

# *THE YAKIMA RIVER*

## *CAMPGROUND*

APPLICANT:

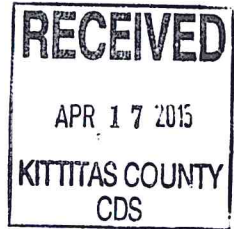
TEANAWAY RIDGE LLC  
PO BOX 808  
CLE ELUM WA 98922



CONTACT: Terra Design Group Inc.  
Attn: Chad Bala  
509-607-0617  
[bala.ce@gmail.com](mailto:bala.ce@gmail.com) & [cbala@terradesigngroup.net](mailto:cbala@terradesigngroup.net)

**GENERAL PROPERTY INFORMATION:**

Request: Development of a Recreational Vehicle Campground with amenities  
Property: Tax parcel Numbers: 19-16-04020-0002 (85.98 acres) & 19-16-04050-0401 (.60 acres). Total Acreage: 86.58  
Location: 29180 Hwy 10, Cle Elum WA 98922  
Zoning: Kittitas County Codes 17.56 Forest & Range, 17.30A Rural 5, and 17.15 Permitted Uses (Estimated 82.68 acres of Forest and Range & 3.9 acres of Rural-5 zoning)  
Land Use: Rural Working  
Shoreline: Rural



**PROJECT SETTING**

The proposed Yakima Campground/RV Park will be located on approximately 26 acres adjacent to Hwy. 10. The project site is part of a larger 86.58 acres (comprised of two parcels). The site is adjacent to a 4-lot subdivision with a pond to the west, John Wayne Trail to the south, a small parcel and the Yakima River to the east, and the Burlington Northern Railroad & Hwy 10 to the north. The project site is approximately 2.2 miles from the I-90 Exit to Wenatchee, and .3 of a mile from the turn onto Hwy 10 heading east. The project site is approximately 4 miles east of the City of Cle Elum. The project site includes fairly flat terrain that eventually drops about an est. 6-10 feet, as you get closer to the Yakima River. Yakima River flows through the southern portion of the site.

**PROPERTY HISTORY**

The site is currently under an approved Conditional Use Permit (CUP) for a Guest/Church Camp (CUP Approved in 1985 & File No. S-87-01). The existing CUP is approved for, 25 cabins, two dormitories, a lodge, tabernacle, kitchen-dining hall, restrooms, office, a caretakers residence, and 50 rv sites on 26 acres. What has been constructed on the property includes the following: power/transformers, kitchen-dining hall building, existing septic drain fields, rv dump tank, well and associated pump house, rv areas (50 rv sites) and with associated hook ups (water and power), bridge and access roads, cabins with associated foundations, basketball court, restrooms and showers, two story dormitory, and other small associated buildings. . Within the last three years some of these structures were part of a fire training exercise put on by Fire district 7, where 8 cabins structures, one dormitory, shower and restrooms were burned down.

Vegetation in the project vicinity is predominantly grasses, ponderosa pine & cottonwood

trees, with associated underbrush.

### **PROJECT OBJECTIVE**

The project objective is to provide a new conditional use permit for a Campground/RV park for over-night accommodations not to exceed a 14-night stay (similar to a KOA Park) along with a two lot short plat. This proposal will be in a natural environment that complements the historic setting and natural resource within the area.

### **PROJECT DESCRIPTION**

The Yakima River Campground will consist of the following facilities (see Map):

#### **a. Caretakers/Office Residence (1,750 sq.ft.)**

This residence is currently built and constructed on site as part of the existing CUP and is occupied. This structure will be renovated to a more appealing aesthetic quality as part of this new conditional use permit.

#### **b. Large Kitchen-dining hall/Auditorium/Activity Center Facility (6,300 sq. ft. steel structure)**

This structure is currently built and on the property, as part of the existing CUP. It contains a large kitchen/cooking/dishwashing area and a large meeting/eating room. This structure will be improved upon on the outside for aesthetic reasons (ruff cut wood/cabin look or the like). The inside will need to be upgraded and remodeled. The facility would possibly have a swimming pool associated with it.

#### **c. Campground/Recreational Vehicle Park (172 spaces total)**

Space description: Spaces will vary from Seasonal Primitive sites, Pull-Through sites, and Back-In sites. Seasonal Primitive Tent Sites would be 61'x 32'. Pull Through site would be 80' x 30' and the Back In Site would be 75'x 15' depending on gravel access, utility hookups (water, electricity). 50 of these RV (back in and pull through) sites currently exist with water and power as part of the existing CUP.

The following table provides the breakdown in campsite dimensions and the cubic yard amounts for the construction of these sites. Please note that Seasonal Primitive sites will be left in its natural state (no construction) other than maintenance activities:



RV Space	Length	Width	Depth	Individual Cubic Yards per site	# Of Sites	Cubic Yards
Pull-thru	80	30	4"	29.6	62	1,835
Back-in	75	15	4"	13.8	41	565
Seasonal Prim.	61	32	0	Natural/0	69	0
<b>Totals</b>					<b>172</b>	<b>2,400 Cyds</b>

\*Note: Currently on site are 50 constructed rv spaces for back-in and pull-through sites with existing power and water stub-outs. These sites will be improved. With this proposal it is proposed to add 53 rv spaces and 69 seasonal primitive tent sites.

**d. Restroom/Shower facility (2,288 sq. ft)**

In the far eastern corner of the site, as part of the approved CUP, there was a restroom/shower facility adjacent to a two-story dormitory. These two structures contained existing approved community septic systems along with a separate approved rv dump tank (Kittitas County Health Department Approval, August 2000) at this location. The structures themselves were part of the Fire District 7 training exercise, but the septic systems are still intact. The restroom and shower structure will be rebuilt as part of this new proposal and will connect into the existing septic system and retain the use of the rv dump site with oversight from Kittitas County Health Department.

**e. Camping Cabins/existing foundations: (Eight @ 448 sq ft. each & Ten @ 496 sq. ft each)**

18 cabins cabin units with outdoor water spigots and elevated grills, no electricity or indoor plumbing. These foundations are currently in and were constructed as part of the existing approved CUP. 8 of these cabins had actually been built; with flood permit certificates issued by Kittitas County. The foundations are still there but in 2013/14 a fire training exercise with Fire District 7 occurred burning these down. These foundations will be inspected for structural integrity with the intent to rebuild upon.

**OPERATIONS**

The campground will operate full time as the seasons allow in Kittitas County. If the winter season brings too much snow than a season is expected to begin in March and would close at the end of October of every year.

Water: Water will be provided from an on-site well. This well was installed as part of the existing conditional use permit along with all water lines that provide water throughout the property. The distribution system will need to be reviewed and possibly repaired/maintained making sure that all water infrastructure is in working order and can

serve the Kitchen Facility/auditorium/activity center/ caretakers residence/camping cabins, the rv spaces, the restroom & shower building. Currently the water system is considered a Class A transient system, requiring stricter testing than individual wells. Furthermore the applicant contains senior water rights that will be applicable to this proposal.

Sewer: Currently the existing approved CUP was approved for Sewage disposal on-site. As part of the CUP there were numerous septic systems installed and approved by Kittitas County along with a rv dump tank. [Kittitas County Health, April 1992 & August 2000]. This proposal will continue to use these existing septic systems. These systems will need to be reviewed making sure all infrastructures are in appropriate condition. If the infrastructure needs to be maintained, improved, or repaired etc. this will be done under the review of the Kittitas County Health Department. As part of this proposal there will be no new septic system installed, other than maintenance and repair to existing systems on site.

Large Kitchen-dining hall/Auditorium/Activity Center Facility: This structure contains an existing septic system. Sewage from this component flow directly north of the facility. It currently and will continue to flow to an existing drain field disposal system located directly north of this structure.

Caretaker's Residence: This structure contains an existing septic system with infrastructure heading to the southeast into a drain field

Campsites, Rv spaces, and Primitive tent sites: All Camp sites, Rv spaces, primitive tent sites ***will not be provided with a sewage hook-up***. An rv dump tank was approved in August of 2000 by Kittitas County Health Department. This proposal will continue to use this rv dump station providing a onsite service for the campground. Furthermore there is an rv dump location in the City of Cle Elum and just east on I-90 at the Indian John Hill Rest Stop where rv users can dump their sewage.

Restroom/Shower Building: Sewage from the restroom/shower building will flow to existing septic system located at the eastern corner of the site. This location, as depicted on the maps, was originally a two-story dormitory and restroom/shower (bathhouse). These two structures were approved for a septic system, which was installed at this location. Please note that the dormitory and restroom/shower facility was part of Fire District 7's fire training exercise and was burned down. This proposal will rebuild the restroom and shower building on the existing foundation and use the existing septic system with oversight from the Kittitas County Health Department. Effluent from the septic tank(s) will flow directly west and then proceed out into the existing drain field.

Propane: Propane will only be allowed for the caretaker's residence, kitchen facility and restroom/shower facility (sizing has not been determined). All tanks will be permitted through Kittitas County Building Dept. meeting all requirements including flood anchoring.

Power: Electricity will be provided by Kittitas County Public Utility District (KC PUD).



The site currently is served with power with infrastructure already under ground with numerous transformers located through the property. More specifically power with panels etc. are already located at the following: caretakers/office, kitchen facility, well house, restrooms/shower facility and power stub ups at existing rv sites on site. Power will be inspected and reviewed with KC PUD with regards to maintenance issues and repairs etc. that will serve this proposal.

**Solid Waste Disposal:** A screened dumpster area will be provided near the caretakers residence/office. This disposal structure will be within an enclosed area providing protection. All trash facilities will be designed to resist wildlife access, *including bears*.

**Lighting:** Lighting will occur with the existing caretakers residence, kitchen facility/activity center and restroom/shower facility. All spaces will not be provided lights. The users will most likely have lights associated with the vehicles along with lanterns and fire pits.

**Access:** Access to the project site will be via Hwy. 10. From Hwy 970 once you turn onto HWY 10 head .3 miles east and on your right is a gravel driveway that crosses the Burlington Northern Railroad. Both, the highway access & railroad crossing contain existing access and crossing permits with those associated entities (Washington State Department of Transportation (WSDOT Permit 3731) & Burlington Northern Railroad). These permits were granted during the approval of the existing conditional use permit. Once you cross the railroad turn left and go through the gate on the right to access the site. It is anticipated that these access and crossing permits may need to be upgraded.

Access to all elements of the proposal will be directly off Hwy. 10 onto gravel areas leading to gravel surfaced roadways. Access to the caretaker's residence/office will be directly off this gravel road once you enter the site. A gravel roadway will continue throughout the property.

**General Road Access:**

Roads accessing the site will be no more than a 25-foot wide (two-way) gravel loop road. An existing access road crosses an existing bridge, crossing a small side channel, accessing existing and additional rv/camp sites. For the most part the existing (now overgrown) access roads will be reconstructed. The existing bridge will be reviewed to see if it needs improvement. Additional access roads will be constructed to serve the proposal. Please note that the existing gravel loop roads (now overgrown) and bridge were built as part of the original CUP and these areas will be improved or reconstructed.

The following table provides the cubic yard amounts for construction of the roads:

Roads	Length	Width	Depth	Cubic Yards
A	2,274	25	4"	701
B	1,158	25	4"	357
C	603	25	4"	186
D	2,416	22	4"	656
E	1,807	25	4"	557
F	1,717	25	4"	529

**TOTA CUBIC YARDS**  
**2,986**

**Road circulation:**

As you enter the property you will take a left and check in at the caretaker residence/office. Than you will continue east where you can continue making a loop accessing restrooms/showers, cabins and rv sites; Or turn immediately right accessing rv sites. As you continue the loop and head west you cross the existing bridge. Immediately upon crossing the bridge you can take a right accessing rv site area containing a loop access, or you can continue straight accessing another rv site area and primitive camp site area. This area also loops back onto the main access and will cross back over the existing bridge where a user will turn left past the kitchen-dining hall/activity center facility up to the caretaker’s residence/office and proceed with checking out.

**Employee Housing:**

The project proponent estimates that the resort will require 5-10 full-time/seasonal employees.

Design guidelines will be used to ensure that development of the project minimizes potential impacts to wildlife, the visual environment, water quality and air quality. Even though the project will require a substantial amount of grading, excavating and filling, the amount of earthwork will be lessened by project design measures following the land’s natural contours and more importantly using the existing infrastructure already on site. These areas (roads & campsites) will be graded and excavated out and replaced with new road material. With this concept there will be no additional fill placed on the site therefore meeting Kittitas County Flood requirement of a no net increase in floodwaters within the flood plain. Disturbed areas, other than roadway and parking areas (i.e, cut and fill slopes, utility trenches, etc.), will be revegetated with native vegetation where possible.

Structural and modern appearances will blend into the surrounding environment to the greatest extend possible. The wood will be stained, painted or otherwise finished to blend into the surrounding environment. Roofing will be Class A rated shingles, fiberglass shingles, or metal in colors compatible with the area (e.g. sage, rust, green or



similar colors). Bright colors or reflective materials will not be used.

Fencing will be used sparingly to screen certain elements such as the propane tanks and to direct patrons away from environmentally sensitive areas such as the riparian vegetation and the stream banks. If wood fencing is used it will be stained, painted or otherwise finished to appear to be unobtrusive and blend into the surrounding environment.

Landscaping and Maintenance will occur to keep the site clean. Vegetation along the property lines adjacent to neighboring landowners will not be removed as it provides an existing/natural established buffer.

### **POLICY CONSISTENCY**

**A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the Public Health, Peace, Welfare, or Safety or to the character of the surrounding neighborhood.**

In regards to the Public Health concerns; this proposal/existing site currently contains a Class A transient water system designation by the Washington State Department of Health. This designation requires a stricture set of water testing requirements than the standard individual well requirements. In light of the water situation within Kittitas County the applicant also is in the final process of developing a water bank that will provide water needed for this proposal. An additional benefit to the Public Health, Safety and Welfare is that this project provides a reduction of individual septic systems constructed throughout the county by using existing systems that have already been approved, installed and working (see explanations within the project description).

This project provides at least two Public Safety benefits.

The planned Group “A” water system will and is required to provide fire protection to its service area and as this system is expanded to serve the entire proposal and the residences constructed within its boundaries. Approval of this application will allow the addition of recreational users from other rural areas of the county, which has no fire suppression storage, no ability to deliver fire fighting water, and no fire hydrants to an area that provides fire hydrants with adequate fire flows, therefore providing extra safety measures.

In addition, this proposal will provide safe year round access for health and personal safety emergencies on well-maintained private gravel roads. These improved roads not only reduce the risks to individual users but also reduce the risks to the community at large. This is because county resources such as police, fire, and ambulance are able to serve these residences more efficiently than the same number of residential units spread out over a larger area of three to twenty acre tracts in other rural portions of the county located on roads that do not meet the same higher standards than the roads that will serve this project



There is a higher potential for a fire to get out of hand in an area without adequate water supplies and fire hydrants or without paved year round and easy access than there is in an area that meets or exceeds the State and County requirements for fire flows and road access. Either of these components of the project by themselves meets the criteria for providing Public Safety benefits and combined, provide a standard that cannot be achieved in many other areas of the rural county.

The Public Welfare of the county will also be benefited by approval of this proposal. This project will provide recreational activities within the Rural Lands with water and septic systems. . In addition, this project provides for recreational opportunities within the boundaries of the project for its residents thereby reducing the pressures on the Federal, State, County and City's recreational facilities. The provided recreational opportunities and recreational facilities will be privately funded, reducing public funding of recreational facilities and recreational opportunities.

Another benefit to the Public Welfare is that the applicant will designate a minimum of 28.37 acres of the land into open space in perpetuity that will preserve the Yakima River riparian and other floodplain and wetland areas. It is anticipated that more open space will be placed in perpetuity as the project receives approval. Subsequent benefits include critical areas buffering or protection measures; wildlife protection corridors; pedestrian trail systems; open space; and recreational opportunities.

**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:**

This proposal, as described within the Project Description, 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 finding that that this proposal will be improving on an existing approved conditional use permit by improving the existing roads and construction of new access roads, improving and using the existing structures already on site all with private funds. The proposal will provide employees to manage the site creating a safe and protected environment for users. Access to the site will be open and maintained for the local fire district, sheriffs, and medical services in case emergency services are needed.

**C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.**

The proposed use complies with Kittitas County Code 17.56 Forest & Range and the associated uses within that zone listed in Kittitas County Code 17.15. Campgrounds are considered a conditional use permit within this zone.

**D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.**

The propose use is building upon an existing use by using existing infrastructure already on site with some additional roads, power, water, and building improvements. By staying within the existing areas, already containing approval, this proposal is reducing material impacts and impacts to the environment from the development.

**E. The proposed use will ensure compatibility with existing neighboring land uses.**

This proposal is consistent with and characteristic of the existing development in the immediate vicinity of the subject properties. The adjacent properties are within access to recreational amenities such as the Teanaway River and the Yakima River. Furthermore the existing properties heading back towards the City of Cle Elum have some type of personal recreational amenity, mainly in the shape of a manmade pond on their property (example adjacent landowner directly to the west). This proposal will enhance the surrounding properties by maintaining the view-shed of the area along with the continuation of recreational uses and eliminating the possibility of residential development in floodplain areas associated with the Yakima River. Furthermore the proposal continues to build on the recreational uses that exist in the area and provide more recreational activities that are needed within Kittitas County.

**F. The proposed use is consistent with the intent and character of the zoning district in which it is located.**

This proposal provides for an area, within Kittitas County, where the Yakima River (a natural resource) is being managed and protected at the same time enhancing the recreational uses. This proposal is eliminating the subdivision/development of this land for uses and activities incompatible with this resource. By creating a proposal that protects this major natural resource (Yakima River), at the same time allowing recreational activities to occur maximizes the benefit of this natural resource and creates consistency with the intent and character of the zoning district.

**G. For conditional uses outside of Urban Growth Areas, the proposed use:**

i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural & Resource Lands;

This rezone is consistent with the rural lands (Chapter 8) of the Kittitas County Comprehensive plan, which allows for a variety of rural densities.

The property is within the land use designation of “Rural Lands” as described in Chapter 8 of the comprehensive plan. The proposed rezone meets the general policies and objectives of the rural designation of the Kittitas County (KC) Comprehensive plan; the following is a sample of consistency with KC Comprehensive Plan.

- GPO 8.12, 8.13, 8.14, 8.14C, 8.15, 8.16, 8.18, 8.21, 8.21B
- GPO 8.44, 8.44A, 8.44B, 8.44C.
- GPO 8.57, 8.58.



ii. Preserves “rural character” as defined in Growth Management Act (RCW 36.70A.030(15));

This proposal is consistent with preserving “Rural Character.” This proposal will occur on a developable portion of land out of 86.58 acres of land. 28.37 acres will be open space and a natural visual landscape for this environment, with trails etc, with the possibility of more open space being designated. The open space areas will allow for wildlife compatibility (corridors, intact environment) and protections of habitat (wildlife and riparian). Furthermore this proposal is transient proposal meaning that there will not be permanent residences etc. Users will stay for a short time than leave. This proposal is going to use private services therefore not requiring urban governmental services. As for the protection of surface and ground water flows, this proposal is for private water using a existing well. The applicant is in the process of creating a water bank that provides mitigation water providing no impact. This proposal on this specific property has already been developed with this type of project concept, access road, structures, power and water infrastructure. It is the intent to improve the facilities on site and add additional campsite. By doing this we are using land that has already been developed and is not being converted to development of sprawl and low density.

iii. Requires only rural governmental services; and

The proposal is only using rural governmental service. Majority of the services will be provided and funded privately by the applicant. Furthermore, this proposal is within the rural area where city services are not supplied. Rural governmental service include Kittitas County Sheriff’s Dept., local Fire District, and the local hospital district in the vicinity, all of which receive a share of taxes from landowners etc. for operations.

iv. Does not compromise the long-term viability of designated resource lands.

This proposal and site does not compromise the long-term viability of designated resources, as this land and immediately surrounding lands are not designated commercial resource lands (Commercial Forest & Commercial Agricultural). More importantly there are required goals and policies that require protection of these types of commercial resource lands. For example, GPO 8.9 “Protecting and preserving resource lands shall be given priority.” Another example is GPO 8.11 “Policies will reflect a “right to farm” in agricultural lands.”

Shoreline Consistency:

This site is currently designated as Rural under the Kittitas County Shoreline Master Program. Furthermore this proposal is consistent with the following sections: Section 14 (Shoreline Setback Requirements), Section 15 (Siting Regulations), Section 17 (Health & Sanitation), Section 19 (Protection of the Natural Shoreline), Section 22 (Archaeological/Historic Sites), Section 25 (Flood Plains), Section 26 (Forestry Management), Section 31 (Outdoor Advertising), Section 32 (Recreation), Section 34 (Roads, Railroads and Bridges), Section 36 (Solid Waste Disposal), Section 37 (Utilities), all following under the Rural Environment designation.

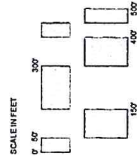
Roadway Area Calculations

Key	Lineal Feet	Width	Area (SF)
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C	803	25	15,075
D	2,416	22	53,152
E	1,807	25	45,175
F	1,717	25	42,925

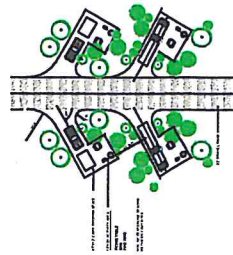
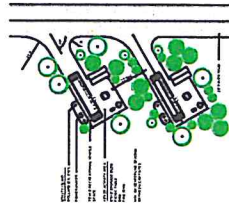
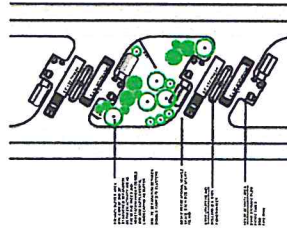
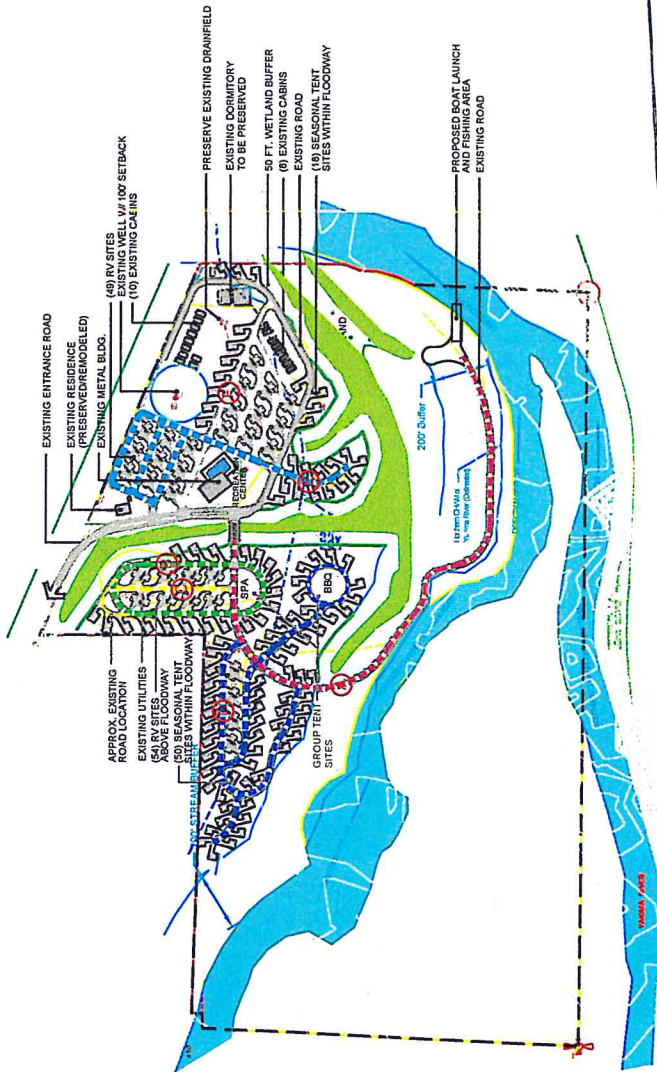
# Project RV Resort

A Recreational Vehicle Resort on the Yakima River  
Kittitas County, Washington

JANUARY 20, 2011



**KBA**  
 KITTITAS COUNTY  
 PLANNING AND ZONING DEPARTMENT  
 1000 W. 11th St., Yakima, WA 98901  
 www.kittitascountywa.gov



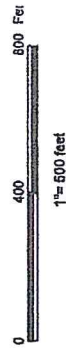
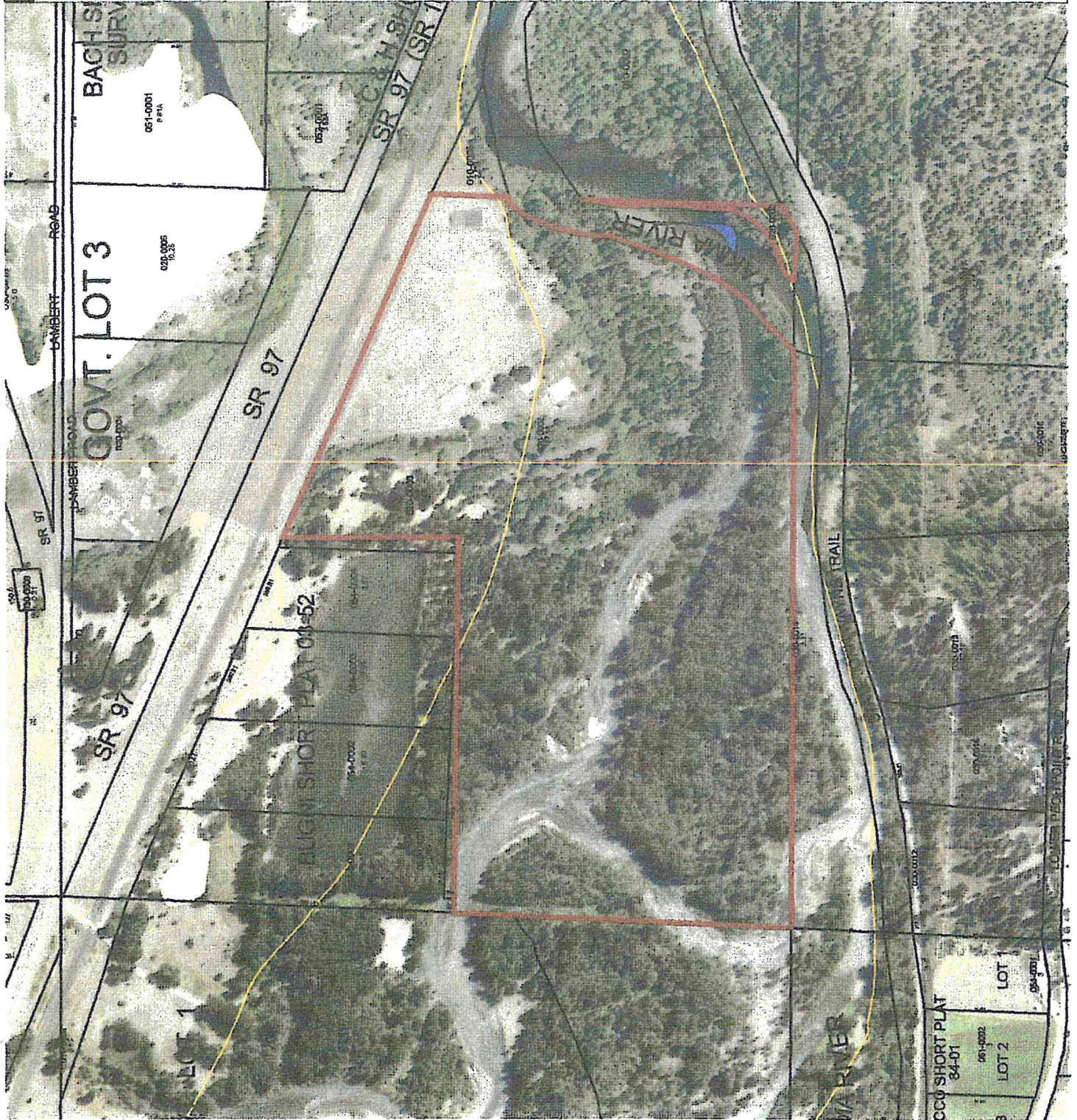
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# Yakima Properties

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Plot date: Nov 23, 2004; Yakima River Proper