Kittitas County Hearing Examiner
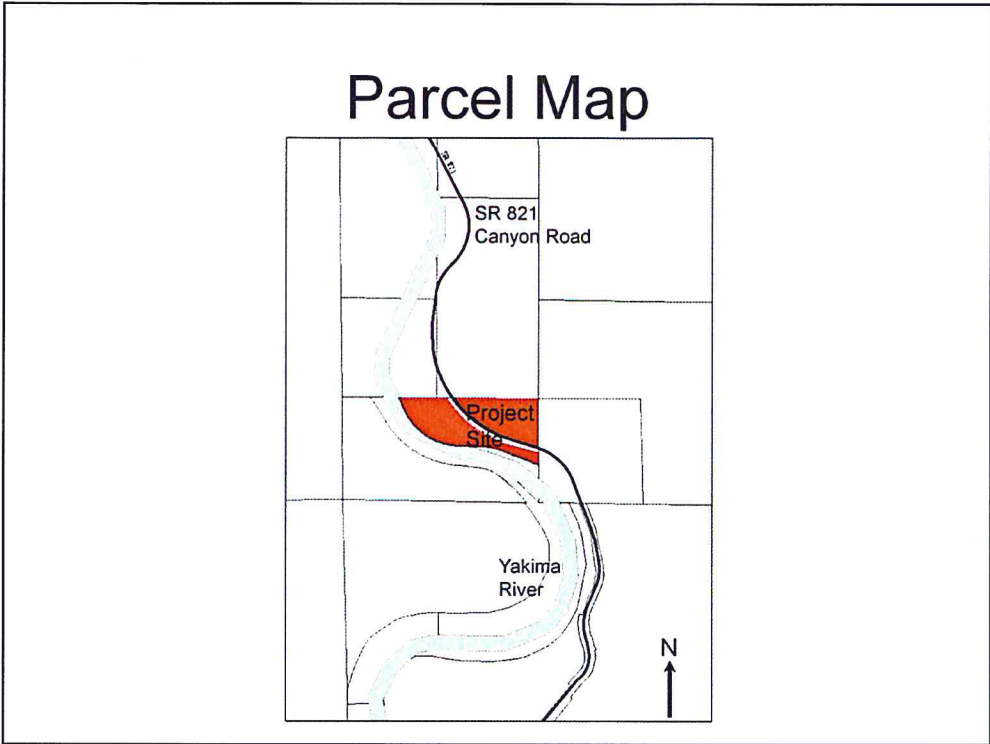
June 13, 2013

Canyon River Ranch
Conditional Use Permit
(CU-12-00002)

Good Evening Mr. Hearing Examiner

For the record ……………………….

You have before you tonight for your consideration the Canyon River Ranch Conditional Use Permit.

Parcel Map

Subject property is located at approximately Milepost 15 on the Canyon Road (SR 821).

Overview of Proposal

- Project acreage: 12.2 acres
- Number of lots: 1
  - No new lots proposed, proposing 12 cabins, garage structures, and archery range.
- Domestic Water: Existing Class A system
- Sewage Disposal: Septic to be approved by KC Public Health
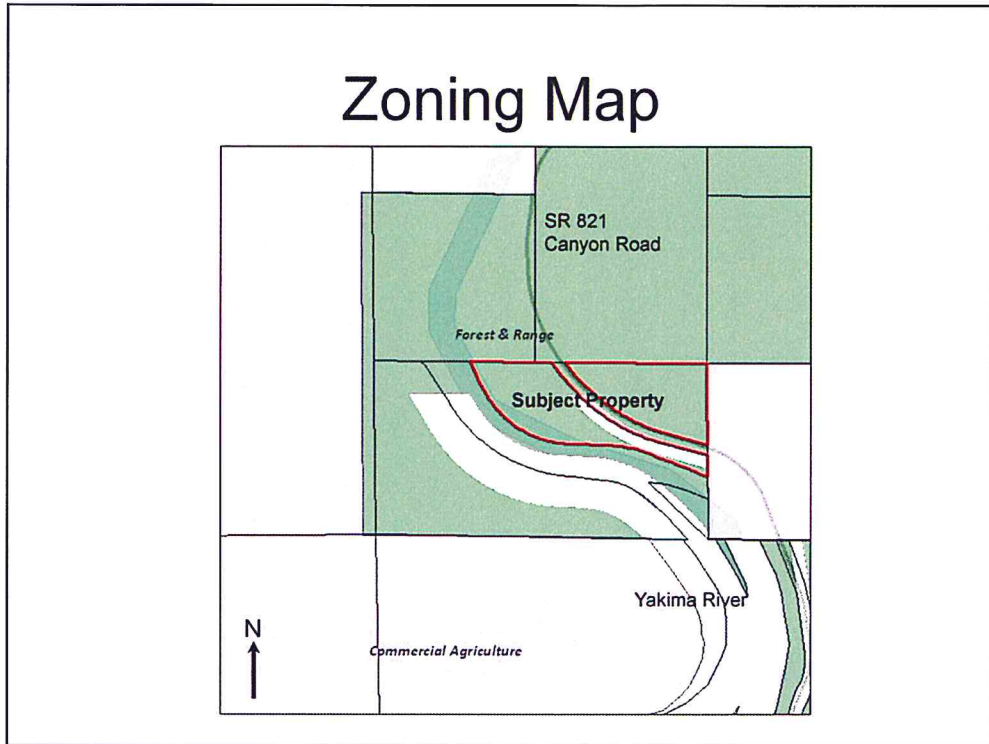- Land Use: Rural
- Zoning: Forest and Range

This project was submitted by Mr. Steve Joyce, the property owner.
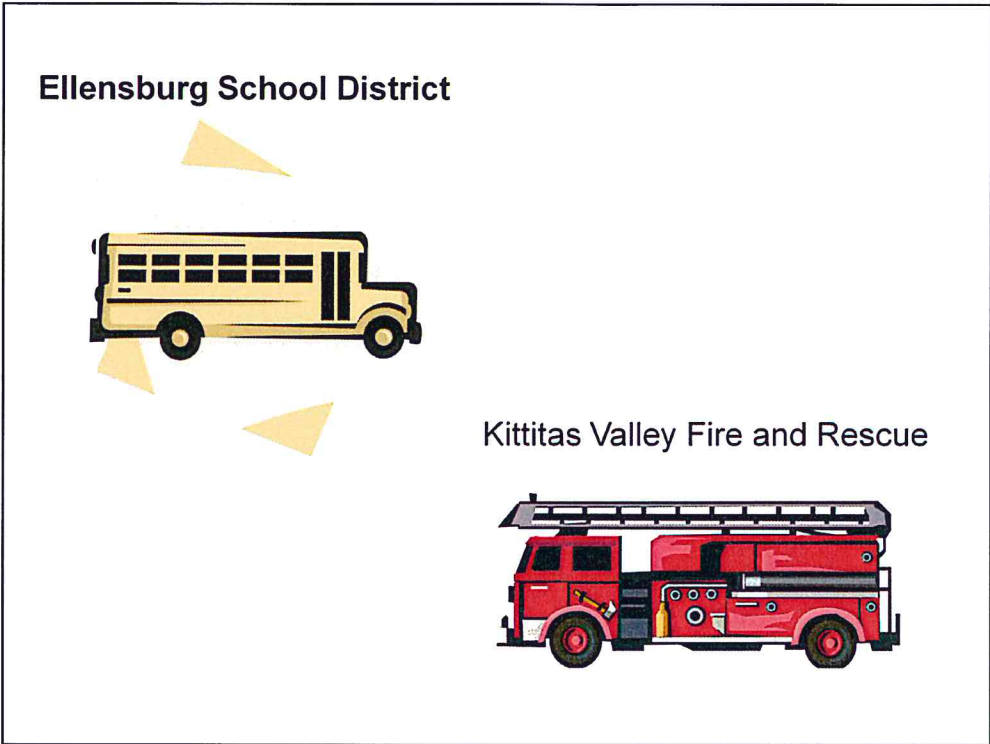
Land Use
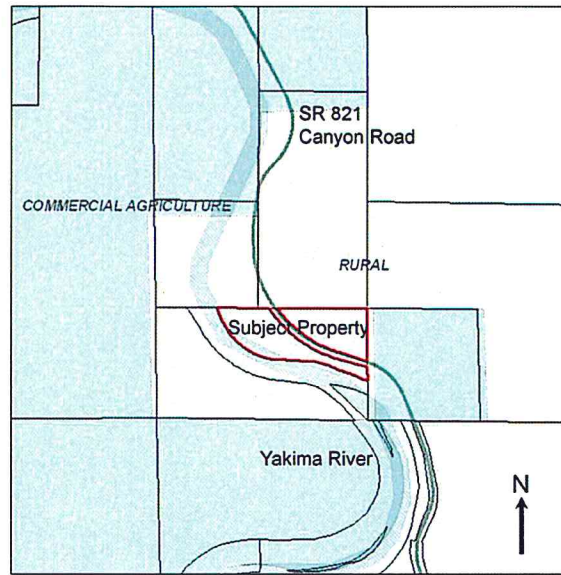
Land use: RURAL

Zoning Map

Zoning: Forest & Range

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Ellensburg School District

Kittitas Valley Fire and Rescue

The property is located within the Ellensburg School District and serviced by Kittitas Valley Fire and Rescue.

Kittitas Valley Fire and Rescue has agreed to and signed a Fire Protection Contract with Canyon River Ranch LLC. This document is provided as index number 25. The contract states the agreement is with Fire District #2, however since this agreement has been put into place this fire district has merged with another district and now operates as Kittitas Valley Fire and Rescue.

Project History

- Initial two phase recreation guest ranch CUP granted in 2003

- 2004, KC proposed a shoreline re-designation to to DOE.

- Mar. 31, 2006, DOE approved shoreline re-designation to "Rural."

- SSDP approved in 2007 for a fly shop, deli, septic, parking and cabin decks.

-Initial CUP was applied for and granted in 2003 for a two phase recreation guest ranch project on the Yakima river.

  -Applicant chose to only focus on phase 1 until a shoreline re-designation was completed.

-In 2004, KC proposed a shoreline re-designation to "Rural" from "Natural" to DOE.

-Mar. 31, 2006, KC received documentation from DOE that the shoreline re-designation to "Rural" was approved.

-In 2006, a SSDP was applied for a fly shop, deli, septic, parking and cabin decks within the OHWM. Decision approved on Dec. 5, 2007.

Critical Areas Analysis
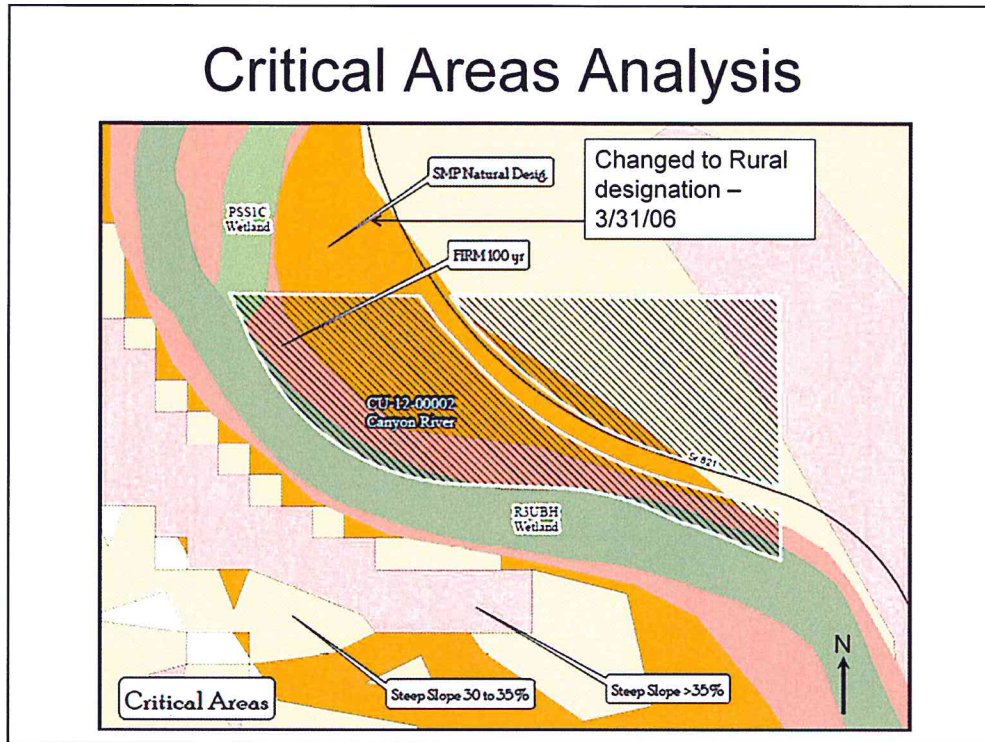
An administrative critical areas review was done in compliance with KCC 17A. Steep slopes are present on the northeastern side of SR 821. The pink area shows slopes greater than 35% and the yellow shows slopes 30% to 35%. The Yakima river flows along the southern border of subject property and is considered a shoreline of the state. The orange area depicts the Shoreline Master Program Designation as Natural, however the shoreline designation in this area was changed in March 2006 to a Rural designation. A PSS1C wetland was identified in the northwestern corner of the subject property (lighter green color). The proposed structures are all proposed to take place 200 ft or more from the OHWM thereby not requiring a shoreline substantial development permit for this application.

Aerial
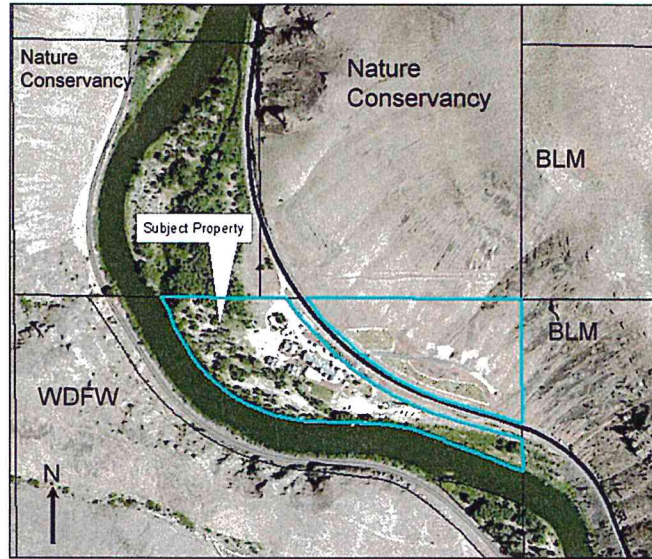
Aerial of the proposal and surrounding area.

Access

- Applicant/site has existing permitted access WSDOT at milepost 14.67 and a grandfathered access at milepost 14.78.

- The applicant must remove the grandfathered access at milepost 14.78 once project is complete through coordination with WSDOT.

Index # 7 is a letter from WSDOT regarding access dated August 1, 2012.

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Notices

- Application was submitted: June 22, 2012
- Notice of Application: July 30, 2012
  - Comment Period ended: August 17, 2012
    - Comments were received by: WA DOE, WSDOT, WDFW, Yakama Nation, and KC Public Health Department.
- SEPA MDNS was issued on March 29, 2013.
  - Appeal period ended on April 15, 2013 at 5:00 pm, no appeals were filed.
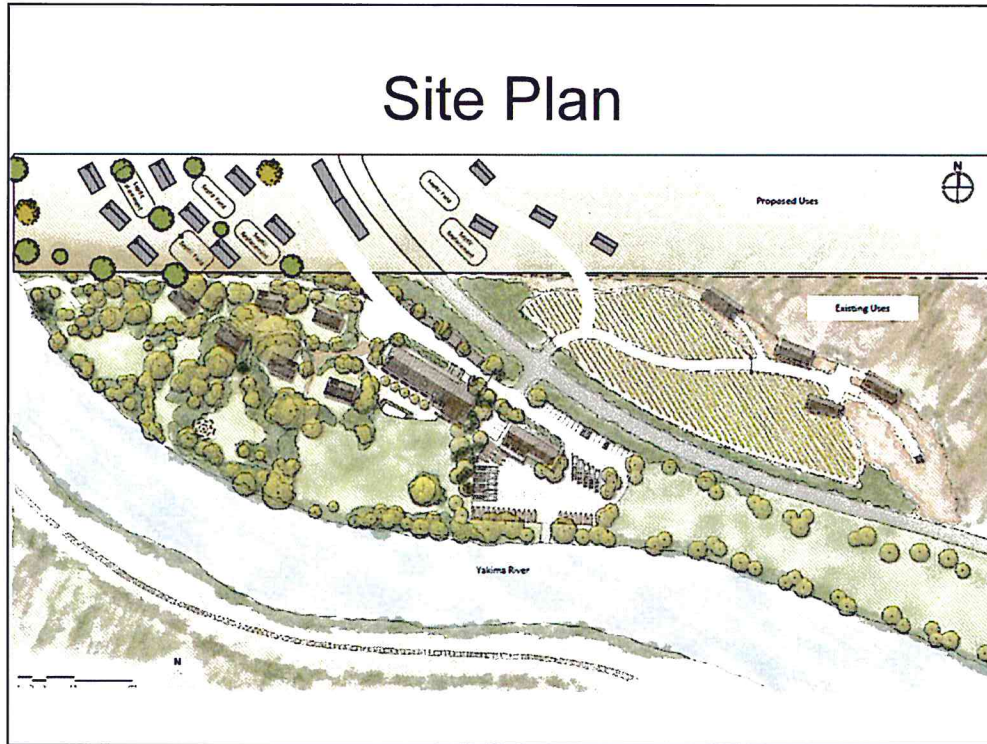
Site Plan

Index #1: last color site plan with a date stamp of March 11, 2013.

Project Analysis

- Consistent with Comprehensive Plan.
- Consistent with KCC 17A as conditioned.
- Consistent with KCC 17.56 Forest and Range.
- Consistent with KCC 17.60A Conditional Uses.
- Consistent with KCC 12 Roads and Bridges

Staff recommends <u>approval</u> of the Canyon River Ranch expansion Conditional Use Permit as conditioned.

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