

Kittitas County Commissioners

Agenda Staff Report

Agenda Date: July 16, 2013

Action requested:

Conduct a closed record meeting to consider the Hearing Examiner's recommendation for the Canyon River Ranch Conditional Use Permit (CU-12-00002).

Background:

Mr. Steve Joyce, property owner, submitted a conditional use permit application for the improvement of an existing boat launch, guest lodge, and cabins by the construction of twelve (12) new cabin sites, garage structures, and an archery range placed upon the land zoned Forest and Range.

The project is located approximately at Milepost 15 on Canyon Road (Highway 821) lying easterly of the Yakima River in the SW ¼ of Section 28, T16N, R19E, W.M. in Kittitas County. Map number: 16-19-28050-0000.

A complete conditional use permit application was submitted to Community Development Services on June 22, 2012 and was found complete on July 12, 2012. The Notice of Application for the conditional use permit was issued on July 30, 2012. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on August 17, 2012. The following agencies provided comments during the comment period: WA Department of Ecology, WA Department of Transportation, WA Department of Fish and Wildlife, and Yakima Nation. Comments were also received from the Kittitas County Public Health Department and are incorporated within conditions of approval and the public record.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Determination of Non-Significance (DNS) was issued on March 29, 2013. The appeal period ended on April 15, 2013 at 5:00 p.m. No appeals were filed.

The Hearing Examiner hearing was held on June 13, 2013 at 6:00 p.m. No members of the public testified at the hearing. On June 18, 2013 the Kittitas County Hearing Examiner recommended approval of the Canyon River Ranch Conditional Use Permit (CU-12-00002).

Interaction:

Kittitas County Hearing Examiner and Community Development Services.

Recommendation:

Staff recommends that the Kittitas County Board of County Commissioners conduct the closed record meeting, as scheduled, to consider accepting the Hearing Examiner's recommendation of approval of the Canyon River Ranch Conditional Use Permit (CU-12-00002) and direct staff to prepare enabling documents based upon the decision of the Board.

Handling: none

Lead Staff: Lindsey Ozbolt