

Kittitas County Commissioners

Agenda Staff Report

Agenda Date: January 3, 2017

Action requested:

Conduct an open record meeting on January 17, 2017 at 2:00 p.m. to consider the SEPA appeal and administrative decision for the Webb conditional use permit CU-16-00001.

Background:

Proposal: Terra Design Group Inc authorized agent for Matt Webb, landowner, has submitted a conditional use application for a Small Scale Event Facility (8 events or less per year) on approximately 12 acres. The subject property is zoned Commercial Agriculture.

Location: 2 parcels, located approximately 4.75 miles south of the City of Kittitas at 6280 Badger Pocket Road, in a portion of Section 36, T17N, R19E, WM in Kittitas County, bearing Assessor's map numbers 17-19-36000-0016 and 17-19-36000-0025.

Administrative Decision: Kittitas County Code (KCC) identifies a small scale event facility which holds 8 or less events annually as an Administrative Conditional Use (KCC 17.15.050 footnote 25), and as such under the provisions of KCC 17.60A.010, 015, and 020 the decision for this application will be made by the Director of CDS after consideration of the comments received by other agencies, interested parties, and the public at large.

Environmental Review: The applicant applied for a similar use to Kittitas County Community Development Services (CDS) in 2012 at which time SEPA review was performed and a Determination of Non-Significance (DNS) was issued (dated October 6, 2014) and no appeals were filed. WAC 197-11-600 provisions for the adoption of existing environmental documents; Kittitas County finds that the use applied for in this instance represents a diminished environmental impact from the one originally applied for in 2012 and therefore is utilized the provisions allowed for in the citation above to adopt the existing SEPA checklist. A DNS was issued for this application on May 24, 2016. A timely appeal was filed on June 8, 2016 by Ritch Brownlee. Under the provisions of KCC 15.04.210(4) a single simultaneous appeal is mandated. This Decision, Findings of Fact and Conclusions of law must be issued, publicized and given a 10 working day appeal period (KCC 15A.07.010(1)). In the event that the decision is appealed as well, a single meeting time and place will be announced and publicized where the Kittitas County Board of Commissioners will hear the merits of one or both appeals (KCC 15A Table A and KCC 15.04.210(1)(a)).

Conditional Use Permit Review: An Administrative conditional use permit application was submitted to Kittitas County Community Development Services (CDS) on March 16, 2016. The application was deemed complete on April 13, 2016. A Notice of Application and a Notice of SEPA were mailed to all state and local agencies/departments with potential interest in the project and required by SEPA, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's tax parcel on April, 29, 2016. Notice was published in the Daily Record, the official newspaper of record for Kittitas County, on May 2, 2016. On October 10, 2016 a decision was rendered and

articulated through findings of fact, conclusions of law, and conditions of approval. A timely appeal was filed by Ritch Brownlee of that decision on October 26, 2016.

Interaction:

Kittitas County Community Development Services.

Recommendation:

Staff recommends that the Kittitas County Board of County Commissioners conduct an open record meeting, as scheduled, to consider the appeals of the SEPA determination and Administrative Approval of the Webb conditional use permit

Handling: none

Lead Staff: Jeff Watson