

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506

"Building Partnerships – Building Communities"

CU-24-00001

ZONING CONDITIONAL USE PERMIT APPLICATION

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

A **preapplication conference is REQUIRED** per KCC 15A.03.020 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

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, 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.)
- 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 9-12 on the following pages.

CSP

APPLICATION FEES

\$3,430.00 Kittitas County Community Development Services (KCCDS)
 \$1,215.00* Kittitas County Public Works
 \$329.00 Kittitas County Fire Marshal
 \$260.00 Kittitas County Environmental Health

\$5,234.00 Fees due for this application when SEPA is not required (One check made payable to KCCDS)
 *5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

\$7,044.00 Fees due for this application when SEPA is required (SEPA fee: \$1,810.00)

FOR STAFF USE ONLY

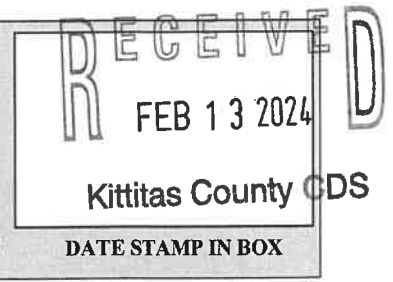
Application Received By (CDS Staff Signature):

DATE:

2-13-24

RECEIPT #

CO24-00265
CO24-00264
SE 24-00011
CU-24-00001



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

FORM LAST REVISED: 02-21-2023

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: Vantage Valley Properties (Pete & Amanda Ross)
Mailing Address: 2800 N Pioneer Rd
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-306-9672
Email Address: Pete.Ross@CrossValley.Training

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: Pete Ross
Mailing Address: 2800 N Pioneer Rd
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-306-9672
Email Address: Pete.Ross@CrossValley.Training

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

If different than land owner or authorized agent.

Name: Pete & Amanda Ross
Mailing Address: 2800 N Pioneer Road
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-306-9672
Email Address: Pete.Ross@CrossValley.Training

4. Street address of property:

Address: 24661 Vantage Highway
City/State/ZIP: Ellensburg, WA 98926

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

See the attached sheets for parcel numbers 890833; 840833; 890833 that combine to make 137 acres.

6. Tax parcel number: 890833; 840833; ~~890833~~

7. Property size: 137 (acres)

8. Land Use Information:

Zoning: Rural working Comp Plan Land Use Designation: _____

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.

Kittitas County Outdoor Educational Training Center was founded by outdoor trainers in the Kittitas Valley who love the outdoors and want to preserve the valley and educate the public. Multiple factors enhance our community's needs with the project.

- **Law Enforcement**
- **Public use**
- **Community gatherings**

Kittitas County Outdoor Educational Training Center will be the go-to safe place in the state for law enforcement and the community to train in search and rescue operations, outdoor firearms, and emergency response.

Law Enforcement

This project would allow the law enforcement community to train emergency personnel in nearly anything outdoor-related. The plan is to give them an acre to rework to fit their needs and an additional 136 acres that they could reserve for training, Search and rescue, Outdoor response to Active Shooter, Riot Training, Firearms Training, Emergency management response drills, Nighttime operations, explosive deactivation training, and other training that has yet to be considered. This one-stop location would vastly improve from the 25-yard static live fire range they have outgrown. On the site plan, we have reserved a building of up to 3,000 sq feet, including running water for up to two bathrooms, one additional sink, and a septic system. This site would be for their exclusive use.

Public use

The proposed site will provide residents with a place to hold outdoor gatherings and training that could include the use of firearms. Currently, Kittitas County has no place that allows shooting competitions or instructors to train community members to use firearms safely. This site's primary public use would be for training and events. Community members can reserve their space and conduct their events in a safe environment. Community members are currently running these types of events on our public lands. However, the amount of trash left behind can harm the environment when they conduct them without oversight. Our site will provide a space to perform these activities without leaving litter all over our public areas.

Community gatherings

Kittitas County has multiple public and an uncountable number of private ranges; some have safe backstops for shooting, and some are dangerous, with little or no regulation. The public wants to participate in outdoor competitions and will continue to do so. There have been multiple competitions on our public lands. Kittitas County Outdoor Educational Training Center has explicitly been laid out to support such events while providing a safe space with trained professionals on staff.

Utilities:

This site has more than enough utilities to accommodate the events we envision. The site has a well with consumable water, two power sources, and one working septic system. Any overflow bathroom needs will be through a 3rd party portable bathroom company.

The well on site has served two family homes for years. We are only proposing that we add, over time, 4 to 6 total bathrooms and up to 4 utility sinks. The bathrooms and sinks would have occasional use. A 3rd party portable bathroom rental service would provide most of our septic needs.

Our proposal reserves the space to add up to two septic systems when we are prepared to add those features.

11. **Provision of the zoning code applicable:**
ALL PARCELS ARE ZONED THE SAME
 Zone and Allowed Uses: Forest and Range
 Land Use Category: Rural Working
 Wildland Urban Interface: IR 1
 Stock Restricted Area: Open Range

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(16**));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long-term viability of designated resource lands.

***PLEASE NOTE THAT RCW 36.70A.030(16) IS THE CORRECT CITATION IT IS INCORRECTLY CITED IN KCC 17.60A.015.7(B). THIS WILL BE CORRECTED DURING THE 2019 ANNUAL DOCKET PROCESS.*

12, A through G (NOTE: some sections are addressed more than once)

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.

Kittitas County Outdoor Educational Training Center makes the Kittitas community safer and provides a much-needed training area for our law enforcement and first responders. This is a win-win for the community.

- 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;

Kittitas County Outdoor Educational Training Center will have a full-time range safety officer on site whenever the facility is used. This range safety officer will be trained in emergency medicine, 1st aid, and CPR. They will be required to maintain the safety of the training environment (most likely a law enforcement officer). They will be the ones to contact emergency responders and stop training if the weather conditions, environmental conditions, or training conditions become a hazard. This site has more than enough utilities to accommodate the events we

envision. The site has a well with consumable water, two power sources, and one working septic system. Any overflow bathroom needs will be handled through a 3rd-party portable bathroom company. The well on site has served two family homes for years. We are only proposing that we add, over time, 4 to 6 total bathrooms and up to 4 utility sinks. The bathrooms and sinks would have occasional use. A 3rd party portable bathroom rental service would provide most of our septic needs. Our proposal reserves the space to add up to two septic systems when we are prepared to add those features.

- 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.

*Zone and Allowed Uses: Forest and Range
Land Use Category: Rural Working
Wildland Urban Interface: IR 1
Stock Restricted Area: Open Range*

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

We plan to keep the land as natural as possible; however, we will need to disturb parts to create safety features and training areas. We plan to replant native trees and plants to curb erosion, dust, and wildlife impacts. Renewing the native vegetation helps us, the animals, the community, and the land. Everyone wins if we replenish what was there. We also have reserved a large section that will remain widely untouched or altered. There is a benefit to the community to train in a natural environment.

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

This unique layout of the land and its unique location lends itself well to our proposed project. The site is far from residential areas but is still accessible to fire and EMS services when needed. The site is approximately 15 miles from Ellensburg and about 1.5 miles from the nearest residence. The rolling hills and natural vegetation absorb all but the loudest of sounds. Our nearest neighbor is the Wild Horse Wind Farm. We are aware that they host events as well. We also know they are in such a position that the noise may travel directly to their event location. We plan to work with them to mitigate disturbances to their events.

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

*Zone and Allowed Uses: Forest and Range
Land Use Category: Rural Working*

The site is approximately 15 miles from Ellensburg and about 1.5 miles from the nearest residence. The rolling hills and natural vegetation absorb all but the loudest of sounds. Our nearest neighbor is the Wild Horse Wind Farm.

- 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(16**));
 - iii. Requires only rural government services; and
 - iv. Does not compromise the long term viability of designated resource lands.

Kittitas County Outdoor Educational Training Center 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 as it is in the Zone and Allowed Uses: Forest and Range and the Land Use Category: Rural Working. Location: We are approximately 15 miles from Ellensburg and about the same from Vantage. We are also about 14 miles from the EMS response. Due to our location and use, we will only need rural government services. We plan to keep the land as natural as possible; however, we will need to disturb parts to create safety features and training areas. In order to keep the long-term viability of designated resource lands, we plan to replant native trees and plants to curb erosion, dust, and wildlife impacts. Renewing the native vegetation helps us, the animals, the community, and the land. We have also reserved a large section that will remain widely untouched or altered. There is a benefit to the community to train in a natural environment.

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 will be sent to the authorized agent or contact person, as applicable.

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

X



Date:

2/13/24

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

X



Date:

2/13/24