



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000
TTY 711 or 800-833-6388 (for the speech or hearing impaired)

March 31, 2006

Mr. Darryl Piercy, Director
Kittitas County Planning Department
411 North Ruby, Suite 2
Ellensburg, WA 98926

CERTIFIED MAIL

Re: Kittitas County Shoreline Master Program Amendment – Shoreline Rural Designation of Canyon River Ranch from Natural to Rural, Ordinance #2003-18

Dear Mr. Piercy:

The Department of Ecology (Ecology) has determined that Kittitas County's proposed Shoreline Master Program Amendment is consistent with Chapter 90.58 RCW, the Shoreline Management Act of 1971 and its applicable rules and is hereby approved, as submitted. The purpose of this amendment is to remedy inconsistencies in the shoreline designation to accurately reflect both the current use and historical use of the property, which predates the Kittitas County Shoreline Master Program.

Per RCW 90.58.090 and WAC 173-26-120(7)(a), Ecology's approval of the county's amendment submittal is effective as of the date of this letter. Enclosed are findings and conclusions supporting Ecology's decision.

As a reminder, WAC 173-26-120(9) requires you to promptly publish a notice that Ecology has taken final action. Therefore, the county should publish notice upon receipt of this letter. This will initiate a 60-day appeal period. Three copies of the final amendment must be forwarded to Ecology.

If you have any questions, please contact, Gary Graff, our Central Regional Office Planner at 509-454-4260.

Sincerely,

Jay J. Manning
Director

Enclosure.

cc: Gary Graff, Ecology/CRO
Peter Skowlund, Ecology/HQ
Don Bales, Ecology/HQ



**ATTACHMENT A: FINDINGS AND CONCLUSIONS
FOR PROPOSED AMENDMENTS TO THE COUNTY OF KITTITAS
SHORELINE MASTER PROGRAM**

SMP Submittal February 11, 2004, Ordinance No. 2003-18
Prepared by Gary Graff, on March 8, 2006

Brief Description of Proposed Amendments:

The County of Kittitas, Community Development Services is proposing a shoreline designation change in the Yakima River Canyon. Legal Description: The South half of the Southwest Quarter of Section 28, Township 16 North, Range 19 E.W.M. Kittitas County, Washington. Tax Parcel No. 16-19-28000-0014. The property is 66.61 acres in size and is dissected by the Yakima river. The property is commonly known as the Canyon River Ranch. The proposed Shoreline designation change is from Natural to Rural.

FINDINGS OF FACT

Need for Amendment: The proposed amendment is needed to remedy inconsistencies in the shoreline designation to accurately reflect both the current use and historical use of the property which predates the Kittitas County Shoreline Master Program. The County asserts that this presents a regulatory inconsistency that needs correction.

SMP Provisions To Be Changed By The Amendment As Proposed: The following sections of the existing Kittitas County SMP are proposed for change: The South half of the Southwest Quarter of Section 28, Township 16 North, Range 19 E.W.M. Kittitas County, Washington. Tax Parcel No. 16-19-28000-0014. Property commonly known as the Canyon River Ranch. The proposed Shoreline designation change is from "Natural" to "Rural".

Amendment History, Review Process: The city indicates the proposed SMP amendments originated from a local planning process that began on July 21, 2003. The record shows that a public hearing before the Planning Commission was held on August 18th and 19th, 2003. Affidavits of publication provided by the Kittitas County indicate notice of the hearing was published on two consecutive weeks in the Ellensburg Daily Record on July 31st, 2003 and August 7th, 2003. With passage of the 2003 Annual Amendment To Title 20 Kittitas County Comprehensive Plan, Ordinance No. 2003-18, on December 16, 2003, the Kittitas County authorized staff to forward the proposed amendments to Ecology for approval.

The proposed SMP amendments were received by Ecology for state review on February 11, 2004, with replacement submitted on May 18, 2004. Notice of the state comment period was distributed to state task force members and interested parties identified by Kittitas County on

The record submitted indicates that Kittitas County has complied with the purpose and intent of the local amendment process requirements contained in WAC 173-26-100, including conducting open houses and public hearings, notice, consultation with parties of interest and solicitation of comments from tribes, government agencies and Ecology.

The record submitted indicates that Kittitas County has complied with requirements of Chapter 43.21C RCW, the State Environmental Policy Act.

Kittitas County's SMP amendment submittal to Ecology was complete pursuant to the requirements of WAC 173-26-110.

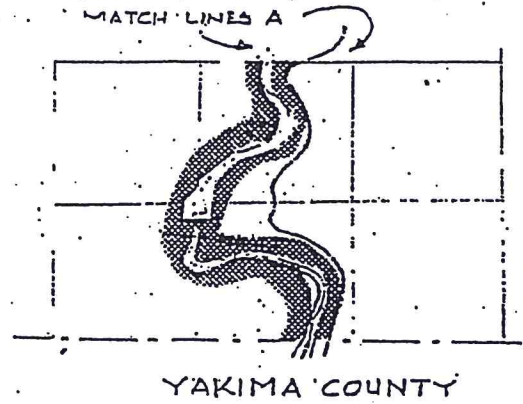
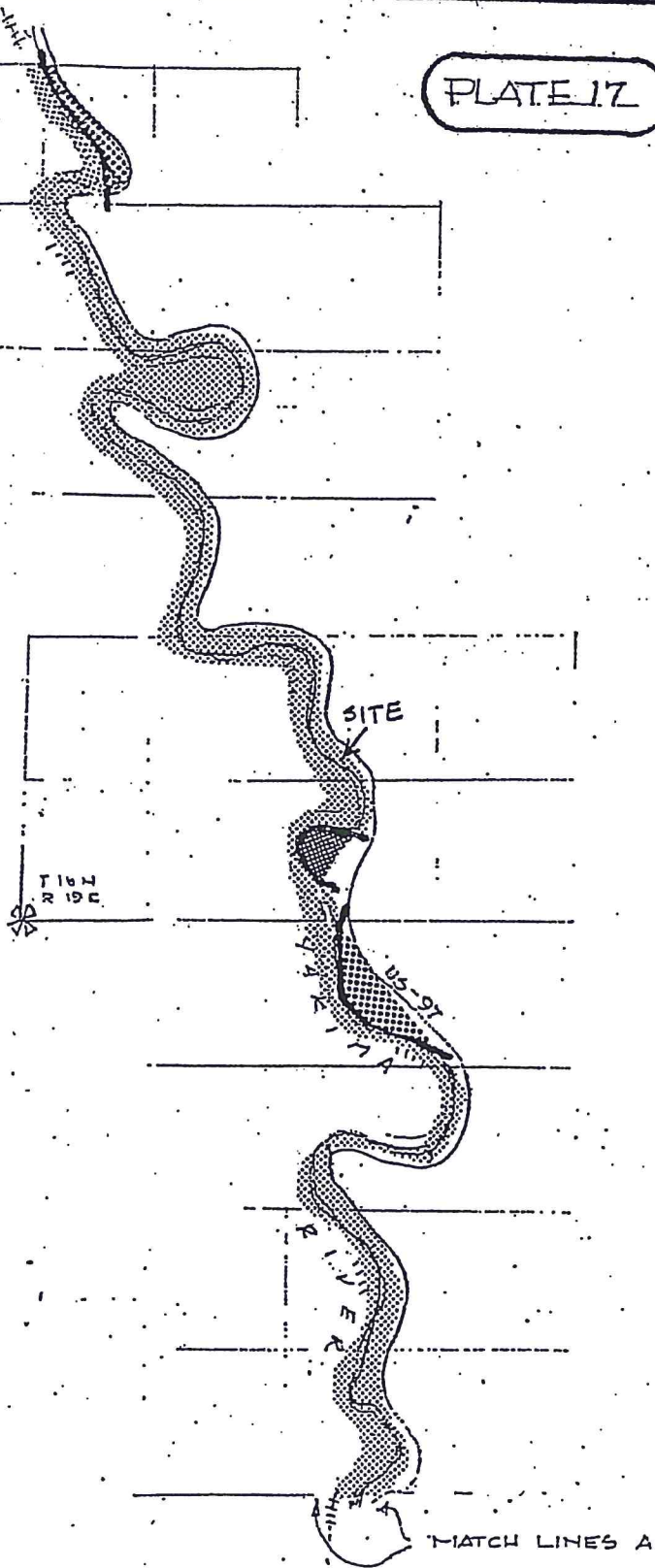
Ecology has complied with the procedural requirements for state review and approval of shoreline master program amendments as set forth in WAC 173-26-120.

Ecology has concluded that, as submitted by Kittitas County, the proposal is consistent with the policy of the SMA and does provide for optimum implementation of the policy of satisfying statewide interests.

DECISION AND EFFECTIVE DATE

Based on the preceding, Ecology has determined the proposed amendment is consistent with the policy of the Shoreline Management Act, and applicable implementing rules.. Ecology's approval of the proposed amendment requires no changes by Kittitas County. Pursuant to WAC 173-26-120(7)(a), Ecology's approval of the proposed amendment is effective as of the date of the Director's letter approving the amendment.

PLATE 17



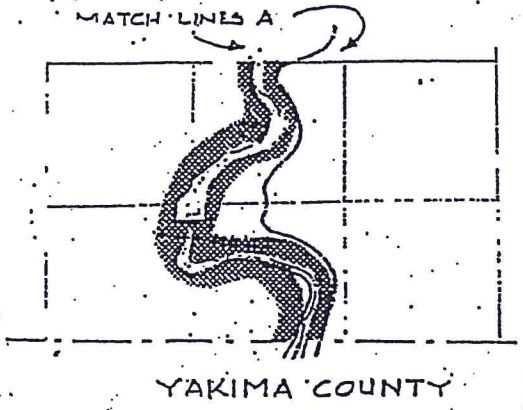
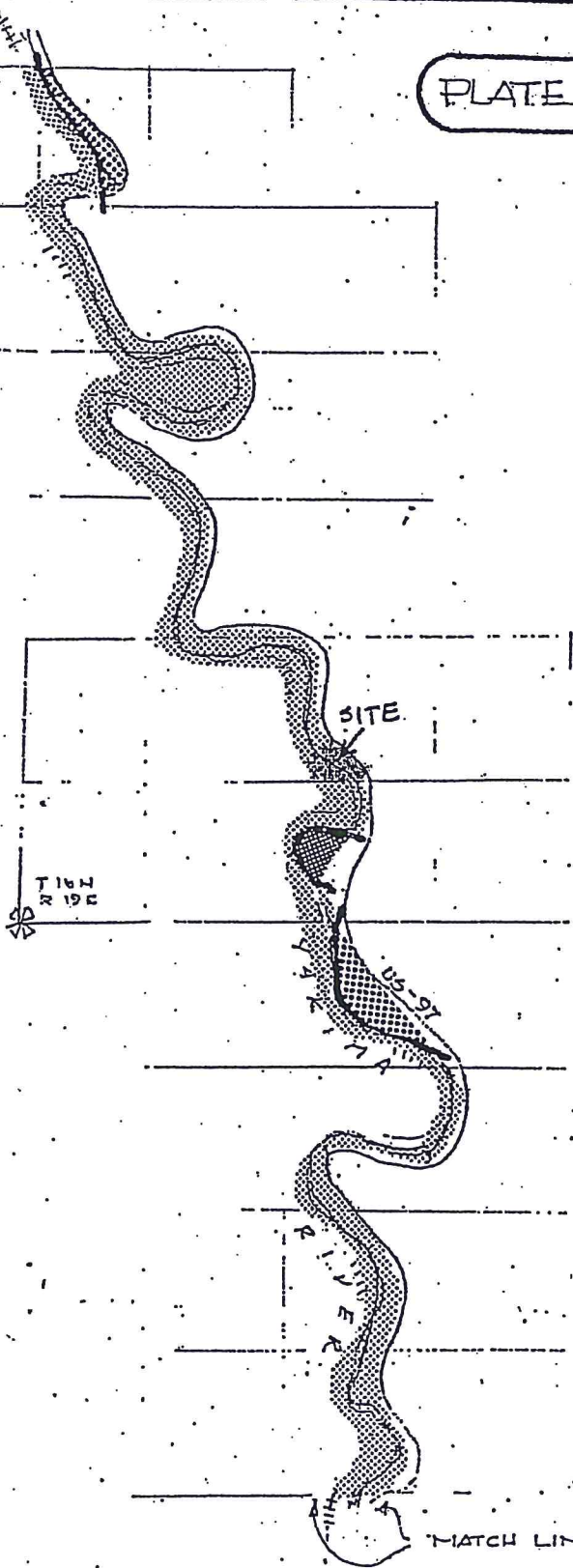
GENERALIZED ENVIRONMENT DESIGNATIONS

$\frac{3}{4}$ INCH = 1 MILE



URBAN
RURAL
CONSERVANCY
NATURAL

PLATE 17



GENERALIZED ENVIRONMENT DESIGNATIONS



URBAN
RURAL
CONSERVANCY
NATURAL

$\frac{3}{4}$ INCH = 1 MILE

KITITAS COUNTY

Redesignate Shoreline
FROM: Natural
TO: Rural

Owner: Canyon River Ranch
PARCEL # 16-19-28000-0014
ACRES: 66.61

Legend

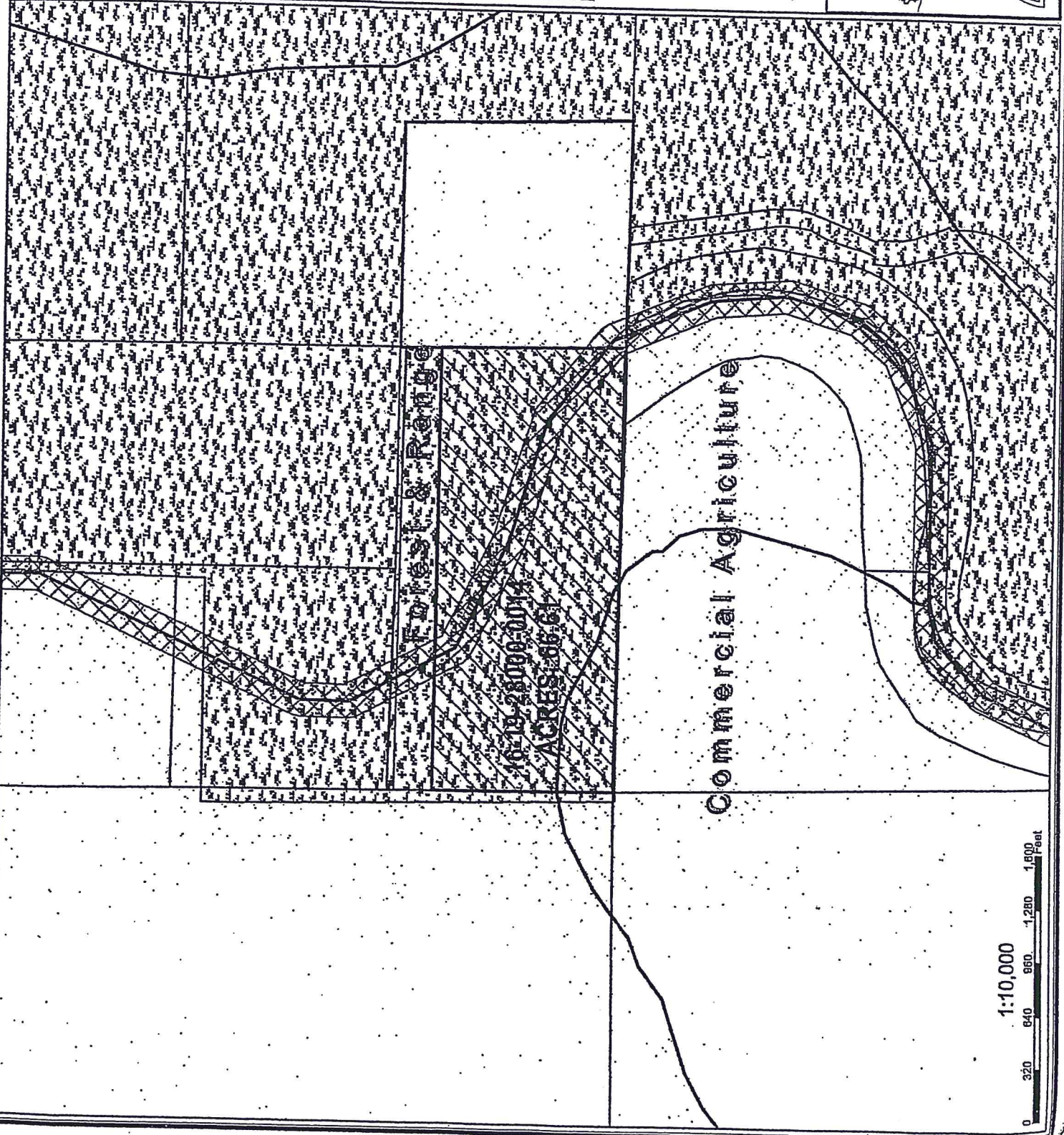
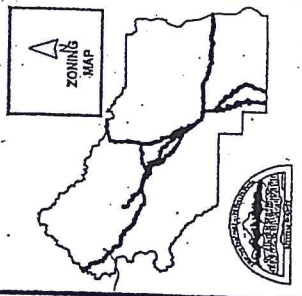
- County Roads
- City Roads
- Private Roads
- Streams / Rivers
- Subject Property
- Parcels
- Cities / Towns

Shore Lines

ZONING

- Commercial Agriculture
- Forest & Range

Kittitas County
Community Development Services





GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

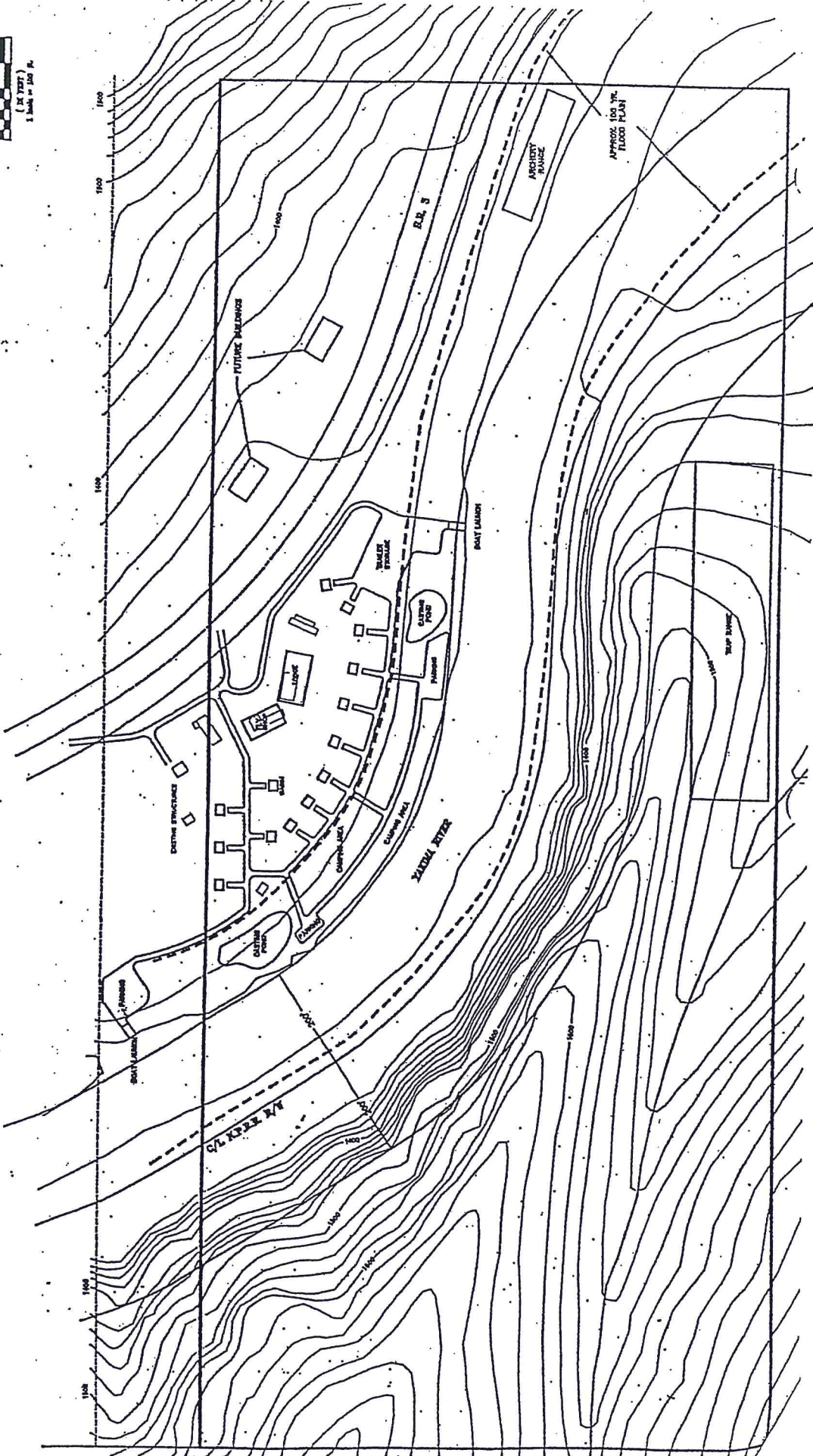


Exhibit A

Legal Description:

The South half of the Southwest quarter of Section 28, Township 16 North, Range 19, E.W.M., Kittitas County, Washington,

EXCEPT easement granted by the Highway Service Corporation of the State of Washington, dated July 21, 1931, filed for record September 5, 1931, and recorded in Book 49 of Deeds, page 540, granting a right of way over a strip of land 100 feet wide, being 50 feet on each side of center line of said road as surveyed over and across said premises; and

EXCEPT a right of way 400 feet in width reserved by the Northern Pacific Railway Company over and across a portion of the above described premises; and

EXCEPT the North 200 feet thereof.

(more commonly known as Riverview Campgrounds - Parcel No. ~~15~~-19-28000-0014)

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