

CONDITIONAL USE PERMIT

KITTITAS COUNTY BOARD OF ADJUSTMENT

A permit (File No. C-05-04) is hereby approved with additional conditions, and issued to Four Seasons Ranch, Inc. – Darlene Boykiw for a private campground. The site is located at 791 Ringer Loop, Ellensburg, WA 98926, which is a portion of Section 25, Township 17N., Range 18E., W.M. Kittitas County, Washington. Map number 17-18-25000-0005.

The SEPA MDNS, Adopted Conditions, and Findings of Fact are attached.

Conditions:

The Board of Adjustment has imposed the following conditions on the CUP:

1. Transportation
 - A. Access to the RV campground parking area will require a 22' all season gravel road from the edge of Ringer Loop Road to the entrance of the proposed parking area. The applicant will be responsible for the maintenance of this access and should make provisions to maintain the 22' width of gravel surfacing. The access area should also be designated as a "No Parking" area in order to ensure that the route is kept accessible for emergency vehicles.
 - B. A paved apron will be required from the edge of the county road to the edge of the county road right of way.
 - C. The maintenance of the parking area and the all season gravel surface road will be the responsibility of the property owners.
 - D. An approved Access Permit must be obtained from the Department of Public Works prior to performing work within the county road right of way.
2. Lighting: Any on-site lighting shall be downward shaded and directed on-site.
3. Fire extinguishers shall be maintained at locations not to exceed seventy-five feet (75') from any vehicle-parking pad. Designated locations shall be signed to ensure visibility and accessibility by campers during emergency situations. Extinguishers shall be a minimum size of 2A-20 BC.
4. An emergency pump site shall be established for firefighting purposes. Said site shall be designated and developed with cooperation of Kittitas County Fire District No. 2.
5. An emergency telephone shall be installed on-site and be made available to guests at all times.

6. A first aid kit shall be maintained and available to guests on-site at all times.
7. The applicant shall establish a contract with a sanitary waste company for regular waste removal to prevent the accumulation of rodent attracting material and fire hazards debris, thus ensuring public health and safety.
8. The applicant shall post the property with signs approximately every 100 feet to keep its guests from trespassing on neighboring property.
9. Campground guests shall recognize quiet hours between 10:00 p.m. and 7:00 a.m. so as to prevent any unreasonable noise which may disturb or interfere with the peace, comfort, or repose of surrounding property owners. The campground operator shall be responsible for enforcing this requirement.
10. No fire pits shall be permitted on site.
11. The campground shall be licensed and inspected annually by the County Health Department.
12. The on-site sewage system is designed to support 16 RV Units. Additional service shall require review and approval from the Kittitas County Environmental Health Department prior to providing service to any additional RV sites.
13. The water system is currently approved for 32 RV sites. Review and approval shall be obtained from the Washington State Department of Health prior to providing water to any additional RV sites.
14. The 100 foot buffer surrounding the well head shall be maintained and kept free of obstructions per Kittitas County Environmental Health requirements and Washington State Department of Health requirements.
15. Maintenance of the water system shall conform to Kittitas county Environmental Health and Washington State Department of Health requirements.
16. Porta-potties must be located within 200 feet of all tent sites.
17. Buffer vegetation shall be maintained around the perimeter of the development site to limit the visual and audible impacts to surrounding properties. Should any currently existing vegetation forming a part of said buffer die or be removed for any reason, it shall promptly be replaced with vegetation of like size and screening qualities.
18. All development within the 100-year floodplain must comply with both KCC 14.08 (Flood Damage Prevention) and KCC 17A (Critical Areas). No development shall occur within the designated floodway. Appropriate permits will need to be obtained prior to construction of any additional structures, which shall include a flood development permit.
19. Site grading and development shall be designed as to minimize loss of existing flood storage or flood conveyance capacity, and shall have adequate drainage provided to reduce exposure to flood damage.
20. All county noise ordinances shall apply to the project. All activities shall comply with KCC 9.45 (Noise).

21. All signs shall be properly permitted through Kittitas County Community Development Services.
22. Any deviation from the submitted site plan or expansion of the proposed development will require an amendment to this Conditional Use Permit (File No. C-05-04).
23. The project shall be reviewed in four months from the date of issuance of the conditional use permit for compliance with the permit and conditions. Kittitas County Code Enforcement shall review and report to the Board of Adjustment regarding findings from the review.
24. Failure to comply with these mitigation measures may result in revocation of the Conditional Use Permit. In the event of breach, Applicant will be given 30 day's notice to correct the violation. If the Applicant fails to comply, a hearing will be set before the BOA to determine if the CUP should be revoked.

Issued this 13th day of April 2007

By: 
Joanna Valencia, CDS Staff Planner