

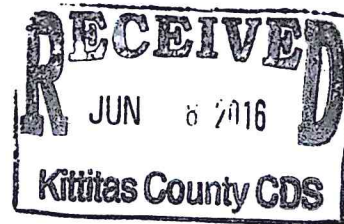
RITCH BROWNLEE
6231 Badger Pocket Road • Ellensburg, WA 98926

Phone No.: 509.929.4299
E-mail: brownlee@fairpoint.net

June 8, 2016

Robert "Doc" Hansen
Planning Official
Kittitas County Community Development Services
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Webb Conditional Use Permit (CU-16-00001)
Notice of Appeal



Dear Mr. Hansen:

This letter will serve as our Notice of Appeal with respect to the Determination of Nonsignificance (DNS) for the Webb Conditional Use Permit (CU-16-00001). Enclosed with this appeal is the required fee of \$780.00. The DNS referenced in the notice correspondence was a document containing the date of May 24, 2014.

This appeal includes the following issues and considerations:

1. The DNS appears to adopt prior environmental review conducted with respect to the previously filed Webb Conditional Use Permit (CU-12-0003). The DNS included with the notice is different than the environmental determinations on the CDS website. The scope of notice, opportunity to comment and appeal are compromised and difficult given the disjointed public record. The environmental review and adoption of prior environmental review does not comply with requirement of WAC 197-11-630.
2. SEPA responsible official failed to consider and incorporate comments addressed in prior environmental review processes.
3. Applicant did not file an updated SEPA Checklist based upon the current application. The prior application contained many inaccurate statements, incomplete disclosures and deficiencies that were pointed out in prior comments. The environmental review should have incorporated all comments on the previous application (CU-12-0003).

4. Application and SEPA checklist failed to include a clear and understandable narrative with respect to the proposed usage, hours of operation, frequency and related considerations. Without a clear narrative, it is impossible to formulate meaningful comments or ascertain the scope and extent of environmental impacts. The DNS should be withdrawn and environmental review conducted only following adequate disclosure of the project proposal.

5. SEPA responsible official inadequately reviewed proposed noise, parking, parking areas, event site plan, surface water requirements and related matters with respect to parking. Among the significant concerns are the following:

(a) Noise. Applicant provides little substantive information regarding nature, extent and hours of noise reduction. The venue is located in a quiet rural environment and significant noise from parties, music and outdoor activities have historically continued through night time hours. There is no existing landscape or other noise buffers to protect adjacent properties. Environmental review does not address noise generated from outside activities during events.

(b) Grading/Parking. Environmental checklist contains no substantive information with respect to grading of access and parking areas. No design or provision is provided for parking areas including surface construction, surface water management and similar impacts. Significant air emissions will be produced by vehicles using unpaved parking and access areas during events and no measures are provided to reduce or control such emissions. Application does not have a designated parking plan and fails to provide specific detail assuring compliance with fire access standards.

(c) Light and Glare. Applicant acknowledges significant potential impacts with respect to light and glare during events. No substantive mitigation is provided to address light and glare from outdoor activities, event participants and activities, vehicle ingress and egress and similar impacts.

(d) Transportation. Public road access to the property is inadequate to carry traffic anticipated for events. SEPA checklist fails to identify traffic trip generation (e.g. events could have more than 40 vehicles attending) and improvements should be required to assure safe travel on the public roads. DNS fails to incorporate fire access requirements set forth in comments provided by Kittitas County Fire Marshall's Office (May 2, 2016).

(e) Utilities. The site has insufficient public facilities to support large events contemplated for the property. State of Washington, Department of Health advised that the facility would require either a Group A or Group B water system with associated source approval.

(f) Building Compliance. Kittitas County Building Official set forth specifics for accessible restrooms, exits, fire sprinklers (occupancy load of over 100 persons) and

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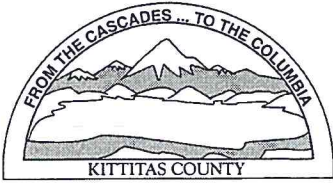
other code requirements. DNS failed to include any of these required conditions addressing environmental impacts.

Appellant reserves the right to supplement this Notice of Appeal following completion of adequate and complete project narrative and SEPA checklist.

Very truly yours,

A handwritten signature in black ink, appearing to read "Ritch Brownlee", with a long horizontal flourish extending to the right.

Ritch Brownlee



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00030240

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025799

Date: 6/8/2016

Applicant: MATT WEBB

Type: check # 8229

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
AP-16-00001	APPEAL	780.00
	Total:	780.00