

RECEIVED
DEC 27 2024

Prophet Elijah Antiochian Orthodox Church

Question 12 Response

Kittitas County CDS

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. Religious institutions have a rich history of being an essential aspect of life within the community of Ellensburg. Religious institutions are a vital thread within the fabric of our community in providing for the public health, peace, and safety of the community. The Prophet Elijah Antiochian Orthodox Church (The Church) has been a home church for the past 10 years. It is a respected institution within the neighborhood with many parishioners who are long-time residents of the surrounding community. Activities at The Church including services, processions, and parish/community events are held strictly within the premises and all parking is contained within the property.

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

The Church is a relatively small community church that has existed for the past 10 years as a home church. The Church has successfully operated within the means of the parish with minimal to no impact to the surrounding area. The primary access roads are North Dennis Street and South Dennis Street, and the use of these roads by visitors have not nor are expected to raise the Level of Service on these roads. The Church will have a professionally engineered parking plan approved by the county (see Parking Plan attachment) that will continue to contain all vehicles for those who drive to the location. The parking plan adheres to the regulations contained within the International Fire Code including Appendix D, creating a sufficient turnaround area for emergency vehicles. There is a relatively low dependence on police, fire, or other emergency services. The Church will continue to be effectively serviced by its established refuse disposal service as well as the City of Ellensburg water, sewer, and electricity utilities. There will be no impact or demand on school services.

ii. The applicant shall provide such facilities; or

The Church will follow the approved Parking and Access Plan which is included as an attachment to this Conditional Use Permit.

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

It is not anticipated that there will be any negative impacts to the community as a result of the approval and implementation of this proposal. Our doors are open to anyone who wants to explore the Orthodox Christian Faith and we provide services including but not limited to spiritual counseling, church services, parish meals, and community service. Parking will be entirely self-contained. The Church also provides additional benefit to the

community through the commerce that comes from parishioners frequenting local businesses, generating tax revenue for the city and county, and providing the above listed services as a Church.

- 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.

Per our Conditional Use Permit preapplication conference meeting (PM-23-00011), we are complying with all requirements through our engineered parking and access plan (see attached). Our parking plan also includes buffer zone considerations for critical areas that have been reviewed and approved prior to submittal by Kittitas County Community Development Services. Our sewer, water, and electrical needs will not be changing and have been deemed sufficient for the proposal or will be considered upon submittal of the building permit application. Fire access considerations are also addressed in our engineered parking and access plan. All building plans will comply with KCC Title 14 – Buildings and Construction.

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

Our proposed conditional use plan addresses the impact of critical areas based on review by Kittitas County Community Development Services. See the Narrative Attachment and Administrative Determination Attachment for further information.

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

The Church's impact will not materially change from what has existed for the last ten years. It fits well within the Urban Growth Zone in that it is a community institution that serves the needs of the parishioners and other community members.

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

The Church is within the Urban Growth Zone and is under the Urban land use designation. As stated above, churches have historically been and continue to be an established and essential part of urban areas. The Church is already an established part of the community. It is entirely consistent with the intent and character of the community, and this modest proposal is part of a slow, gradual growth process that is consistent with the needs of the growing community that is served by The Church.

- 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;
This does not apply as the proposed conditional use is within an Urban Growth Area.
- ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(16**));
This does not apply as the proposed conditional use is within an Urban Growth Area.
- iii. Requires only rural government services; and
This does not apply as the proposed conditional use is within an Urban Growth Area.

- iv. Does not compromise the long term viability of designated resource lands.
This does not apply as the proposed conditional use is within an Urban Growth Area.