



**Prophet Elijah Antiochian Orthodox Church
Narrative Attachment**

From the Zoning Conditional Use Permit Application: “The Kittitas County Conditional Use Application requires the following: Narrative project description (include as attachment): Please include at a minimum the following information in your description: describe project size(i), location(ii), description of water system(iii), sewage disposal(iv) and all qualitative features of the proposal(v); include every element of the proposal in the description(vi).”

The Prophet Elijah Antiochian Orthodox Church (The Church) is a proposed project that is being planned and permitted through the Conditional Use Permit process as allowed in KCC 17.60A and as provided for in KCC 17.22 UR – Urban Residential zone and the Ellensburg Urban Growth Area. The proposed project will be located at 107 South Dennis Street, Ellensburg, Washington 98926 on 2.43 acres in the Urban Growth Area. A preapplication meeting has been held for this project and is under PM-23-00011.

The Kittitas County Code 17.08.467 provides the allowed use of religious institution as defined by the following: “‘Religious institutions’ means churches, synagogues, temples and other places where gathering for worship is the principle purpose of the use.”

Prophet Elijah Antiochian Orthodox Church has been an established Eastern Orthodox Christian Mission for the last thirteen years and has served parishioners and community members from Kittitas County and beyond. The Church holds church services up to seven days a week, and this is its principal purpose as defined within the “Religious Institutions” use. The Church also provides additional services including but not limited to spiritual counseling, classes about the Orthodox Church, parish meals, church events, and community outreach.

Through this allowed use, it is observed that The Church is permitted by the county code within the Urban Residential zone as a conditional use through KCC 17.60A and the KCC 17.15.080.1 Urban Use Table. This religious institution will provide the following uses which may include but will not be limited to church services, community events including parish meals, celebrations, community service, and similar pursuits. The Church has followed and will continue to abide by KCC 9.45 – Noise Control.

The Church is located on South Dennis Street off of North Dennis Street and consists of parcel 026833. The primary entrance to this designated recreation area will be South Dennis Street, which feeds directly into the driveway for The Church. See the Parking and Access Plan Attachment for further access information. This Parking and Access Plan follows parking guidelines as enforced by the City of Ellensburg as this property is within the Ellensburg Urban Growth Area. All parking for The Church will be consolidated within this project area.

The Church will follow setback guidelines as designated by KCC. This use has not historically and will not create additional traffic that will affect the corner lots 307933 and 287933, which are directly north of The Church and to either side of South Dennis Street.

The Church has used and will continue to use municipal water, sewer, and electricity facilities from the City of Ellensburg.

According to Kittitas County Code and as observed on the Kittitas County COMPAS map, there is a 250' buffer around Mercer Creek which runs along the eastern border of the parcel. However, comments from the Kittitas County Community Development Services staff included a statement within the preapplication meeting (PM-23-00011) saying that 115' buffers were required. This buffer does not allow us to construct our parking lot, which is a city requirement in order to gain the "religious institution" conditional use. Since The Church is in the Urban Growth Area and is required to abide by city and county standards, we reasoned that we are able to use the city buffer standard of 85' for Type F streams including Mercer Creek. This reasoning is based on the table found in Section 15.650.040 of the City of Ellensburg Code.

After further discussing this with Kittitas County Community Development Services staff, we gained approval for the decrease of this buffer. Additionally, we discussed and subsequently gained approval for the decrease of the buffer size along the northern portion of Mercer Creek from 85 feet to 75 feet. This is within the area that we are planning to construct our parking lot and southern wing of The Church. To replace the buffer volume, we plan to increase the buffer size in the southern portion of our property along Mercer Creek. We will follow the proper replacement ratio according to Table 17A.07.070.6: Wetland Mitigation Ratios. We may create a physical buffer area by planting trees or other vegetation. See the cited approval from CDS staff in the Administrative Determination Attachment.

Religious institutions have a rich history of being an essential aspect of life within the City of Ellensburg. Religious institutions are a vital thread within the fabric of our community in providing for the general welfare of those that live within and contribute to the economy of the greater Kittitas County. The Prophet Elijah Antiochian Orthodox Church is an established and respected institution within the neighborhood with many parishioners who are long-time residents of the surrounding community. In the last few years, we have seen an accelerated growth rate of established parish members, and these numbers are continually expanding. The expansion of the facilities of Prophet Elijah Orthodox Church would provide additional room and services for this growing Christian community without being detrimental to the neighborhood or surrounding area.