



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”

Hembree Administrative Conditional Use File Number ACU-20-00004

FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL

I. GENERAL INFORMATION

Requested Action: Jim Hembree, landowner, is proposing the construction of a new clubhouse to replace an existing clubhouse. The subject property is zoned Rural 5 within a Rural Residential land use designation. Clubhouses are permitted uses within the Rural 5 zone with an Administrative Conditional Use permit.

Location: 1 parcel #525934, with the SE ¼ Portion in Section 26, the NE ¼ Portion in Section 35, and NW ¼ Portion in Section 36, Township 20, Range 14, Kittitas County, bearing Assessor’s map number 20-14-35011-0001.

II. SITE INFORMATION

Total Property Size:	7.14 acres
Number of Lots:	1 (no new lots are being proposed)
Domestic Water:	Group A Water System: Sun Country Estates 1-2-3
Sewage Disposal:	Septic
Power/Electricity:	PSE
Fire Protection:	Fire District 7 (Cle Elum)
Irrigation District:	KRD

Site Characteristics:

North: Primarily residential development

South: Primarily residential development

East: Primarily WSDOT Interstate 90

West: Primarily residential development

Access: The site is accessed from Saint Andrews Drive.

Zoning and Development Standards: The subject property has a Zoning designation of Rural 5 with a Land Use designation of Rural Residential. The purpose and intent of this zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-5 zones will be to minimize adverse effects on adjacent natural resource lands. The proposed project is classified as a “Clubhouse”. Clubhouses are an allowed use within Rural 5 zoning, with an Administrative Conditional Use permit when consistent with footnote# 44 in KCC 17.15.060.1. This use is an Administrative Conditional Use and requires that the following be met:

KCC 17.60A.015 Review Criteria

1. 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.

Applicant Response:

“This proposal is essential and not detrimental to the public as a new facility is needed to accommodate the growing number of guests. This building will also be ADA compliant to accommodate those with special needs. Our current facility is outdated and too small.”

Staff Response:

Staff agrees with the applicant that the proposed use will not be detrimental or injurious to the public health, peace, safety, or to the character of the surrounding neighborhood. The existing clubhouse serves the same purpose that the proposed replacement clubhouse will serve, and the new one will be updated to meet current code and ADA standards, and will be large enough to accommodate the growing number of guests.

2. 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
 - a. The proposed use 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
 - b. The applicant shall provide such facilities; or
 - c. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

Applicant Response:

“The property is currently accessed by an approved County road and has existing, adequate parking. The existing community water system can accommodate the new building so no additional costs will be incurred there. The property has an existing hydrant system which passed a flow test performed by the Kittitas County Fire Marshal's Office in 2020. No additional costs or requirements are needed for fire. This proposal will not create excessive public cost.”

Staff Response:

The clubhouse proposal will be adequately serviced by existing facilities and public services without additional public investment. CDS has determined that the project will increase public convenience without negative economic impacts to the public.

3. 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.

Applicant Response:

“The proposal does comply with relevant development standards per KCC 17.60A and KCC 17.15.020

(1).”

Staff Response:

The project, as conditioned, complies with Kittitas County Development standards.

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

Applicant Response:

“There are provisions in place to mitigate any material impacts. We are submitting a SEPA review application as an addendum to this permit. If required, we will apply for a Grading Permit and Stormwater Permit through Kittitas County Public Works.”

Staff Response:

The application, SEPA comment period, and staff review have identified no potential environmental impacts and appropriate conditions have been included in this staff report to offset other impacts.

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

Applicant Response:

“This is a replacement building for a use that already exists within the zone (golf course). The new club house is consistent and compatible with the current area.”

Staff Response:

The proposed use is consistent with other recreational uses in the area. CDS finds the use, as conditioned, compatible with existing neighboring land uses and in turn consistent with this criterion.

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

Applicant Response:

“This is a replacement building for a use that already exists within the zone (golf course). The new club house is consistent and compatible with the current area.”

Staff Response:

CDS staff has confirmed that a Clubhouse is an Administrative Conditional use in the Rural 5 zone. This project is consistent with the “Clubhouse” definition which has been identified as a compatible use within the zone through KCC 17.15.060.1.

7. For conditional uses outside of Urban Growth Areas, the proposed use:
 - a. 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;
 - b. Preserves “rural character” as defined in the Growth Management Act
 - c. Requires only rural government services; and
 - d. Does not compromise the long term viability of designated resource lands.

Applicant Response:

“This proposal is consistent with the intent, goals, policies, and objectives of Kittitas County and preserves the "rural character" of the County. The proposal is to only replace an existing club house with a new club house. There will be no environmental impacts, no additional lots created for housing, and will benefit the current golf course and its guests. The new building has no impact on any natural surface water or wildlife in the area.”

Staff Response:

CDS staff finds that this project, as conditioned, is consistent with the Kittitas County Comprehensive Plan as described in section IV of this staff report, preserves rural character, requires rural government services and does not compromise long term viability of resource lands. The proposed use is consistent with the character and impact of surrounding neighborhood uses.

Conditional Uses:

This application is consistent with the requirements of KCC 17.60A.015 as demonstrated above.

KCC 17.15.060.1 Footnote #44

51. Limited to facilities that serve traditional rural or resource activities (such as granges).

Staff Consistency Statement: The proposed project is consistent with this footnote as this clubhouse will exist in a rural setting and will support a variety of activities.

III. ADMINISTRATIVE REVIEW

Notice of Application: An Administrative conditional use permit application was submitted to Kittitas County Community Development Services department on December 23, 2020. This application was deemed complete on January 19, 2021. A Notice of Application for the Hembree Administrative Conditional Use Permit (ACU-20-00004) was mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel & associated Agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on January 28, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

IV. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan has established specific goals and policies associated with Rural Resource lands. The following goals and policies guide activities on Rural Resource lands throughout the County. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

RR-G29: Allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

Staff Consistency Statement: The proposed project is a replacement of an existing clubhouse on an established golf course. The proposal will provide patrons recreating on the golf course a place to gather, purchase and consume food and beverages, and use the restroom facilities. The project site sits just outside of Cle Elum City limits, which largely caters to recreational visitors.

RP-15: Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

Staff Consistency Statement: A golf course, in nature, preserves open space for outdoor recreation. The proposed project would provide a supplemental use to the golf course by giving patrons, both tourists and locals, a place to eat and rest.

RR-G14: Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety.

Staff Consistency Statement: The proposed project will be replacing an existing clubhouse and will be built to current code and ADA accommodations, therefore protecting public health and safety. The golf course and associated clubhouse provide a recreational opportunity for visitors.

V. ENVIRONMENTAL REVIEW

A SEPA Checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. During the combined comment period, there were no environmental concerns raised by any agencies or the public. Following the concurrent comment period, CDS issued a Determination of Non-Significance on March 4, 2021. The appeal period for the SEPA DNS concluded on March 18, 2021. No appeals were filed.

In addition, CDS performed a critical area review of the properties. Two wetlands were identified on the parcel; however this project site is not located near either of their buffer zones and therefore no impact on the wetlands is anticipated.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

VII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan Goals and Policies apply to this proposal: RR-G29, RP-15, RR-G14.

Provided the applicant follows and maintains the Goals and Policies, they shall be in compliance with the Kittitas County Comprehensive Plan. Therefore, the County and applicant are in compliance with the Comprehensive plan.

Consistency with the provisions of KCC 17A, Critical Areas:

Staff conducted an administrative critical area review in accordance with KCC 17A. GIS information indicates two wetlands located on the subject parcel that are not near the project site.

Consistency with the provisions of KCC 17.15.060.1 and Footnote #44

This proposal, as conditioned, is consistent with the Kittitas County Zoning Code 17.15.060.1 and Footnote #44.

Consistency with the provisions of KCC 17.30A, Rural 5 zoning:

This proposal is consistent with the Kittitas County Zoning Code 17.30A as conditioned.

Consistency with the provisions of KCC 17.60A, Conditional Uses:

This proposal as conditioned is consistent with the Kittitas County Zoning Code for Administrative Conditional Uses. The proposed administrative conditional use is consistent with Kittitas County Zoning Code 17.60A as described above.

Consistency with the provisions of the KCC Title 14.04, Building Code:

As conditioned, the proposal is consistent with the provisions of KCC Title 14

Consistency with the provisions of KCC Title 12, Roads and Bridges:

The proposal is consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

As conditioned, the proposal must be consistent with the provisions of KCC Title 20.

Agency Comments:

The following agencies provided comments during the comment period: Department of Health-Office of Drinking Water, Kittitas County Public Health, Department of Archaeology & Historic Preservation, and Kittitas County Public Works. All comments are on file and available for public review.

Public Comments:

There were no public comments submitted during the comment period.

Staff Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 17.15.060.1 Allowed Uses, Title 14.04 Building Code, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

Conditions of Approval:

1. Building

- A. The applicant shall conform to Kittitas County Code Title 14 and the International Building and Fire Codes adopted at the time of building permit submittal. This includes fire sprinklers if applicable.

2. State and Federal

- A. Applicant must meet all state and federal regulations.

3. Fire & Life Safety

- A. All development, design and construction shall comply with the International Fire Code requirements.

4. Public Health

- A. The applicant will comply with all Public Health standards and regulations.

5. Road and Transportation

- A. A grading permit is required for any dirt work exceeding 100 cubic yards of excavation and/or fill. If over 500 cubic yards engineered plans will be required.
- B. If a change in access or addressing occurs, an access/address permit will be required from Public Works.
- C. Engineered stormwater plans are required if the project generates an impervious surface exceeding 5000 square feet. The stormwater system will comply with the Stormwater Management Manual for Eastern Washington (SWMMEW).

6. Archaeology and Historic Preservation

- A. Should ground disturbing or other activities related to the proposed project result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

From these conclusions and findings, the proposed Administrative Conditional use is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1,550 to the Kittitas County Community Development Services at 411 N Ruby St. Suite 2; Ellensburg, WA 98926. The appeal deadline for this project is April 21, 2021 at 5:00p.m.

Responsible Official

Rachael Stevie

Rachael Stevie

Title: Staff Planner

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926

Phone: (509) 962-7637

Date:

April 6, 2021