



**CU-16-00001  
COMPLIANCE SUMMARY**

Proposed Project will satisfy applicable provisions of the Kittitas County Code, including Title 17, Zoning.

**TITLE 17.60A.015**

**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**

There is an enormous amount of interest that is tailored to this type of facility of being a small, rural atmosphere/character, and out in the country type of event facility. This small event facility compared to larger full time facilities, such as Springwood Ranch, Suncadia, is essential for those out there looking for smaller economical facilities providing a more personal touch. By allowing this facility it also allows for additional services to benefit. For example, an event facility of this type would bring in additional visitors to Kittitas County who could require accommodations outside of this facility. Local Hotels and local restaurants will be used including but not limited to other services benefiting from this use such as convenient stores, gas stations etc. With the aforementioned, this Small Scale Event Facility is essential and desirable to the public convenience and not injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

**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.**

Economic Welfare of this Small Scale Event Facility 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. This proposed use will be providing access via Badger Pocket Road where the Webb's have already paved the access/driveway into the site; irrigation water will be provided on site through its existing practices; refuse and disposal has been addressed where this proposal will use garbage cans etc. throughout the facility than transferred to the Kittitas County Solid Waste Department where the applicant will pay to dump the garbage. A company, such as Brown and Jackson or the like, will be contracted with, who will be paid to supply portable toilets for each specific event. The proposed use will not require any additional services, and the existing facilities owned by the Webb's are sufficient for the proposed use. Therefore this proposal will not be unreasonably detrimental to the economic welfare of the county and will not create excessive public cost.

- A. This project will be serviced by existing facilities including but not limited to, existing roads, highways, and police and fire protection.
- B. Any additional facilities required by this Project will be agreed to and provided by the Webb's. These additional requirements could be conditions placed upon the project as part of approval.
- C. The Webb's has already provided paved access and paved apron, as required by TC-12-00007. The Webb's has agreed to improve the water system and septic system, at which time the proposed events start changing the use of the existing barn. With this proposal bringing in additional revenue from the events and providing the project improvements provides an economic benefit and offsets any additional public cost or economic detriment.

**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.**

This project has met and will comply with all relevant development standards and criteria or conditions placed upon the project as required by Kittitas County Code.

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

This applicant have gone through a lengthy review of their application starting back in 2014 proposing a standard conditional use permit process for the same type of proposal prior to reducing their scope to only hold 8 events in a year which requires a administrative conditions use permit. The Webb's have committed to conditions placed upon the project therefore mitigating the impacts of the proposal whether they are environmental or otherwise.

**5) The proposed use will ensure compatibility with existing neighboring land uses:**

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

Where this Small Scale Event Facility is proposed is a neighborhood that is been used for agricultural purposes and continues to do so. This area also contains a mix of acreages, varying from large farming area to smaller parcels with homes. This facility has proposed to control it's associated noise per Kittitas County Code. This facility will provide garbage cans established at certain locations during each event, where during and after each event they will be serviced making sure that the garbage is contained on site then

transported appropriately to Kittitas County Solid Waste. This facility has undergone numerous fire, life and safety inspections, with the last one being in 2014 and will be updated for this proposal. This proposal will continue to conduct these fire, life and safety inspections to ensure that safety is the first priority. This Small Scale Event Facility is proposing to show how beautiful the surrounding neighborhood is by holding events and how a small scale event facility can improve an area at the same time preserving the surrounding neighborhood. With this and the aforementioned explanations further provides how this Small Scale Event Facility will ensure compatibility with existing neighboring land uses and character of the zoning district.

**7) The proposed conditional use is outside of Urban Growth Areas, the proposed use:**

- A. The Kittitas County Comprehensive Plan designates this property as Commercial Agriculture. Within this designation there are established goals and policies that guides this land use designation and the activities that occur under this designation. The purpose and intent of the Commercial Ag is that it be an area where farming and ranching are the priority. The actual zoning of the property is also Commercial Ag where it is the intent to preserve fertile farmland from non-agricultural land uses and protect the rights and tradition of those engaged in agriculture. This is specifically done through the comprehensive plan and zoning code.

Under the zoning code, specifically KCC 17.15.050.1 Resource Use Table: Commercial Agriculture, Small-scale event facility is considered a consistent use within Commercial Agricultural designated lands as either a administrative conditional use permit or a conditional use permit.). Pursuant to GPO 2.129B Requires that all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of lands designated as agricultural lands, forest lands, mineral resource lands, shall contain a notice that states that: "The subject property is within or near designated as agricultural lands, forest lands, mineral resource lands on which a variety of commercial activities and mineral operations may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities and /or mineral operation performed in accordance with county, state and federal laws are not subject or legal action as public nuisances (RCW 7.48.305).

This proposal is consistent with the Kittitas County Comprehensive Plan.

- B. The Webb's are using their property consistent with the local zoning codes that are consistent with the comprehensive. Specifically KCC 17.15.050.1 Resource Use Table: Commercial Agriculture, Small-scale

event facility is considered a consistent use within the Kittitas County Comprehensive Plan Land Use Designation and Commercial Ag. Zoning as either an administrative conditional use permit or a conditional use permit. With these aforementioned adopted land uses, zoning codes and consistencies along with all other aforementioned information within the application this proposal preserves rural Character.

- C. This project does not compromise the long-term viability of the agricultural resource. The Right to Farm Ordinance provides the Webb's with the knowledge that agricultural activities/practices take precedence and may have an impact on adjacent owners in agriculturally zoned lands. This project is proposed on a site that is currently where the Webb's reside and is not proposing to remove any commercial agricultural ground.

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