

# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

## ZONING CONDITIONAL USE PERMIT APPLICATION

*(Proposing a use such as a Bed & Breakfast or Campground, per KCC 17.60A)*

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
  - Please pick up a copy of the SEPA Checklist if required)
- Project Narrative responding to Questions 9-11 on the following pages.

### APPLICATION FEES:

1,565.00 Kittitas County Community Development Services (KCCDS)  
 418.00 Kittitas County Department of Public Works  
 329.00 Kittitas County Fire Marshal  
 235.00 Kittitas County Environmental Health

**\$2,547.00 Total fees due for this application (One check made payable to KCCDS)**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:  
5/10/13

RECEIPT #  
06617282

**PAID**

MAY 10 2013

**KITITITAS CO.**

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-02-2013

Page 1 of 3

**GENERAL APPLICATION INFORMATION**

1. **Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: Grant County PUD and Washington State Parks

Mailing Address: Grant County PUD  
P.O. Box 878  
Ephrata, WA 98823

Washington State Parks  
1111 Israel Rd  
PO Box 42650  
Tumwater, WA 98504

City/State/ZIP: \_\_\_\_\_

Day Time Phone: 509-754-5088 / 360-902-8651

Email Address: [erisdon@gcpud.org](mailto:erisdon@gcpud.org) / [steve.hahn@parks.wa.gov](mailto:steve.hahn@parks.wa.gov)

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Edrie Risdon

Mailing Address: P.O. Box 878

City/State/ZIP: Ephrata, WA 98823

Day Time Phone: 509-754-5088 ext. 2362

Email Address: [erisdon@gcpud.org](mailto:erisdon@gcpud.org)

3. **Name, mailing address and day phone of other contact person**  
*If different than land owner or authorized agent.*

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/ZIP: \_\_\_\_\_

Day Time Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

4. **Street address of property:**

Address: No formal street address, but is located at the end of Recreation Drive in Vantage, Wa.

City/State/ZIP: Vantage, WA 98950

5. **Legal description of property (attach additional sheets as necessary):**  
Sections 18 and 19, Township 17 N., Range 23 E. W.M. SE ¼ of SE ¼ of Section 18; NE ¼ of NE ¼ of Section 19.  
See also attached surveys.
6. **Tax parcel number:** Property has no tax parcel #, but lies north of 860933, and west of 820933 and 850933. Grant PUD is working with Kittitas County Assessor to assign parcel #s to the land where development is proposed.
7. **Property size:** 5.6 (acres)
8. **Land Use Information:**  
 Zoning: Forest and Range      Comp Plan Land Use Designation: Rural

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. **Provision of the zoning code applicable:** KCC 17.30.030.
11. **A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):**
- A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
  - B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or
  - C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

**AUTHORIZATION**

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:  
 (REQUIRED if indicated on application)

Date:

X Edwin Risden

4/30/13

Signature of Land Owner of Record  
 (Required for application submittal):

Date:

X Steve Wald

4/30/13



**Proposed Improvements**

Grant PUD is proposing to construct a tent campground at Rocky Coulee, just north of Vantage, Washington. The project covers an area of 5.6 acres. There will be no potable water or power supplied at this site. Two vault toilets will be installed, these structures are not plumbed. The vault toilet buildings are prefabricated concrete and are assembled on-site.

The proposed project improvements at Rocky Coulee include the following items. Summary Table 1 below provides more detail on these elements and compares the proposed improvements to existing conditions.

- Demolition
  - Roadbed (portions of Recreation Drive)
  - Site fencing
  - Concrete bases for portable toilets
  - Sign relocation
  - 18" concrete culvert under Recreation Drive
  - Remove invasive or non-native trees (2)
- Paved ADA parking stalls (4)
- Gravel parking stalls delineated by wheel stops (14)
- Asphalt paving on Recreation Drive
- Single concrete vault toilet (1) near the on road parking
- Double concrete vault toilet (1) near the ADA campground parking
- Benches (2)
- Stabilized gravel trail of various widths, including accessible routes
- Concrete primary trails proximate to the double vault toilet
- Paved ADA and maintenance access road with ADA parking at the terminus
- Picnic areas (2) with ADA accessible tables (3) and other tables (2)
- Tent campsites with tables, including 2 ADA accessible sites (10)
- Stormwater handling improvements
- Barrier rock and split rail fencing
- Site access gate
- Regulatory, way-finding and interpretive signage
- Culvert crossing of Rocky Coulee
- Culvert crossing under Recreation Drive

**Summary Table 1 – Existing v. Proposed Upland Facilities**

	Existing	Proposed
<b>Access Road</b>	Access to the site is from Recreation Drive. Recreation Drive ends at the Columbia River. The existing asphalt surface narrows and ends approximately 20' landward of OHW.	The site access road, Recreation Drive, will follow the existing alignment. The pavement will be cut and removed along the north and south edges of the existing, resulting in a narrower road. A

	<p>The asphalt is currently in poor condition. Basalt rock placed on the surface serves as a vehicle barrier to prevent vehicles with boats from continuing down the old roadbed.</p>	<p>gravel and planted filter strip will be installed on both sides of the roadbed to improve water quality from stormwater runoff. A majority of the existing pavement along the entrance road will be rubbilized and mixed into the base of the proposed Hot Mix Asphalt (HMA or asphalt) pavement section. No improvements to the access road are proposed outside of the Priest Rapids Project Boundary.</p>
<p><b>Vehicle Turn-Around</b></p>	<p>No designated vehicle turn-around currently exists on the site. Vehicles currently use the existing degraded asphalt and gravel surface area at the end of Recreation Drive to turn around.</p>	<p>The proposed HMA paved vehicle turn-around will be located at the terminus of Recreation Drive. The existing degraded asphalt and gravel area at the terminus of Recreation Drive will be rubbilized and mixed into the base of the proposed asphalt pavement section.</p>
<p><b>Auto Parking</b></p>	<p>Auto parking occurs along the existing Recreation Drive. Visitors park along the southern edge of the paved and gravel surface and next to the top of bank of the Columbia River at the road's end.</p>	<p>The proposed auto parking area will be gravel and asphalt pavement. Proposed parking stalls are located a minimum of 120' from OHW. The 14 passenger vehicle stalls adjacent to and on the north side of Recreation Drive will be gravel; in addition two ADA accessible stalls adjacent to Recreation Drive will be asphalt; and the ADA parking accessed from the south spur road will be asphalt. Gravel parking spaces will be delineated with concrete wheel stops. ADA parking spaces will be delineated with signage, striping and concrete wheel stops. Stormwater runoff will be directed, to the extent possible, to gravel and/or vegetated filtration strips.</p>
<p><b>Tent Camp Sites</b></p>	<p>A number of informal user-defined campsites exist on the site. These areas have impacted the native soils and upland and riparian vegetation. Users have also constructed rock fire rings.</p>	<p>The ten proposed tent campsites include designated concrete and gravel surface areas intended to minimize user impacts to the site. An 8" wide concrete border will define the gravel tent pads. A tent site, picnic table, and barbeque grill will</p>



		<p>be installed at each campsite. Two ADA accessible campsites with ADA picnic tables are included in the improvements. The tent sites will be accessed via stabilized gravel, concrete, or natural surface trails. When practical, user defined trails will be improved for continued use. All user-defined trails not improved as a part of the project along with other user defined impacts will be restored with native vegetation.</p>
<p><b><i>Picnic Areas and Vault Toilets</i></b></p>	<p>2 picnic tables are currently installed at the site. Portable toilets and 55 gallon trash receptacles are placed at the site during the recreation season. The 2 portable toilets are secured to 6" thick concrete bases that are left at the site year round.</p>	<p>A proposed centrally located picnic area will include two ADA accessible picnic tables. An additional picnic area is planned on the northeastern trail spur and will access 3 tables. Picnic tables are also located at each of the ten campsites. Additional trash receptacles may be added at the picnic area. Two picnic sites have been designed to accommodate a picnic shelter as part of a future site improvement.</p> <p>A single vault toilet will be placed along the north edge of Recreation Drive approximately 111 ft. from the ordinary high water line. The below grade storage vault for the restroom facility will be installed in an approximately 8 ft. deep excavation and backfilled with suitable native material or import backfill.</p> <p>An additional double vault toilet will be placed proximate to the proposed tent sites and the ADA campground parking approximately 225 ft. from the ordinary high water line.</p>
<p><b><i>Stabilized Gravel Trail</i></b></p>	<p>An extensive network of existing trails extends south of Recreation Drive for approximately 550 ft. into the site. The trails are user-defined informal paths that vary in width from 1 ft. to as much</p>	<p>The proposed trail improvements at the site will formalize acceptable routes to the designated picnic areas, campsites, and vault toilets. Approximately 1,800 linear feet of trail of various widths (3',</p>

	<p>as 6 ft. in width. The trail network provides connections to the riparian zone and shoreline in several locations, segmenting habitat. No formalized shoreline access points are reached by the user-defined trails.</p>	<p>5', and 8') will connect the campsites, vault toilets, picnic areas, and parking. A portion of the 5' and 8' wide sections of trail will be constructed of concrete. The remaining trails will be constructed of stabilized gravel or site soils and will meet ADA accessibility guidelines.</p> <p>The 3' wide section of trail will be constructed of stabilized site soils and will meet ADA Accessibility guidelines.</p> <p>Two benches will be installed along the northeast trail spur on the existing jetty.</p>
<p><b>Rocky Coulee Culvert</b></p>	<p>No formal crossings of Rocky Coulee exist at the project site. User defined paths leads from the existing site signage down slope and across the coulee to the south. The trail is utilized to access the existing picnic tables and user defined informal campsites. There is a single culvert immediately up gradient west of the project site. The culvert is a box culvert 38 feet long, 8 feet high and 10 feet wide made of mortared basalt. The cross sectional area at flowing full is 80 square feet. The inlet and outlet have wing walls at 45-degree angles, extending approximately 10 feet up-channel. The outlet has a concrete apron extending approximately 17 feet down gradient of the outlet. The approximate inlet and outlet elevations are 631 feet and 627 feet, respectively, taken from Google Earth. The other culvert is over 2,600 feet up gradient of the proposed culvert's location and was installed to allow Recreation Drive to cross the channel.</p>	<p>The proposed culvert location is approximately 135 feet up gradient of the OHW (575.0'+/- NAVD88) of the Columbia River. The maximum pool elevation of the Wanapum Pool is 578.6 feet. The channel is vegetated with sagebrush and bunch grasses above approximate elevation 579 feet. The channel bottom ranges between 10 and 12 feet in width and 1 to 2 feet deep in the vicinity of the proposed culvert location. The channel section is trapezoidal, with 2H:1V side slopes adjacent to Recreation Drive, and side slopes ranging from 4H:1V to 10H:1V on the opposite side of the channel. The top width of the channel is approximately 22 feet. In the vicinity of the proposed culvert, the channel alignment is fairly straight and parallels Recreation Drive. The ground surface elevation at the proposed culvert outlet is 579.5 feet. The ground surface elevation at the inlet is 580.0 feet. The channel grade at the location of the proposed culvert is approximately 1.2%.</p> <p>The proposed culvert is a bottomless aluminum low profile arch culvert 22</p>

		<p>feet in length with a span of 25 feet 2 inches and a rise of 6 feet 2 inches. The culvert will be installed such that the bottom width will measure 24 feet 8 inches and the highest point of the arch will measure 4 feet 10 inches high from the finished ground surface.</p> <p>Construction of the culvert will require temporary excavation for the foundation. The channel bottom section will be modified from existing to achieve 80 square feet of cross sectional area. Overall, the channel bottom will be lower than existing conditions. No fill of the channel is proposed. The culvert will have 45-degree wingwalls at the inlet and outlet. The culvert foundation and wingwalls will be protected from scour by riprap armor placed along the edges of these features. Design of the foundation, wingwalls, and related scour protection has not yet been scoped. No armoring of the channel bed is proposed.</p>
<p><b><i>Culvert crossing under Recreation Drive</i></b></p>	<p>There is an existing culvert crossing under recreation drive approximately located at the user defined entrance to the upland portion of the site. This existing culvert is a 12" concrete pipe. This pipe was installed to drain runoff from the north of Recreation drive into Rocky Coulee. Currently, the inlet at the north side of Recreation Drive is buried and does not appear to allow runoff to pass under Recreation Drive.</p>	<p>The proposed 18" LCPE culvert will be located at the west end of the proposed parking along Recreation Drive. This culvert will be used to convey runoff from the north side of Recreation Drive into Rocky Coulee.</p>



Answers to Question 11:

- A. *The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.***

The proposed improvements will provide formal recreation opportunities in Kittitas County. Since the area is already used for informal, dispersed camping and day use activities, it will not be detrimental to public health, peace, or safety to surrounding areas.

- B. *The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities***

The proposed campground and day use area is currently serviced by existing roads (I-90 and Recreation Drive), and is patrolled by Washington State Parks (Ginkgo Forest Interpretive Center is located to the south) and the Kittitas County Sheriff's Office. There will be no additional burden to irrigation/drainage, garbage, sewers, etc. Grant PUD will provide two vault restroom buildings and garbage cans/dumpsters at the site.

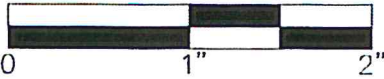
- C. *Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.***

The proposed campground will provide formal camping and day use opportunities in Kittitas County. This proposal should provide some economic benefit to the County by attracting visitors to the area.

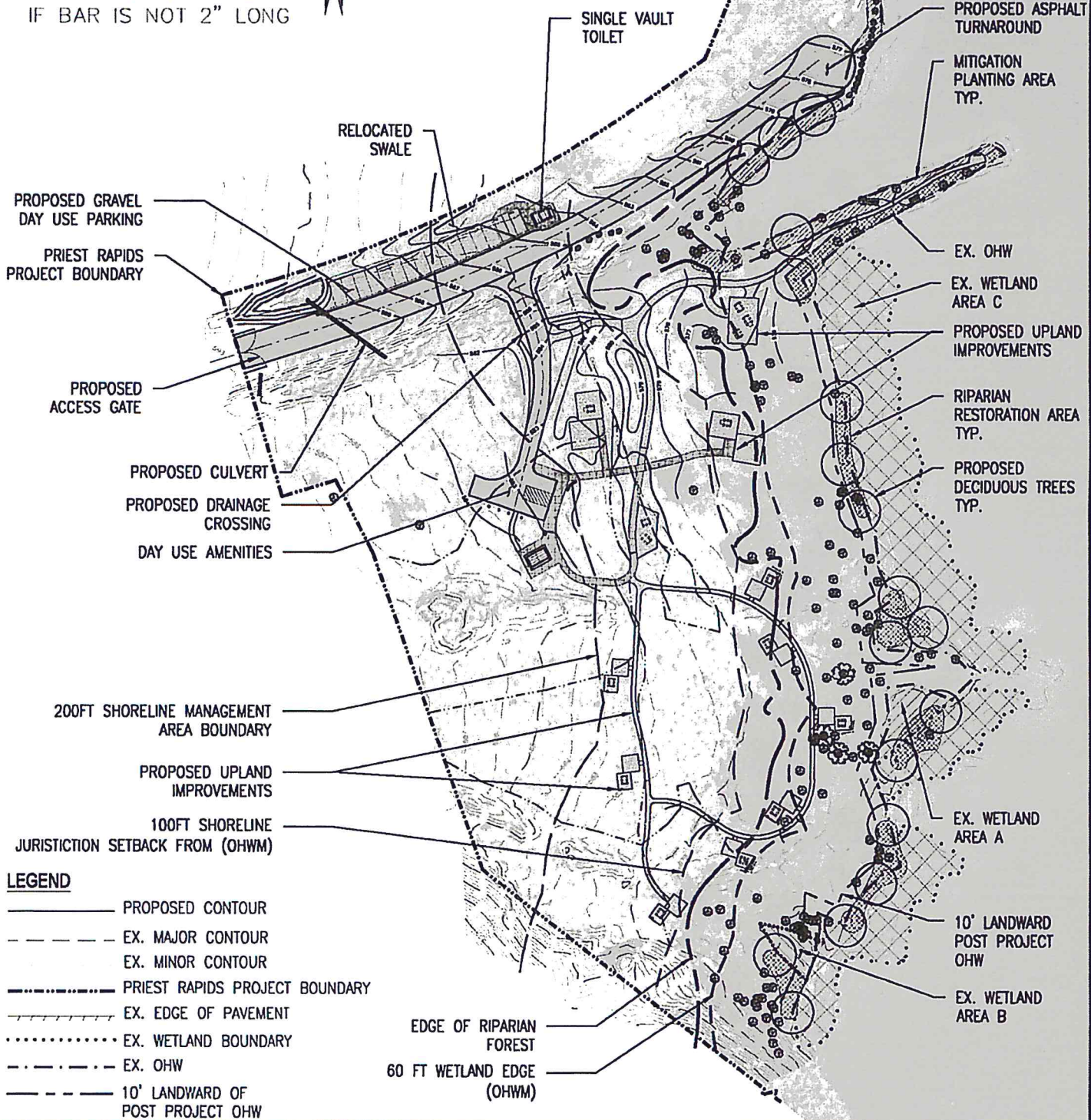
**PLAN OVERVIEW**

S18/19 T17N R23E

SCALE IN FEET: 1" = 100'



DRAWING IS NOT TO SCALE  
IF BAR IS NOT 2" LONG



**LEGEND**

- PROPOSED CONTOUR
- - - EX. MAJOR CONTOUR
- - - EX. MINOR CONTOUR
- - - - - PRIEST RAPIDS PROJECT BOUNDARY
- - - - - EX. EDGE OF PAVEMENT
- ..... EX. WETLAND BOUNDARY
- - - - - EX. OHW
- - - - - 10' LANDWARD OF POST PROJECT OHW

**PURPOSE:** PROVIDE PUBLIC ACCESSIBLE RECREATIONAL FACILITIES: CAMPING, PARKING, AND TRAIL

**LOCATION:** 46° 57' 24.52"N 119° 59' 16.12"W

**DATUM:** NAVD88

**ADJACENT PROPERTY OWNERS:**

1. STOCKDALE INC.
2. STATE OF WASHINGTON

**ROCKY COULEE TENT CAMPING FACILITY IMPROVEMENT PROJECT**

**OVERALL PROJECT IMPROVEMENTS SITE PLAN**

APPLICATION BY: GRANT COUNTY PUD

**PROPOSED:** SHORE IMPROVEMENTS, MITIGATION, AND CAMPSITE DEVELOPMENT

**IN:** COLUMBIA RIVER    **STATE:** WASHINGTON

**AT:** VANTAGE, WA    **DATE:** 01/28/2013

**COUNTY:** KITTITAS    **REVISED:** 02/13/2013

**SHEET 3 OF 19**    02/22/2013

02/28/2013







