

# Kittitas County Commissioners

## Agenda Staff Report

**Agenda Date:** September 17, 2013

**Action requested:**

Conduct the closed record meeting to consider the Hearing Examiner's recommendation for the Rocky Coulee Tent Camping Conditional Use Permit and Shoreline Substantial Development Permit (CU-13-00004 & SD-13-00001).

**Background:**

Grant County PUD and Washington State Parks submitted a conditional use application and shoreline substantial development permit for 10 tent campsites, associated parking, trails and other day use improvements on approximately 5.6 acres. The subject property is zoned Forest & Range. This is a conditional use per KCC 17.15.060.1.E – Allowed Uses in Rural Non-LAMIRD Lands (campground). This proposal is located in a portion of Sections 18 & 19, Township 17 N., Range 23 E., W.M. in Kittitas County. Access to this proposal is off of Recreation Drive along the Columbia River. It is roughly 1.75 miles north of the I-90 interchange in Vantage, WA.

A shoreline substantial development permit was submitted to Community Development Services on April 19, 2013 and a conditional use permit application was submitted on May 10, 2013. Both of these applications were deemed complete on June 3, 2013. The Notice of Application for the conditional use and shoreline substantial development permits was issued on July 3, 2013. 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 July 18, 2013. The following agency provided comments during the comment period: Kittitas County Public Health Department and Washington State Department of Ecology. Other comments were received by Kittitas County Building Department. These comments have been included in the index file record and were considered when preparing the recommended conditions for this proposal. No comments from the public were received regarding this proposal.

Grant County PUD acted as the lead agency for the SEPA Environmental Checklist. Grant County PUD issued a DNS (determination of non-significance) for this project on March 14, 2013. An addendum to the SEPA determination was issued on March 28, 2013 to update the ownership within the project boundary to include Washington State Parks and Recreation. The appeal period for this SEPA determination ended on April 4, 2013 at 5:00 p.m. No appeals were filed.

The Hearing Examiner hearing for the Conditional Use Permit and Shoreline Substantial Development Permit requests was held on August 15, 2013 at 6:00 p.m. During the hearing, two members of the public testified, one had some questions and no objections; the other was in favor of the proposal. On August 28, 2013 the Hearing Examiner **recommended approval** of the Rocky Coulee Tent Camping Conditional Use Permit and Shoreline Substantial Development Permit (CU-13-00004 & SD-13-00001).

**Interaction:**

Kittitas County Hearing Examiner and Community Development Staff

**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 Rocky Coulee Tent Camping Conditional Use Permit and Shoreline Substantial Development Permit (CU-13-00004 & SD-13-00001) and direct staff to prepare enabling documents based upon the decision of the Board.

**Handling:** none

**Lead Staff:** Lindsey Ozbolt