



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

Findings of Fact

Four Seasons Ranch, Inc. Conditional Use Permit

(File No. C-97-07 & C-05-04)

This matter having come before the Kittitas County Board of Adjustment upon the above referenced Conditional Use Application of the Four Seasons Ranch, Inc. (File No. C-97-07 & C-05-04), the Board of Adjustment makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. The Board of Adjustment finds that the Four Seasons Ranch, Inc., in care of Victor and Darlene Boykiw submitted a complete application for an amendment to a Conditional Use Permit issued on May 21, 1997 (File No. C-96-07) to operate a seasonal private campground with facilities for up to 36 self-contained Recreational Vehicles, as described and depicted at the hearings held before the Board of Adjustment on July 10, 1996 and October 8, 1996 to Kittitas County Community Development Services on June 22, 2005 (C-05-04).
2. The Board of Adjustment finds that This project is categorically exempt from review under the State Environmental Policy Act pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).
3. The Board of Adjustment finds that the Comprehensive Plan's Land Use Element designates the subject parcel as Rural and the zoning is Agriculture 20.
4. The Board of Adjustment finds that 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.
5. The Board of Adjustment finds that 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 by finding that (1) it will be adequately serviced by existing facilities or (2) that the applicant shall provide such facilities and (3) has demonstrated that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
6. The Board of Adjustment finds that the proposed development has met the requirements of KCC. 17.60.010.
7. The Board of Adjustment finds that the condition that "*no fire pits shall be permitted on site*" on Conditional Use Permit (C-97-07 & C-05-04) shall be removed subject to the following conditions.
 1. All recreational fires shall be contained within a fire ring or like device. Fire rings may be no larger than 3' diameter and provide for fire no higher than 2' in height.
 2. A hose or other extinguishing equipment such as a fire extinguisher, buckets, shovels, etc shall be on site.
 3. An adult capable of utilizing the extinguishing equipment must be on site as well.
8. Additional conditions are/are not necessary to protect the public's interest.

Richard Kloss, Chairman, Board of Adjustment

7-11-12

Date