



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

CONDITIONAL USE PERMIT

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

A Conditional Use Permit (CU-12-00002) is hereby approved and issued to Canyon River Ranch, property owner and Steve Joyce, agent, for a Conditional Use Permit to operate a guest ranch on approximately 12.2 acres in the Forest and Range zone. The subject property is located near 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.

This permit is subject to the following conditions:

1. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.
2. All conditions and requirements of Resolution 2013-101.
3. A Construction Stormwater General Permit shall be attained from the Washington State Department of Ecology.
4. All development, design and construction shall comply with all Kittitas County Codes Zoning and the International Fire and Building Codes.
5. Development and construction practices during building of this project shall only occur between the hours of 7am and 7pm to minimize the effect of construction noise on nearby properties.
6. Any outdoor advertising or motorist signage for this project will need to comply with State criteria. Any proposed lighting will be directed down towards the site, and away from SR 821.

Issued this 3rd day of August 2018

By: 
Lindsey Ozbolt, Planning Official