

# Kittitas County Hearing Examiner Public Hearing

Shadow Wing Ranch  
Conditional Use (CU-19-00001)  
May 9, 2019

## Shadow Wing Ranch (CU-19-00001)

### Project Description

- The applicant is proposing a 7,056 sq. ft. indoor riding academy for the purposes of equine assisted learning activities with associated parking and bathroom.

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- The project would allow for horseback riding as part of the Shadow Wing Ranch, which specializes in providing equine assisted learning activities to individuals with learning/educational disabilities and/or social-emotional challenges.
- The riding academy would provide services Monday through Friday between the hours of 10 am and 7 pm.
- The applicant anticipates no more than 10 additional vehicle trips per day with no more than 10 people present for each session including instructors, volunteers, and students.

## Shadow Wing Ranch CU-19-00001

# Maps

## Shadow Wing Ranch Overview



## Shadow Wing Ranch (CU-19-00001)

### Access

- Access to the project site location will utilize Radiant View Drive via Weaver Rd.



# Shadow Wing Ranch Land Use Map



# Shadow Wing Ranch Zoning Map



# Shadow Wing Ranch Critical Areas Map



# Shadow Wing Ranch Fire District Map

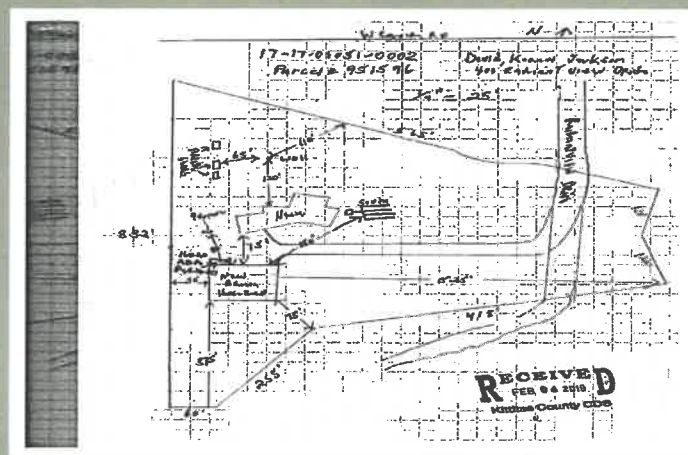


## Shadow Wing Ranch (CU-19-00001)

### Project Details

- The project is being proposed at 401 Radiant View Drive on parcel # 951596.
- The associated parcel is zoned Agriculture 20 within a Rural Working land use designation. A "Riding Academy" is permitted as a Conditional Use within this zone, KCC Code 17.15.060.1.
- The project includes a 7,056 sq. ft. riding arena with associated parking and bathroom.

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### Environmental Review

- A SEPA checklist was submitted with the Conditional Use permit and processed concurrently under the optional DNS process.
- CDS performed a Critical Areas review. No critical areas were identified on the subject parcel.
- CDS issued a Determination of NonSignificance (DNS) on April 18, 2019. The appeal period ended on May 3, 2019 with no appeals filed.

## Shadow Wing Ranch (CU-19-00001)

### Application Timeline

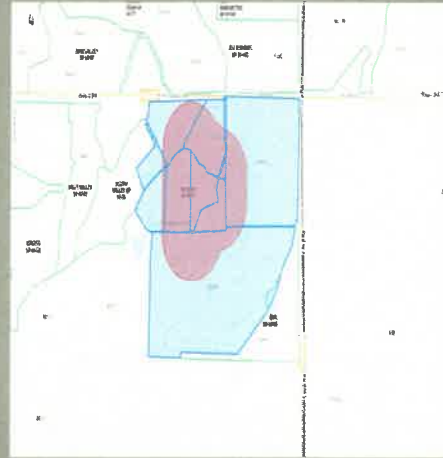
- Application submitted on February 4, 2019.
- Applications determined complete on February 25, 2019.
- Site posted on February 27, 2019 and reposted on March 6, 2019 due to a County file number error on the original sign.



## Shadow Wing Ranch (CU-19-00001)

### Application Timeline

- NOA issued on March 7, 2019. The notice was sent to State and local agencies, neighbors within 500 feet of the parcel boundary, and published in the County newspaper of record, in accordance with KCC 15A.
- The comment period ended on March 22, 2019.
- Comments were received from various agencies and interested private parties.



## Shadow Wing Ranch (CU-19-00001)

### Agency Comments

- WSDOH: The Washington State Department of Health Office of Drinking Water provided comment that describes the need for the applicant to work with Kittitas County Public Health to determine the type of public water system needed for the scope of the project (Index #20).
- WSDOE: The Washington State Department of Ecology outlined the requirement of an Erosivity Waiver for any excavation or paving between one and five acres. (Index #21).



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### Agency Comments

- KCPH: The Kittitas County Department of Public Health provided comments outlining the need for a well site inspection, water system type analysis, and a drain field site evaluation (Index #18).
- KCPW: The Kittitas County Department of Public Works outlined the requirements for a stormwater plan and fire turnaround/access road requirements. Additionally Public Works noted that no ingress/egress parking will be allowed and that the private road will need to be recertified by a licensed engineer to ensure it meets private road standards (Index #17).

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### Agency Comments

- The Kittitas County Fire Marshal provided comment that fire flow and other safety requirements will be addressed during the building permit process (Index #19).
- Kittitas Reclamation District provided comment outside of the comment period on April 23, 2019 stating that KRD guidelines would not need to be met for this project. (Index #36)

## Shadow Wing Ranch (CU-19-00001)

### Public Comments

- CDS received ten public comment letters from nine parties during the comment period. Eight of the comment letters provided were in support of the project citing various positive impacts they have experienced with the Shadow Wing Ranch (Index #s 22-26, 28, 29, and 31).
- Two comment submittals were critical of the project citing various concerns including dust control, the intended use of the easement, privacy impacts, the accuracy of fill projections by the applicant, CC&R violations, among other concerns. (Index #27, 30).

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- All of the comments received were transmitted to the applicant at the end of the comment period (Index#32). No responses were provided by the applicant.
- Staff reviewed and considered all of the application materials and comments received. The proposal was reviewed for its consistency with Kittitas County Code and the Comprehensive Plan. The specifics of this review can be found in the Staff Report provided in your review materials.

## Shadow Wing Ranch (CU-19-00001)

### Consistency

Staff finds the project to be consistent, as conditioned, with:

- KC Comprehensive Plan
- KCC 17.29 Agriculture 20 Zoning
- KCC 17.60A Conditional Uses
- KCC 17A Critical Areas
- KCC 14 Building Code
- KCC 12 Roads and Bridges
- KCC 20 Fire Life and Safety

## Shadow Wing Ranch (CU-19-00001)

### Recommendation

Staff recommend APPROVAL of the proposed CUP subject to the conditions identified in the staff report.