

Proposal:

Webb's Small-Scale Event Facility:

During 2012 through 2014 we applied for a standard conditional use permit to operate a home occupation continuously. The Kittitas Board of County Commissioners eventually approved this conditional use. In 2015 the application was withdrawn. We have taken the time to really assess our proposal and instead of re-applying for a standard conditional use permit, with the ability to continuously operate every weekend etc., we have decided to reduce the scope of our original proposal and apply for a small-scale event facility, as defined by Kittitas County Code (KCC) 17.08.490.

This proposal is for a small-scale event facility on 12 acres. This facility will be open to the public for events, seminars, weddings or other social gatherings, that may include eating and food preparation facilities where provided meals are catered to guest attending events. This small-scale event facility (the existing barn and immediate structures and surroundings) shall only hold no more than 8 events with the possibility of no more than 200 attendants at each event during a year. This facility will use the onsite surroundings, onsite surroundings for parking and existing structures (see site plan). Access will be off of Badger Pocket Road onto the existing site. Initially events will be held within a covered tent or patio/lean-to type structure and existing structures and surrounding areas on site, with the exception of the indoor use of the barn structure at this time. If the inside use of the barn structure is included into the event facility use than restroom facilities will be constructed per Kittitas County. This facility or renters of the facility will provide services for each event through the use of catering. These services include drinking beverages such as water and other types of beverages, food etc. Septic services will be provided through the use of port potties, from a local contractor. Garbage will be kept on site and control through the placement of garbage cans located throughout the facility. These garbage cans will be regularly changed with the garbage eventually being delivered to Kittitas County Solid Waste, where the applicant will pay to dump the materials. Irrigation water will continue to be used throughout the site, as it currently exists. The irrigation watering will keep the facility grounds in a clean and beautiful setting for events along with use for dust abatement if needed. During these events patrons will attend and stay for the full event as scheduled.

As required in Kittitas County Code an administrative conditional use permit is required to meet a certain set of criteria (KCC 17.60A.015). The following will provide information on how this Small Scale Event Facility has satisfied the County Code.

KCC 17.60A.015 (1) requires a proposal to be an activity that is essential or desirable to the public convenience and not detrimental or injurious to the public Health, peace or safety or 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 fulltime 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.

This proposal is not injurious to the public health. This proposal includes facilities to handle additional septic needs that are a direct affect of operating this proposal. The applicant will bring in portable toilets to service the patrons attending the events. There is an existing well on site, but at this time the well is not proposed to service this event facility other than the existing uses that pertain to the property. The event facility will require the renters using the facility to provide catering services etc. As for the event facility area, garbage cans will be 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. Furthermore, the facility has undergone numerous fire, life and safety inspections, with the last one being in 2014 that will be updated for this proposal. This proposal will continue to conduct these fire, life and safety inspections. 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.

As for transportation, this Small Event Scale Facility is accessed off of Badger Pocket Road. In 2012 the applicant applied for a Home Occupation, which was approved then withdrawn. The previous proposal was to hold events such as weddings, graduations, & birthday parties throughout the year (no limit to the # of events). During this proposal the applicant filed for a transportation concurrency review with Kittitas County Department of Public Works (KCDPW, File No. TC-12-00007). In September 2012 KCDPW issued a determination that there will not be a significant impact to the County Roads serving this project and that there is sufficient capacity on serving roadways for the additional traffic generated by this project. Furthermore, Kittitas County Community Development Services Department issued a threshold determination of non-significance on October 6, 2014 (SE-13-00002) with no sepa appeals filed. As this proposal is a considered a Small Scale Event Facility where no more than 8 events can be held there is a

dramatic decrease in use associated with this proposal from the previously withdrawn conditional use permit. With the requirement of 8 events allowed to be held within a year as a Small Scale Event Facility only further supports the TC-12-00007 determination due to less traffic. We would request that you adopt by reference the Transportation Concurrency determination made on September 18, 2012. 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.

As a Small Scale Event Facility and associated noise, music could be used with the events and could be set up outside or within the existing structures along with associated light. It is proposed that there will be no outdoor noise after 10:30 pm, being more restrictive than Kittitas County Code. It must be noted that this site is within the rural areas of Kittitas County where farming activities take place. In fact the surrounding land is used for farming. These farming activities that produce noise can also produce noise at all times (day & night) depending upon the types of crops, etc. This facility has proposed to control it's associated noise by stopping it at 10:30 pm. 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.

Character of the surrounding neighborhood

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 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 areas preserving the surrounding neighborhood. With this and the aforementioned explanations further provides how this Small Scale Event Facility meet the requirements of being 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.

Economic Welfare of this Small Scale Event Facility will not be unreasonable detrimental to the economic welfare of the County and that it will not create excessive pubic cost for facilities and services. This proposed use will be providing access via Badger Pocket Road, irrigation water will be provided on site through it's 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. Therefore this proposal will not be unreasonably detrimental to the economic welfare of the county and will not create excessive public cost.

This proposal Small Scale Event Facility complies with all relevant development standards and criteria for approval. Furthermore the facility has gone through a Fire, life and safety inspection, with the last being April 30, 2014. It is anticipated that Fire, life and safety inspections will continue to be updated annually as part of this conditional use permit. Transportation Concurrency determination of a more intense use should apply that has been issued under the previous. Along with a fire and life inspection in 2014 and everything directly onsite and limiting the noise level to be stopped at 10:00 pm should mitigate the impacts.

Consistency:

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 for an administrative conditional use permit for a Small Scale Event Facility to hold 8 events only in a year, as opposed to the previous conditional use permit (CU-12-00003 & SE-13-00002) where the proposal was for a continuous conditional use permit with unlimited number of events allowed. Under the previous proposal there was a SEPA completed and DNS issued along with a Transportation concurrency review for a more intense use that directly correlates with this proposal, that contains the same types of uses with the only difference is the limitation of only having 8 events a year, is dramatically decreased. With the aforementioned and no major significant change, pursuant to KCC 15.04.180 and WAC 197-11-600 thru 635, we request that the existing SEPA checklist, Notice of

Action/DNS and associated reviewed documents be adopted satisfying the SEPA requirement for this Small Scale Event Facility proposal.