

Kittitas County Hearing Examiner

April 24, 2014



**Red's Fly Shop
Conditional Use Permit
(CU-13-00003)**

Good Evening Mr. Hearing Examiner

For the record

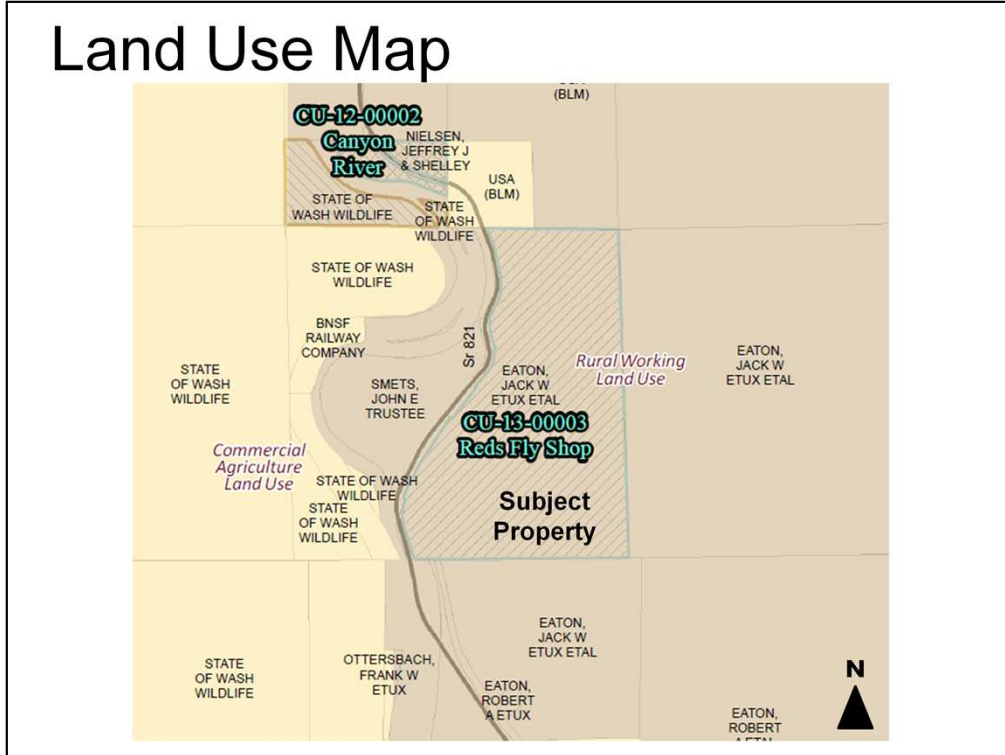
You have before you tonight for consideration the Red's Fly Shop Conditional Use Permit

Overview of Proposal

- Project acreage: 100 acres of ~306 acre parcel
- Number of lots: 1; no new lots are being proposed
- No water or septic proposed
- Land Use: Rural Working
- Zoning: Forest and Range

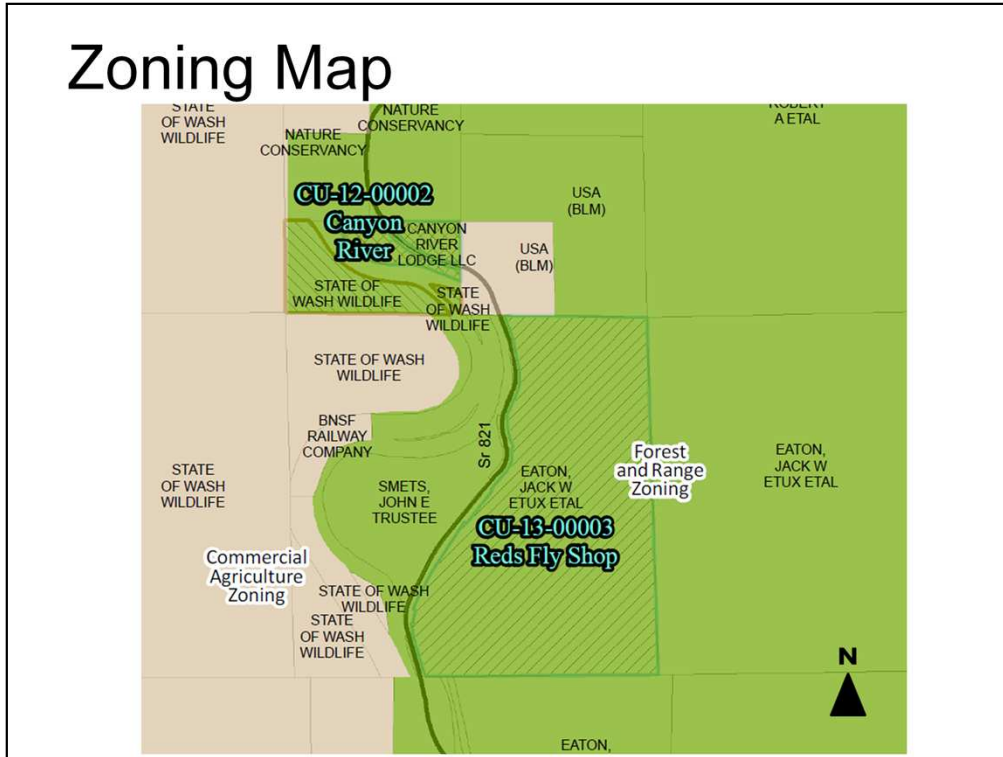
Steve Joyce, authorized agent for Jack Eaton, land owner submitted the conditional use permit application for a commercial sporting clay course and potential archery training area.

Land Use Map



Land use: Rural Working Lands

Zoning Map

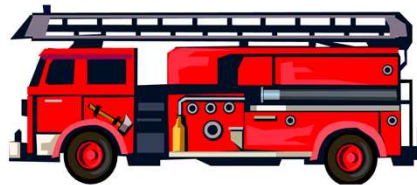


Zoning: Forest and Range

Ellensburg School District



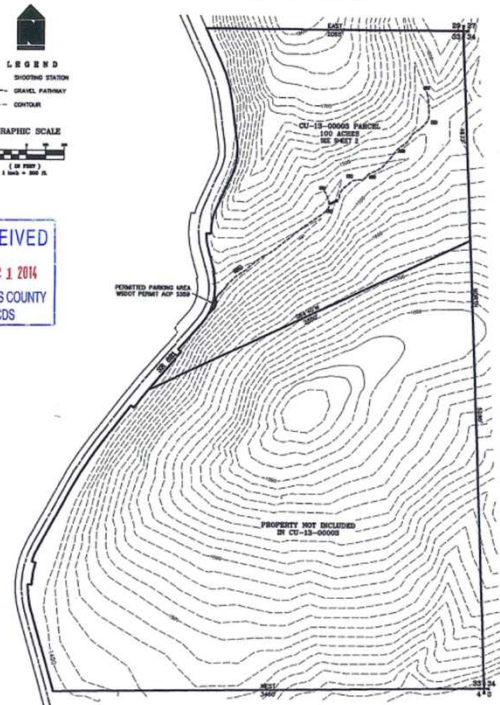
Outside of a Fire District



The property is located within the Ellensburg School District and is not located in a Fire District.

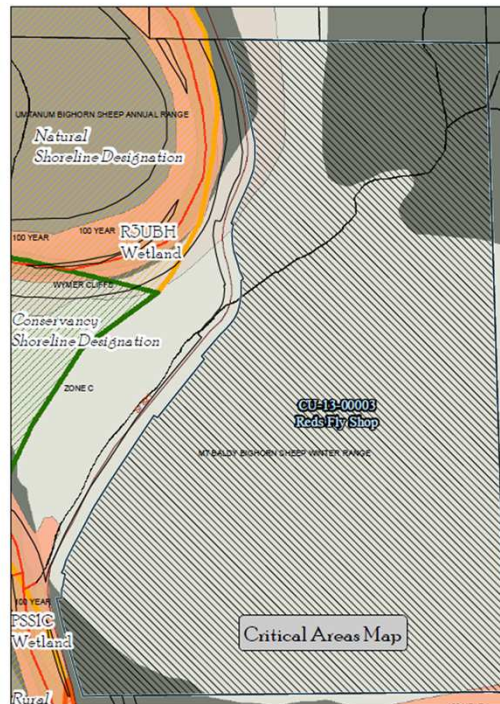
No comments were received from either party.

RED'S FLY SHOP CONDITIONAL USE PERMIT - CU-13-00003
TAX PARCEL NO. 19-19-35000-0001 - 505.57 ACRES



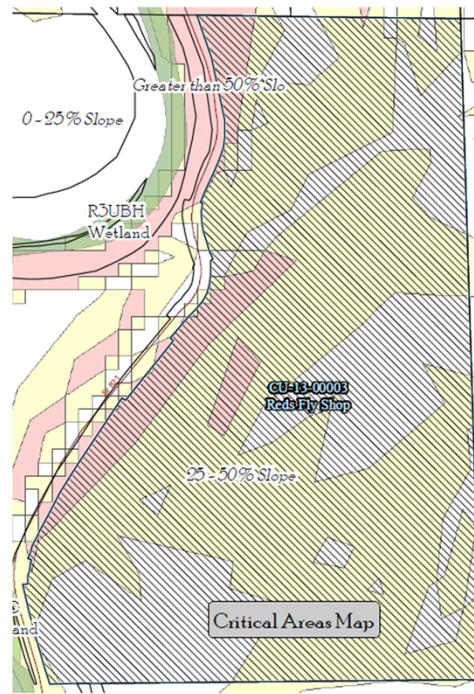
Site Plan

Critical Areas Analysis



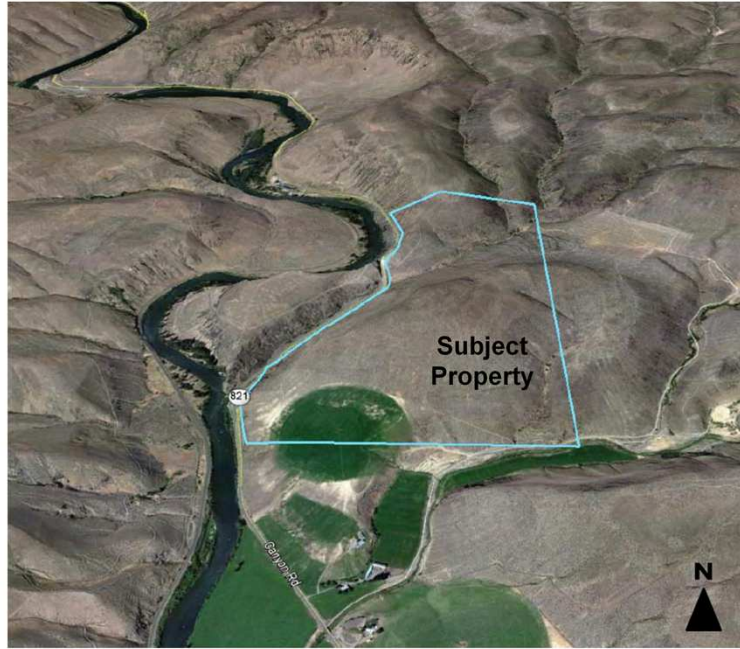
An administrative critical areas review was done in compliance with KCC 17A and found there to be critical areas on-site. There is a DNR stream type 9 – unknown in the northern 100 acres of the subject property. Additionally, the western portion of the proposal area is listed as having Mt. Baldy Bighorn Sheep winter range on it.

Critical Areas Analysis



There are steep slopes in the project area ranging from 0 to 50% slope. The area primarily utilized for the walking trail leading to the individual stations is located in the 0-25% slopes and is along the DNR stream-type 9 drainage.

Aerial



Aerial of the proposal and surrounding area.

Access

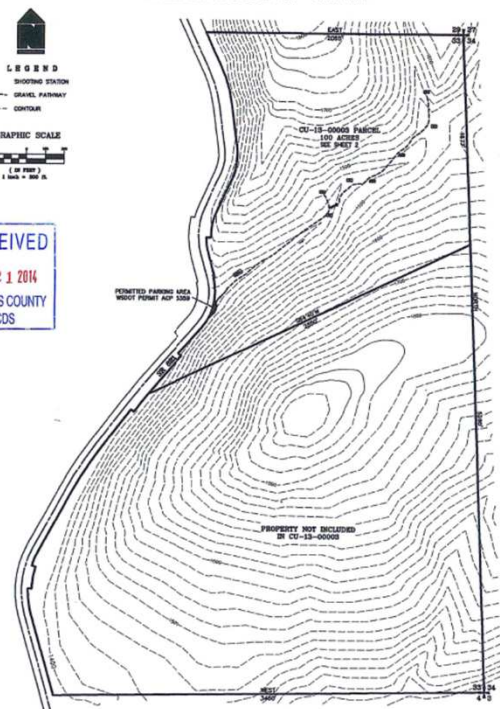
- This proposal is accessed off of SR 821 (Canyon Hwy) at milepost 13.90 RT.
- The applicant has an approved access permit with WSDOT, allowing 3 parking places.
 - Shuttling from Canyon River Lodge is encouraged and is required if the 3 spaces are full. (SEPA condition)

PW comments are included in the file index as #13. The approved permit can be found in index #2. MDNS is index #17

Notices

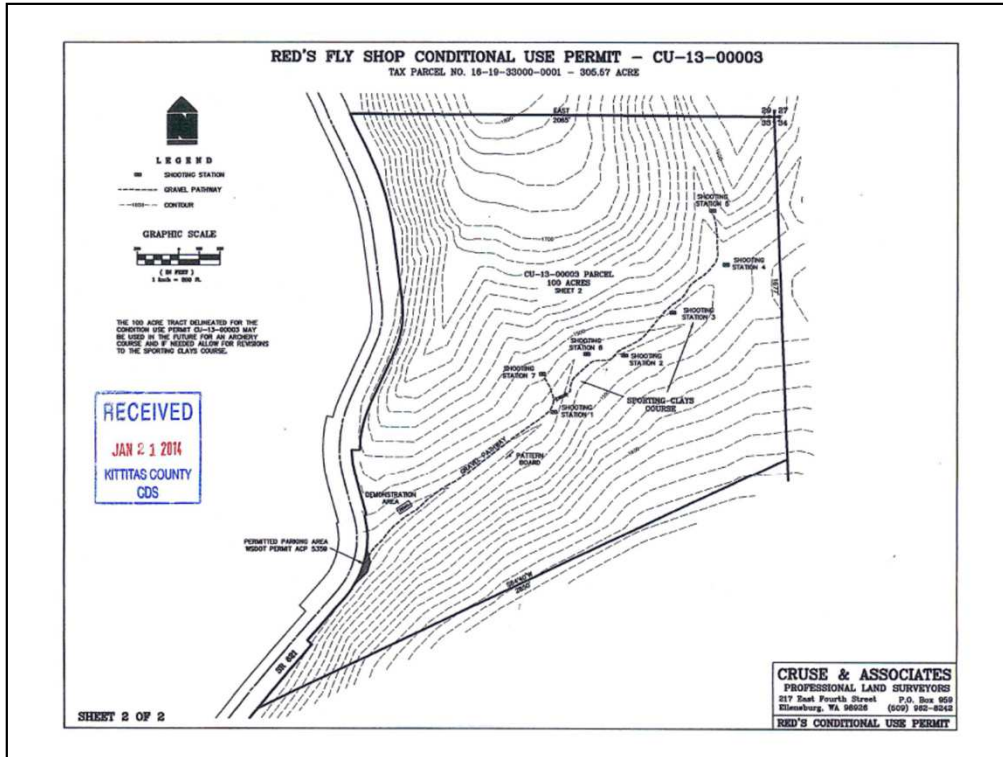
- Application was submitted: April 17, 2013
- Additional info received: Jan. 21, 2014
- Notice of Application: Feb. 5, 2014
 - Comment Period ended: Feb. 21, 2014
 - Comments were received from: KC DPW & KC Env. Health. A late comment was received from the public.
 - SEPA MDNS was issued on Apr. 9, 2014
 - Appeal period ended on Apr. 23, 2014 at 5:00 pm. No appeals were filed.

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Site Plan



Site plan is index file #7

Project Analysis

- Consistent with:
 - Comprehensive Plan.
 - KCC 17A Critical Areas
 - KCC 17.56 Forest and Range
 - Uses: specific to 17.15.060.1 (C) shooting range as a conditional use.
 - KCC 17.60A Conditional Uses
 - KCC 14.04 Building Code
 - KCC 12 Roads and Bridges

Staff recommends approval of the Red's Fly Shop Conditional Use Permit as conditioned.