



Project Narrative

Kittitas County CDS

10. Narrative project description: Please include at a 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.

Project Narrative:

Definition - Outpost (Out-pohst): A simple yet functional community located precariously on the frontier of the unknown. A place where the beckoning of nature and adventure rings loud and unmistakable.

The Outpost at Cle Elum is a 10-acre camping experience utilizing 30 small, minimalistic cabins to provide an economical, wilderness-based lodging alternative for outdoor recreators. Guests will be provided with an interactive map and other resources highlighting the area's rich local history to guide their exploration of this beautiful region.

The site is located on Highway 903 between Ronald and the Last Resort. With Lake Cle Elum, the Cle Elum River, Cooper River, Cooper Lake, and countless of miles of hiking and snowmobile trails, the Salmon La Sac corridor has become the area's premier 4 season destination.

Existing Structures:

- 700 sqft single story 2 bed 1 bath log cabin with full utilities.
- 100 sqft single story well pump house with water & electricity.
- 1,200 sqft tall single story metal sided garage.

New Structures:

Mix of 30 single story "camping units" ranging from 200-400 square feet.

1 well pump house.

1 restroom/shower/laundry building of approximately 500 square feet.

1 indoor group meeting building of approximately 3,000 square feet.

1 supply and equipment storage building (electrical only) of approximately 3,000 square feet.

Water System:

We will install a new well (Group A – TNC) and obtain necessary mitigated water rights. We have contracted with Theo Leonard with Granite Civil Engineering for assistance with the well and with Jason McCormick with McCormick Water Strategies for assistance with obtaining needed water mitigation.

Sewage:

We will install a LOSS system. We are working with Rocky Anderson of ADC Wastewater.

11. Provision of the zoning code applicable: *See application*

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

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 Upper Kittitas County has been growing in popularity as a recreation destination for several years. During the COVID pandemic, people adjusted their leisure activities away from destinations that attracted crowds and required airline travel. The Upper County saw a huge surge in real estate activity as people traveled the short distance from King County and discovered a new way to enjoy their leisure time. Currently, "camping" type accommodations in the upper county must be booked well in advance of a visit. This includes RV parks and state and private campgrounds. Our goal is to provide additional recreational accommodations to those looking to recreate in Upper County. We intend to create an environment that embraces the beauty of the area and is not detrimental to the surrounding neighbors and communities.

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.

Our project will be adequately serviced by existing highways, roads, police, and fire protection. We will work with our engineering contractor to ensure proper drainage, refuse, water, and septic disposal (see details above). Our project serves recreational activities and will have no impact on schools.

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.

We will work with the county to ensure that our project complies with all applicable county codes and other provision.

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

As a project that is designed to serve outdoor enthusiasts, our mission will include strict adherence to minimize any material impacts to the environment.

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

We commit to adhere to the granted land use referenced in this application if granted.

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

We affirm that the proposed use is consistent with the intent and character for the applied zoning.

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