

# Kittitas County Hearing Examiner

August 15, 2013

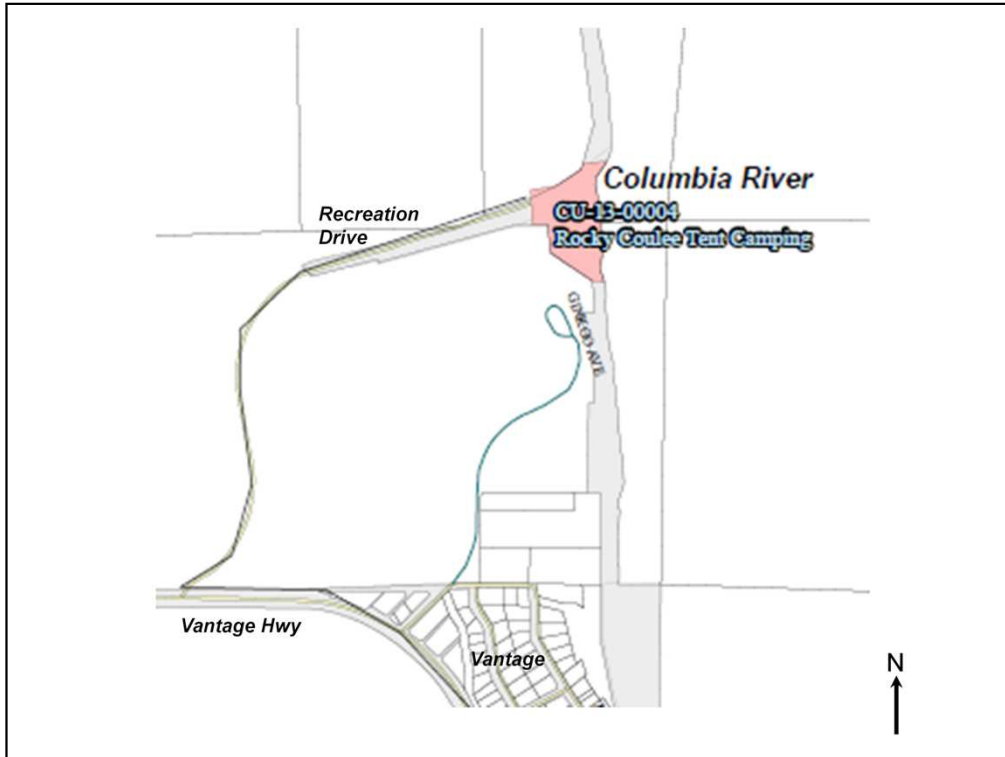


**Rocky Coulee Tent Camping**  
Conditional Use Permit (CU-13-00004) & Shoreline  
Substantial Development Permit (SD-13-00001)

Good Evening Mr. Hearing Examiner

For the record .....

You have before you tonight for consideration the Rocky Coulee Tent Camping Conditional Use Permit and Shoreline Substantial Development Permit



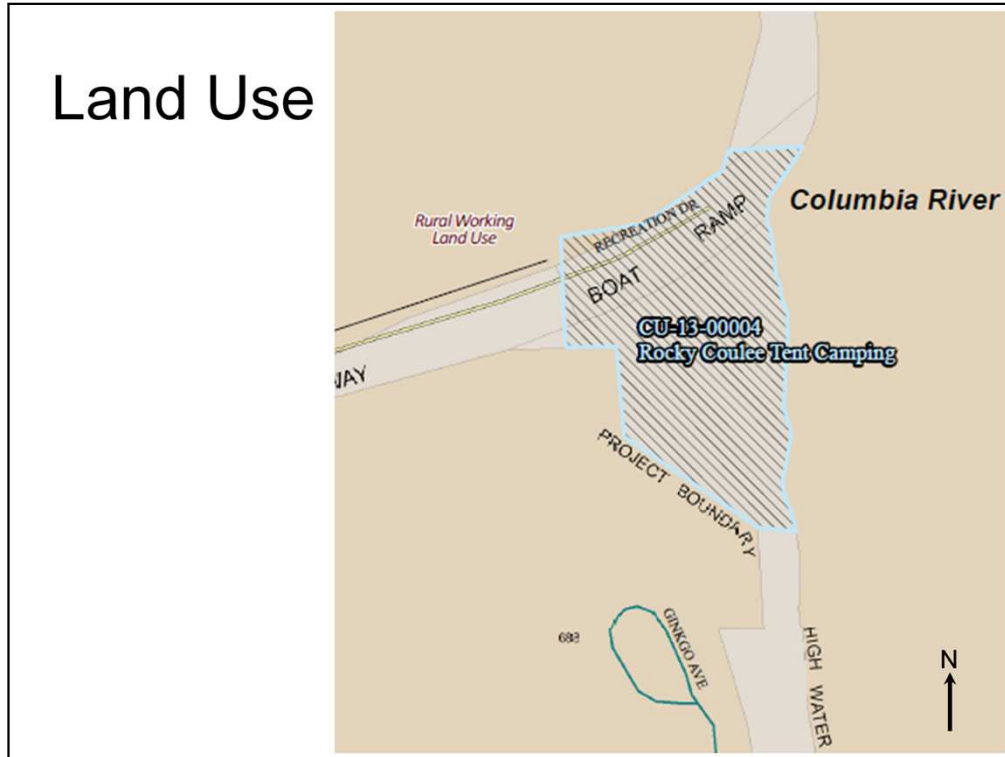
Access to this proposal is off of Recreation Drive along the Columbia River. It is roughly 1.75 miles north of the I-90 interchange in Vantage.

## Overview of Proposal

- Project acreage: 5.6 acres
- Number of lots: 1; no new lots are being proposed
- No domestic water is planned
- Vault toilets are proposed
- Land Use: Rural Working
- Zoning: Forest & Range

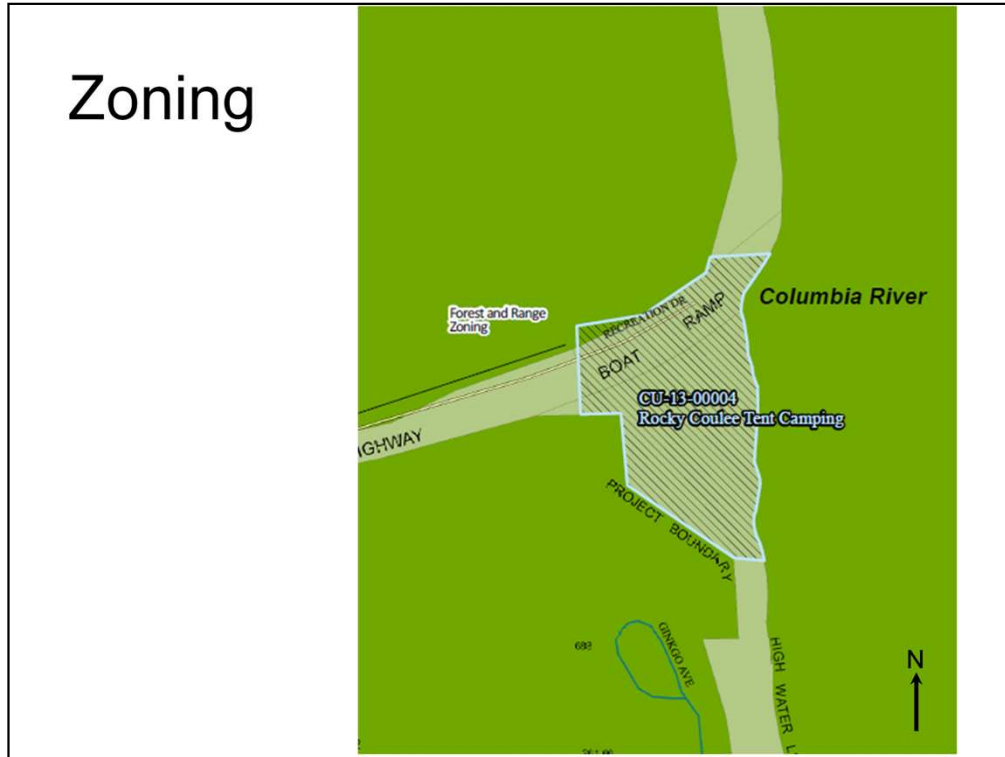
Proposal is from Grant County PUD and Washington State Parks.

# Land Use



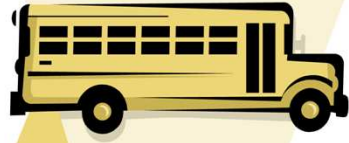
Land use: Rural Working

# Zoning

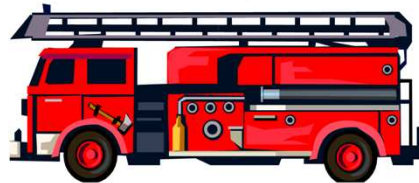


Zoning: Forest & Range

**Kittitas School District**



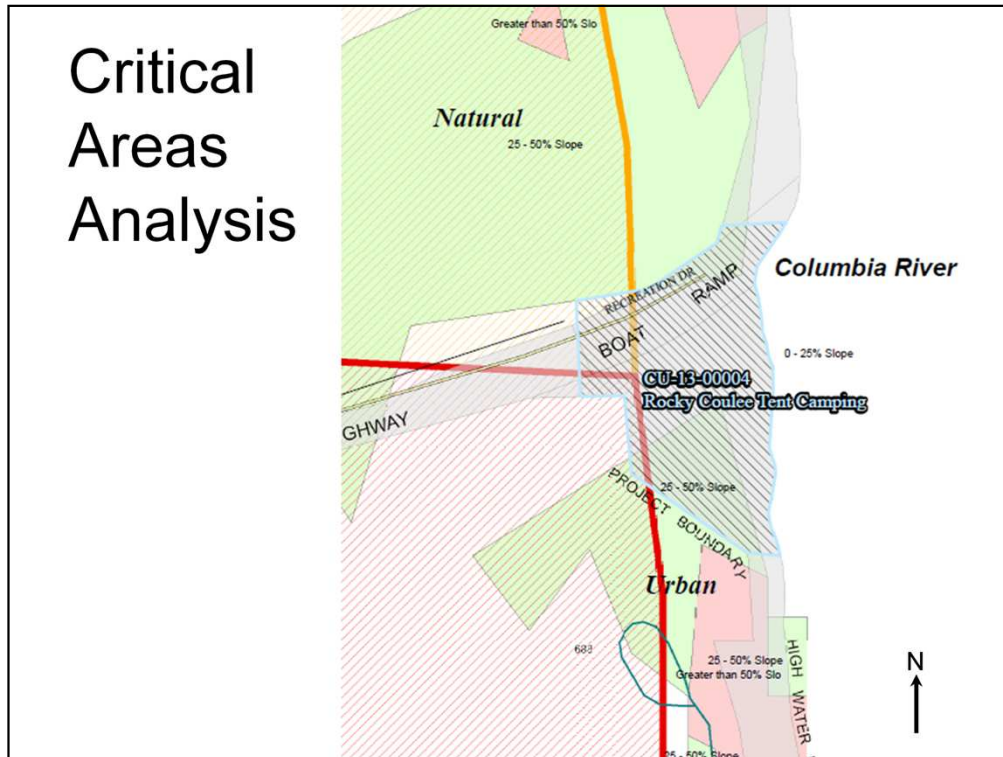
**Kittitas County Fire District 4  
(Vantage)**



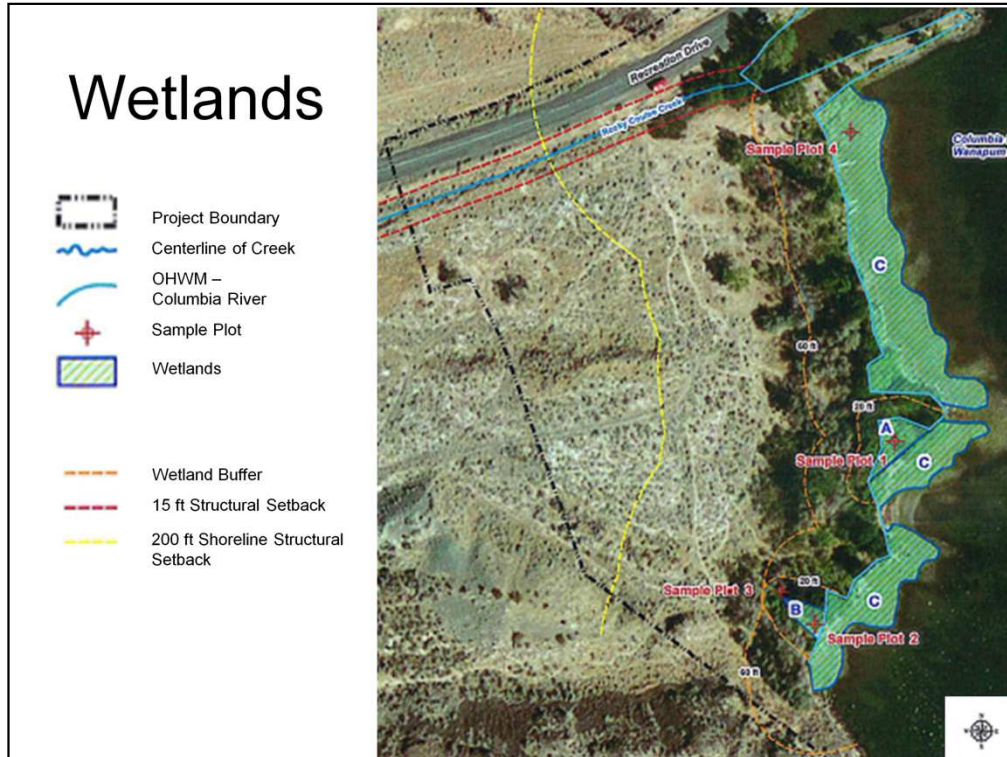
The property is located within the Kittitas School District and within Fire District 4.

Both were noticed. No comments were received.

# Critical Areas Analysis



An administrative critical areas review was done in compliance with KCC 17A. The subject property is located along the western shoreline of the Columbia River which is a Shoreline of the State. The applicant provided a critical areas assessment prepared by GeoEngineers on June 8, 2012 for the site and it is included in the index file as #1. The Columbia River has a wetland designation of L1UBHH. The National Wetlands code interpreter is included in the index file as #6. Kittitas County agrees that the critical areas assessment document's recommended wetland buffers meet KCC 17A. Staff also found that there are steep slopes of 25-50% located on the southern portion of the property.



Wetlands A and B are classified as Category III wetlands and the buffers will be 20 feet. Wetland C is classified as a Category III wetland as well, however the buffer for this wetland will be 60 feet because of the size and its location immediately below the OHWM.



# Shoreline Master Program



Google earth

feet 100  
meters 40



As mentioned above, there are two shorelines of the state located on the proposal, natural and urban. From roughly the southern boundary of Recreation Drive north is the Natural designation and south of Recreation Drive is Urban designation. All work conducted on the site will take place above the OHWM per the Shoreline Substantial Development Permit application. There is a 100' setback associated with the Urban shoreline designation and it allows for the recreational activities being proposed in the is application. There is a 200' setback associated with the natural shoreline designation. The Natural shoreline designation does not allow for development, parking, or roads, however staff finds that because this is an existing sue located off of the old State Highway, this use will be permitted. The aerial on this slide is also provided in the index file as #22. This illustrates the existing conditions of the road, boat launch and numerous cars parked within the shoreline. The improvements and designated parking areas being proposed will improve the site and direct inappropriate uses away from the shoreline.

# Aerial



Aerial of the proposal and surrounding area.

## Access

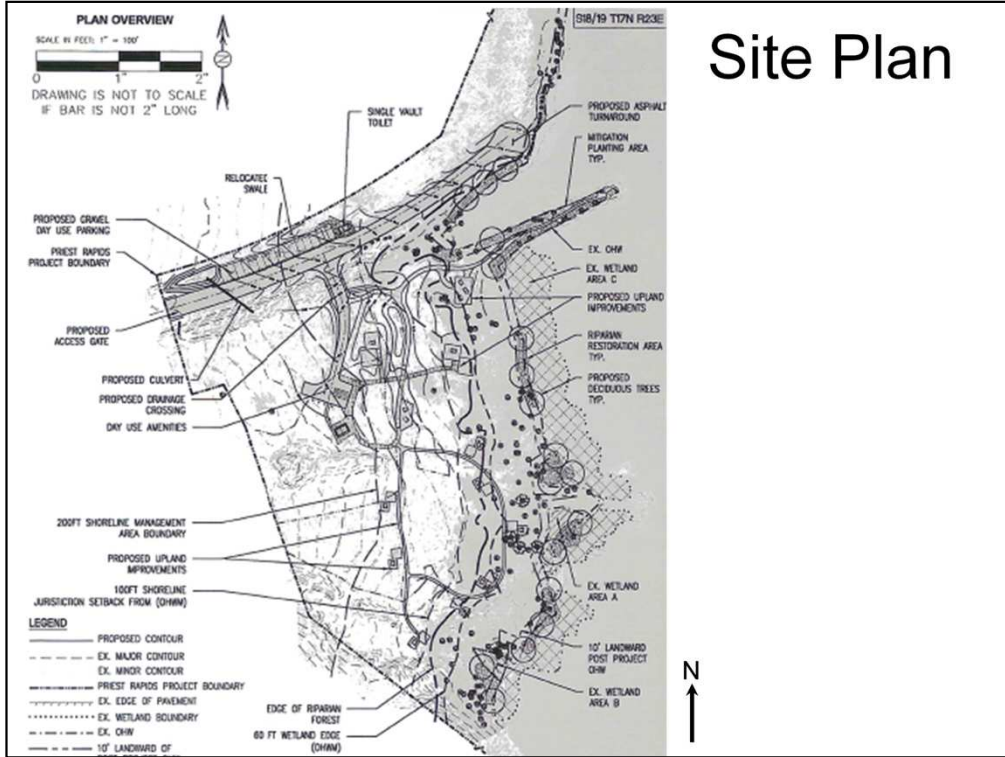
- The site is accessed from Recreation Drive off of the Vantage Highway.
- Public Works is requiring that:
  - “the site must be constructed as designed and approved by the County Engineer.

This requirement is listed in the Staff Report on page 7 as Recommended Condition of Approval #12.

## Notices

- SSDP was submitted: Apr. 19, 2013
- CUP was submitted: May 10, 2013
- Both deemed complete: June 3, 2013
- Notice of Application: July 3, 2013
  - Comment Period ended: July 18, 2013
    - Agency comments included: WA DOE and KC Public Health, Public Works & Building.
    - No public comments were received.
- Grant Co. PUD was the lead SEPA agency.
  - Issued a DNS on Mar. 14, 2013. Addendum on Mar. 28<sup>th</sup> to add a landowner.
  - Appeal period ended on Apr. 4, 2013. No appeals were filed.

# Site Plan



## Project Analysis

- Consistent with Comprehensive Plan.
- Consistent with KCC 17A Critical Areas
- Consistent with SMP as conditioned.
- Consistent with KCC 17.56 - Forest & Range
  - Campground as a conditional use KCC 17.15.060.1.E
- Consistent with KCC 17.60A Conditional Uses
- Consistent with KCC 14 Building
- Consistent with KCC 12 Roads and Bridges as conditioned

Staff recommends approval of the Rocky Coulee Tent Camping Conditional Use & Shoreline Substantial Development permits as conditioned.

KCC 17.56.030 (uses) refers to KCC 17.15 which is the allowed uses matrix.