

## Project Narrative

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 project is located within walking or biking distance to Suncadia, Downtown Roslyn and the Coal Miners trail. The area is a second home community and a tourist destination spot. This project would provide additional revenue for the county in the form of sales tax and B&O tax without creating an impact on existing services ie: police, fire protection, refuse disposal, water or sewers and schools. The project is already serviced by HWY. 903 and the current access connection is adequate with 100 average weekday vehicle trip ends to service the project.

The stretch of Highway from the Bullfrog Road roundabout to Downtown Roslyn is consistent with commercial use from landscaping, nursery, horse riding facility and restaurants. The two buildings on the property are rustic in nature and fit in with the rural landscape and coal miner theme. The architecture of the buildings is already of interest to locals and tourists alike. People often pull in to look at the buildings and this project would give them reason to stop in and purchase items as well as a destination for a walk with their dog and purchase something for themselves and their pet. The property has beautiful views of Peoh Point, old barns and often the elk herd in the nearby pastures. This project would enhance the rural nature of the area by creating a service that can easily be walked or biked to from nearby housing. It would create additional services for campers on their way to Salmon La Sac or Lake Cle Elum.

B. The proposed use at the proposed location will not be unreasonable 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 highway, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers and schools

ii. The applicant shall provide such facilities; or

iii. The proposed use will be of sufficient economic benefit to offset additional public cost or economic detriment

The building for the proposed project already exists and has existing access off of Highway 903 with a current connection adequate to support the project. The property already has sufficient off street paved parking to handle the project. Waste management currently handles all refuse disposal and has the

ability to manage any additional disposal that this project might create. The property is serviced by City of Roslyn water district and the applicant will provide any additional facilities. The city of Roslyn in connection with the City of Cle Elum and Kittitas County all work together to provide police and fire protection.

No additional construction is proposed and the property currently takes care of all drainage and storm run off.

The proposed use will be of economic benefit by providing additional sales tax and B & O taxes. The proposed project does not create any 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.

The project is not requesting any waivers or variances and will comply with any additional code requirements in keeping with the permitted use.

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

The project is using existing structures and any alterations would be internal and would be subject to building permits if required. Any exterior alterations to the property would strictly be in the form of landscaping and would have no impact.

E. The project is located at 3740 SR 903 which has a variety of land uses from nursery, landscaping, drive thru latte stands, mini marts, horse parks, restaurants etc.

G. For conditional uses outside of urban growth areas the proposed use:

The project is a permitted use in Rural 5 and a Farm Stand would be in keeping with the rural nature of the area.