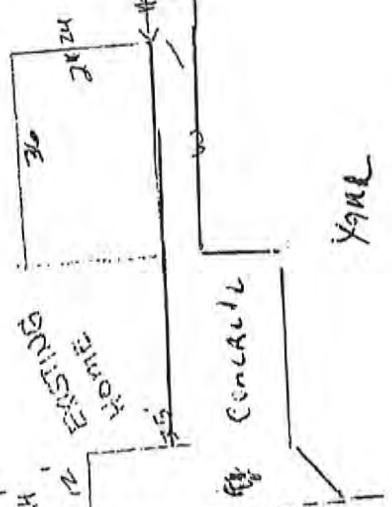
**Exhibit A**  
**Page 3 of 3**

- ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
  - *Because the activity is part of a working ranch, it does not change the built environment and it preserves the rural character.*
  
- iii. Requires only rural government services; and
  - *This activity does not require urban governmental services.*
  
- iv. Does not compromise the long term viability of designated resource lands.
  - *This land is not a designated resource land and is well removed from resource lands and therefore this criteria does not apply.*

Exhibit B

SCOT MCINTOSH  
7920 STATE ROUTE 97  
ELLENSBURG, WA 98926

12-36  
12-18-08 8:30 AM - 10:00 AM  
22. ADDRESS



Parking

DRIVE  
PARKING

DRIVE

PARKING