

## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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"Building Partnerships – Building Communities"

### NOTICE OF DECISION

**TO:** Applicant  
Interested Parties (KCC 15A.06)

**FROM:** Dan Valoff, Staff Planner

**DATE:** October 14, 2011

**SUBJECT:** Notice of Decision - Conditional Use Permit  
**Maughan CU-11-00002**

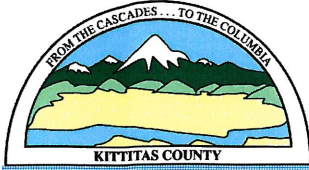
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Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Board of Adjustment did on August 10, 2011 approved a Conditional Use Permit on an application from Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Board of Adjustment did on October 12, 2011 approved a Conditional Use Permit on an application from Nathan Maughan, authorized agent for Maughan Et Al. LLC property owner for the operation of a campground in the Agriculture 20 zone. The subject property is located at Milepost 21.26 on State Route 821 (Canyon Road), Ellensburg, WA, in a portion of the NW ¼ of Section 07, T16N R19E WM in Kittitas County. Map number: 16-19-07000-0014.

Copies of the Kittitas County Board of Adjustment Findings of Fact and Decision and other related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506.

Issuance of these land use decisions may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.



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### **Findings of Fact Maughan Conditional Use Permit CU-11-00002**

**This matter having come before the Kittitas County Board of Adjustment upon the above referenced Conditional Use Application from Nathan Maughan, authorized agent for Maughan Et Al. LLC property owner, 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 Nathan Maughan, authorized agent for Maughan Et Al. LLC property owner applied for a Conditional Use Permit for the operation of a campground in the Agriculture 20 zone.
2. The project is located at Milepost 21.26 on State Route 821 (Canyon Road), Ellensburg, WA, in a portion of the NW ¼ of Section 07, T16N R19E WM in Kittitas County. Map number: 16-19-07000-0014.
3. The Board of Adjustment finds that Community Development Services received the application was received by Community Development Services on July 12, 2011. The application was deemed complete on July 22, 2011. A Notice of Application was issued on September 9, 2011. This notice was mailed to government agencies, adjacent property owners, and the applicant.
4. The Board of Adjustment finds further that said notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. Written comments were received and included in the record for consideration.
5. The Board of Adjustment finds that in accordance with Kittitas County Code 15A.03.110, this project was accurately posed with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the authorized agent and returned to the planner and is included as part of the record.
6. The Board of Adjustment finds that The Community Development Services Department on September 26, 2011 issued a SEPA Determination of Non-significance (DNS). The Board finds that the notice of said determination was provided to all required parties of record pursuant to 43.21C RCW and that said notice that said notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. No appeals were filed.
7. The Board of Adjustment finds that an open record hearing was held on October 12, 2011 and that testimony was taken from those persons present who wished to be heard. The Board of Adjustment also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed project.
8. The Board of Adjustment finds that the Comprehensive Plan's Land Use Element designates the subject property as Rural and the property is zoned AG 20...

9. The Board of Adjustment finds that the purposes and intent of the Agricultural (A-20) zone is an area wherein farming, ranching and rural life styles are dominant characteristics. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture.
10. The Board of Adjustment finds that in accordance with KCC 17.29.030(21): Private Campgrounds., the Board of Adjustment shall consider at a minimum the following criteria for the location of private campgrounds:
  - a. Campgrounds should be located at sufficient distance from existing or projected rural residential/residential development so as to avoid possible conflicts and disturbances;
  - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow;
  - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering;
  - d. Adequate and convenient vehicular access, circulation and parking should be provided;
  - e. Economic and environmental feasibility;
  - f. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation)
11. The Board of Adjustment finds that an administrative site analysis was completed by the staff planner in compliance with Kittitas County Code Title 17A, Critical Areas. Areas of the 100 year floodplain were identified on site.
12. 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.
13. 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.
14. The Board of Adjustment finds that the proposed development **has** met the requirements of KCC. 17.60.010 (as listed in items 12 and 13 of the conditions).
15. The Board of Adjustment finds that the following conditions are required for approval of the Conditional Use Permit.
  1. The applicant must contact Washington State Department of Transportation for an access permit and complete any improvements prior to issuance of any permits. The applicant must adhere to all regulations set for by WSDOT and the Kittitas County Road Standards (KCC Title 12).
  2. The subject parcel shall have a site address. Contact the Kittitas County Rural Addressing Coordinator to obtain an address prior to receiving final approval.
  3. The applicant will maintain regular garbage collection and properly store all solid waste.
  4. The campsite loop shall be one way, with signs posted to indicate direction of travel.
  5. A fire and life safety inspection shall be conducted prior to beginning operations. Annual fire and life safety inspection may be required.

6. All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2009 International Fire & Building Codes.
  7. Need to obtain an annual operating permit from Kittitas County Public Health Department as a Recreational Park for each year the park operates. Public Health will conduct an annual inspection of the property to ensure general sanitation guidelines are followed.
16. Additional conditions **are not** necessary to protect the public's interest.

*Richard Kloss*

Richard Kloss, Chairman, Board of Adjustment

*10-12-11*

Date