

# Kittitas County Commissioners

## Agenda Staff Report

**Agenda Date:** August 18, 2015

**Action requested:**

Staff requests Board signature of the Resolution approving the McIntosh 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 27<sup>th</sup>, 2015 and subsequently deemed complete on March 9<sup>th</sup>, 2015. The Notice of Application for the conditional use permit and the utilization of the optional DNS process was crafted on March 16<sup>th</sup>, 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 10<sup>th</sup>, 2015 and is included as part of the record. The last day to submit written comments was on March 31<sup>st</sup>, 2015. A Mitigated Determination of Non-Significance (MDNS) and Notice of Public Hearing was issued for this project on June 11<sup>th</sup>, 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 25<sup>th</sup>, 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

The Board of County Commissioners conducted a closed record meeting on May 19, 2015 for the purpose of considering the McIntosh Conditional Use Permit (CU-14-00004). A motion was made and seconded approving this proposal; the motion passed with a vote of 3-0.

**Interaction:**

None

**Recommendation:**

Staff recommends that the Kittitas County Board of County Commissioners sign the resolution for McIntosh Conditional Use Permit (CU-14-00004).

**Handling:**

Return signed resolution to CDS Staff Planner for issuance of the Notice of Decision and subsequent issuance of the Conditional Use Permit once all conditions have been met.

**Lead Staff:** Jeff Watson