



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

Indian Camp Campground Conditional Use Permit (CU-19-00006)

TO: Kittitas County Hearing Examiner
FROM: Kittitas County Community Development Services Staff Planner, Kelly Bacon
RE: Indian Camp Campground Conditional Use Permit (CU-19-00006)
DATE: October 22, 2020 (Hearing Date)

I. GENERAL INFORMATION

Requested Action: The proposed project will expand the existing Indian Camp Campground. The amenities of the proposed campground expansion include: twelve (12) primitive camp sites, one vault toilet structure and several amenities found in equestrian camps, in an area located east of the existing Indian Camp Campground.

Location: Parcels 937235 and 377535 located at 4394 Middle Fork Teanaway Road, Cle Elum, WA. In Section 22, Township 21N, Range 15E and Section 27, Township 21N, Range 15E. W.M.

II. SITE INFORMATION

Total Property Size:	1280 Acres, project area approximately 4 acres
Number of Lots:	2
Domestic Water:	N/A
Sewage Disposal:	Vault Toilet, removal by pumping periodically
Power/Electricity:	N/A
Fire Protection:	Area Outside of Fire District Boundaries
Irrigation District:	N/A

Site Characteristics:

North: Federal and State-owned lands, Teanaway Community Forest and Wenatchee National Forest

South: Primarily State-owned lands, Teanaway Community Forest and largely undeveloped

East: Privately owned land, primarily residential uses

West: Primarily State-owned lands, Teanaway Community Forest and largely undeveloped

Access: The site is accessed from Middle Fork Teanaway Road and Forest Service Road 4305-113, approximately 3.70 miles northwest of the West Fork Teanaway Road and Middle Fork Teanaway Road intersection, and approximately 1.15 miles northwest of the end of the county-maintained portion of Middle Fork Teanaway Road.

III. ZONING AND DEVELOPMENT STANDARDS

The parcels involved in this proposal are in a land use designation of *Commercial Forest* and a zoning designation of *Commercial Forest*. These designations are described under the Resource Lands section in the Kittitas County Comprehensive Plan. The proposed project is classified as a “Campground.” Campgrounds are an allowed use within the Commercial Forest Zone subject to a Conditional Use permit and consistency with footnote #18 in KCC 17.15.050.2 which limits the proposal to Campground, primitive as defined in KCC 17.08.155A. The

property has been utilized for recreational primitive camping for years and the proposal will expand the existing campground.

IV. ADMINISTRATIVE REVIEW

Deem Complete: A conditional use permit application (See Index #2) for the Indian Camp Campground (CU-19-00006) was submitted to Kittitas County Community Development Services department on December 17, 2019. The application was determined to be complete (See Index #8) on January 8, 2020. The site was posted in accordance with KCC 15A.03.110 on January 9, 2020 (See Index #9).

Notice of Application: A notice of application (See Index #10) for the Indian Camp Campground Conditional Use Permit (CU-19-00006) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's contiguous tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County and notice was posted to the Kittitas County Website on January 21, 2020, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #11).

V. COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan has established specific goals and policies associated with resource lands. The following goals and policies guide activities on Commercial Forest lands throughout the County. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

RR-G1: “Open Space and visual and natural landscape should predominate over the built environment”

Staff Consistency Statement: Primitive Camping embraces the natural landscape with minimal impacts to the open space and extremely limited built out environment. The Primitive Campground is located within the Teanaway Community Forest, directing camping into designated areas and protecting surrounding sensitive areas.

RR-G2: “Opportunities should exist for traditional rural lifestyle and rural based economies.”

Staff Consistency Statement: Primitive campgrounds have historically been a common part of a Rural Resource land use. The primitive campground expansion would allow for the enjoyment of the Teanaway Community Forest by outdoor enthusiasts and have a low impact on the surrounding natural landscape.

RR-G5: “Activities generally should not require extension of urban governmental services.”

Staff Consistency Statement: The expansion of Indian Camp Campground will not require an extension of urban governmental services. The current access road is maintained by the Department of Natural Resources (applicant) and Kittitas County Fire District #7 has covered emergency medical services and the addition of twelve (12) primitive campsites is not foreseen to put an undue burden on the district in the future.

RR-P136: “The County should promote active management of lands to create and maintain healthy forests through support of related infrastructure.”

Staff Consistency Statement: The Indian Camp Campground (expansion) will provide primitive campsites

improvements to direct outdoor enthusiast to use the designated areas for camping, therefore assisting in maintaining a healthier forest surrounding the sites and protect resource lands from the negative impacts of unmanaged recreation.

RR-P146: Kittitas County will advocate active management of Federal and State forest lands to create and maintain healthy, fire-safe forests.

Staff Consistency Statement: *The proposed primitive Indian Camp Campground (expansion) will guide outdoor enthusiasts to use the campsites which will include metal fire rings for containment of recreational fires.*

VI. ENVIRONMENTAL REVIEW

Critical areas on the project parcels include some hazardous slopes, multiple type 4 streams, one type 4 Perennial stream and a type 1 stream with Shoreline Jurisdiction of the State, including multiple wetlands. The Middle Fork River is located south of the project approximately 300 feet, well outside the 200-foot shoreline buffer. The wetlands located nearest the project are categorized as a Category II wetland with a use associated buffer of 150 feet for Low and Moderate Intensity use and development (KCC 17B.05.020G). The proposed project is approximately 200 feet from the nearest wetland. A majority of the site is within one (1) to five (5) percent slope with slopes up to twelve percent on the easterly portion of the project site. The northern portion of the site is bound by steep hillside slopes that exceed 35%. Seasonal drainage on the site is produced from a small wet area to the west of the project. A non-fish bearing, intermittent stream is located in the eastern portion of the project area.

The Washington State Department of Natural Resources issued a Mitigated Determination of Non-Significance (MDNS) for this project on December 13, 2019 (Index # 5). The decision was retained following the mandatory appeal period. Kittitas County CDS formally adopted this determination pursuant to WAC 197-11-600(4)(a) in a letter dated January 17, 2020, for the purpose of processing the Indian Camp Campground Road Project (Index #12). A copy of the threshold determination and adoption letter may be obtained from the County and is available on the county's website.

VII. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review. All comment submittals can be found in their entirety in Index #s 13-16. The following parties provided comment during the comment period.

Agency Comments: Kittitas County Public Works, Kittitas County Public Health, Kittitas County Fire Marshal, and Yakama Nation.

Public Comments: No public comments were received

VIII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G1, RR-G2, RR-G5, RR-P136, and RR-P146.

Provided the applicant follows and maintains the goals and policies, they shall be in compliance with the Kittitas County Comprehensive Plan. The applicant is proposing an expansion of the existing primitive campground, Indian Camp Campground, which is consistent with the Rural and Resource Lands goals and policies as described in the Kittitas County Comprehensive Plan. Therefore, the County and applicant are in compliance with the Comprehensive Plan.

Consistency with the provisions of KCC 17.60A, Conditional Uses:

KCC 17.60A.015 provides the following review criteria to be considered in a conditional use analysis:

1. *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.*

Applicant Response: “Indian Camp Campground is a long standing campground, now located in the Teanaway Community Forest. Prior to the creation of the community forest, DNR managed the campground as part of the Southeast Region’s recreation program. The proposed expansion of Indian Camp Campground will improve conditions at the existing campground by reducing overcrowding and directing use to designated areas that include a self-contained vault toilet and DNR approved fire rings and picnic tables, resulting in a more desirable camping experience. The campground is used by a variety of outdoor recreationists, including horse riders, hikers and general naturalist. Providing more camping opportunities is a desired outcome of the Teanaway Community Forest Management Plan – “To maintain and where possible expand recreational opportunities consistent with watershed protection for activities such as hiking, fishing, hunting, horseback riding, camping, birding, and snowmobiling.”

Offering additional camping opportunities will improve the well-being and health of those looking to experience the outdoors. Campgrounds are often used by families or groups of recreationists that respect the natural environment and don’t lead to the degradation of the peace and safety of the forested conditions of DNR-managed lands. The Indian Camp Campground is more than a mile from the nearest residential area and is the defining character of the area. The Teanaway Community Forest is over 50, 000 acres of forested land that is managing recreation in a positive manner as one of five goals for the forest.

Outdoor recreation is a fast growing segment of the Kittitas County economy, with camping being one of the most sought after recreation opportunities. This expansion will allow more outdoor recreationists to stay in Kittitas County and enjoy outdoor recreation closer to home, investing recreation dollars into local businesses.” (See Index #3).

Staff Response: The proposed site has functioned as a primitive campsite for years. The campsite is located within the Teanaway Community Forest and provides outdoor recreationists an area to enjoy the forest without broadly impacting the natural landscape. CDS staff agrees that the proposed use is consistent with KCC 17.60A.015(1).

2. *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*

- a. *The proposed use 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*
- b. *The applicant shall provide such facilities; or*
- c. *The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.*

Applicant Response: “The campground expansion will be served by public services and facilities including county roads and emergency services. The Middle Fork Teanaway Road provides direct access to the forest road (managed by DNR) which is adjacent to the proposed expansion area and the existing campground. The road system serves the campground adequately at this time and the additional campsites (12) will not put an undue burden on the county roads leading to the Teanaway Community Forest.

Emergency medical services have been covered by Kittitas County Fire District #7, with the fire station located at the intersection of West Fork Teanaway Road and Middle Fork Teanaway Road burden on the fire district in the future. There has been infrequent responses to the existing campground over the past five years and that is expected to be the case following the expansion of the campground. The campground expansion is in DNR jurisdiction for wildfire response.

DNR’s police officers in the Southeast Region have jurisdiction over the Teanaway Community Forest, responding from the regional office in Ellensburg. They will continue to be the primary law enforcement agency at the campground” (See Index #3).

Staff Response: CDS agrees that the proposal should not have any notable impact on public services and facilities. The proposed use is an expansion of an existing use and is adequately serviced by existing facilities. CDS does not anticipate any significant impacts added to public facilities or services that would require mitigation. CDS staff agrees that the proposed use is consistent with KCC17.60A.015(2).

3. *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.*

Applicant Response: “The proposed campground complies with all but one design criteria as set forth in Title 17 Zoning, Chapter 17.57 Commercial Forest Zone and Title 12 Road and Bridges. A road standards variance under Title 12 Road and Bridges, Standard 12.04.070(C) – the requirement to record an easement or right of way for the road to provide legal access to each lot, dwelling unit, or business, is being requested. The application describes this variance in detail.” (See Index #3)

Staff Response: The applicant states they are requesting a road variance to the road standards Chapter 17.57. The proposal shows no permanent or habitable structures being located within the two hundred (200) foot commercial forest setback as required in KCC 17.57 Commercial Forest Zone. The applicant will be required to apply for a road variance which is its own process and cannot be considered under this CUP review. As long as the applicant is successful in obtaining a road variance, this condition can be satisfied. Staff has included a recommended condition regarding an approved road variance.

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

Applicant Response: “The proposed campground expansion will direct camping into a designated location, away from sensitive areas by Middle Fork Teanaway River, animal habitat and forest areas that DNR and

Department of Fish and Wildlife are trying to restore. Concentrating camping into developed campsites allows for a healthier forest ecosystem” (See Index #3)

Staff Response: CDS staff have reviewed the application to identify material impacts of development. Due to the use already existing and the benefits the designated campsites will have for the ecosystem of the Teanaway Community Forest, CDS views this as a benefit to the Kittitas County citizens. CDS staff agrees that the proposed use is consistent with KCC17.60A.015(4).

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

Applicant Response: “The existing neighboring land uses are predominantly state or federally owned lands or private forest industry lands. Dispersed recreation occurs throughout the area, and the existing campground is the one identifiable land uses in the community forest.” (See Index #3)

Staff Response: Most of the land surrounding the proposed site is state owned, undeveloped land without irrigation. The proposed project, as conditioned, is compatible with the Teanaway Community Forest Management Plan and has no detrimental impact on neighboring land uses. CDS has concluded that the project, as conditioned, ensures compatibility with existing neighboring land uses in accordance with KCC17.60A.015(5).

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

Applicant Response: “The existing campground and proposed expansion area lies within the Commercial Forest zoning district. There are several campgrounds and many dispersed recreation activities currently in existence in the Commercial Forest zones in Kittitas County. Recreation is a major aspect characteristic of rural areas and forested lands in the county. The proposed expansion of the existing Indian Camp Campground is consistent with the intent of the Commercial Forest zone as it will continue with natural resource management as the highest priority in the zoning district.” (See Index #3)

Staff Response: Kittitas County Code 17.15.050.1(E) allows Campgrounds in the Commercial Forest zoning designation with a conditional use permit. CDS staff agrees that the proposed use is consistent with KCC17.60A.015(6).

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

- a. *Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;*
- b. *Preserves “rural character” as defined in the Growth Management Act*
- c. *Requires only rural government services; and*
- d. *Does not compromise the long term viability of designated resource lands.*

Applicant Response: “The proposed campground expansion is consistent with the Kittitas County Comprehensive Plan in that it preserves the rural character of the surrounding area, preserves larger areas of the Teanaway Community Forest through directing camping into a designated area and away from sensitive areas, and protects resource lands from negative impacts associated with unmanaged recreation. The policies look to preserve forest and farm lands from more typical land uses associated with residential and commercial growth, which are not typical of primitive camping areas.

The campground expansion fits into the forest pattern of open spaces, natural landscapes and vegetation that dominate the Teanaway Community Forest. The community forest provides for forest health, watershed

protection, habitat preservation and compatible recreation, all values described in the Growth Management Act.

The campground does not require rural government services beyond EMS and fire district needs. These services are accessible from a local fire district fire station located campground at the intersection of West Fork Teanaway Road and Middle Fork Teanaway Road, as noted previously in Section B of this narrative

As the Teanaway Community Forest's existence is to preserve the natural environment, campground does not in any way compromise the viability of resource lands." (See Index #3)

Staff Response: Kittitas County CDS has determined that the project, as conditioned, is consistent with the Comprehensive Plan as described above in the "Comprehensive Plan" section of this Project Analysis. The project is consistent with the definition of rural character as defined in the Growth Management Act, RCW 36.70A.030(20), by preserving open spaces with visual landscapes and fostering a traditional rural lifestyle. The proposed project will not require rural government services beyond that already existing and does not compromise the long-term viability of the lands involved. CDS finds the proposes use consistent with KCC 17.60A.015(7).

Staff Conclusions: Kittitas County CDS finds the application, as conditioned, consistent with KCC 17.60A Conditional Uses, as described above.

Consistency with KCC 17.15.050.1, Footnote #18:

Kittitas County Code 17.15.050.1, Footnote #18 outlines limits campsites to campsites primitive campground as defined by KCC 17.08.155A: "Campground, primitive" means dispersed camping outside of a designated campground or a campground without full amenities. Dispersed camping means there are no designated campsites, no toilets, no picnic tables, no trash cans, no treated water, and no fire grates. Dispersed camping is not allowed in the vicinity of developed recreation sites such as campgrounds, boat ramps, picnic areas, or trailheads. A campground without full amenities means that sanican/vault toilets, campfire rings, picnic tables, and graveled/identified campsites are allowed; however no utilities such as water, septic, and power, or pavement are allowed except for paved road aprons or similar. (Ord. 2018-021, 2018; Ord. 2015-010, 2015).

Staff Conclusions: Staff Finds that the proposed primitive campground is consistent with KCC 17.15.050.1, Footnote #18.

Consistency with the provisions of the KCC Title 17A, Critical Areas:

Critical areas on the project parcels include some hazardous slopes, multiple type 4 streams, one type 4 Perennial stream and a type 1 stream with Shoreline Jurisdiction of the State, including multiple wetlands. The Middle Fork River is located south of the project approximately 300 feet, well outside the 200-foot shoreline buffer. The wetlands located nearest the project are categorized as a Category II wetland with a use associated buffer of 150 feet for Low and Moderate Intensity use and development (KCC 17B.05.020G). The proposed project is approximately 200 feet from the nearest wetland. A majority of the site is within one (1) to five (5) percent slope with slopes up to twelve percent on the easterly portion of the project site. The northern portion of the site is bound by steep hillside slopes that exceed 35%. Season drainage on the site is produced from a small wet area to the west of the project. A non-fish bearing, intermittent stream is located in the eastern portion of the project area. The project proposal does not encroach on any stream or wetland buffers as proposed. This determination has been conditioned to ensure no negative impacts to the critical areas identified..

Consistency with the provisions of the KCC Title 14.04, Building Code:
Any future buildings must be consistent with International Building Codes.

Consistency with the provisions of KCC Title 12, Roads and Bridges:
As conditioned, the proposal is consistent with the provisions of KCC Title 12. As proposed; the project includes one self-contained vaulted toilet.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:
As conditioned, the proposal is consistent with the provisions of KCC Title 20.

Agency Comments:
The following agencies provided comments during the comment period:

Kittitas County Public Works: Kittitas County Public Works submitted comments in regards to the State being exempt from a County Grading Permit pursuant to KCC Chapter 14 and Chapter 12.01.030 so long as the project has oversight of a licensed civil or geotechnical engineers, the proposed Indian Camp Campground will use the existing access to Teanaway Road, and that the road network is required to meet International Fire Code Standards. Additional coordination with the Kittitas County Fire Marshall may be required for portions of the proposed roadways that do not meet IFC minimum width requirements. (See Index # 14)

Kittitas County Public Health Department: Kittitas County Public Health submitted comments stating they had no concerns with the project as it does not propose any water or septic systems. (See Index # 15)

Yakama Nation: Yakama Nation submitted comments asking for a full archaeological survey of the proposal and continued consultation prior to project implementation. (See Index # 13)

Applicants Response: The Department of Natural Resources responded to Yakama Nation’s request for an archaeological survey stating that the DNR’s Archaeologist Nathaniel Morse completed an archaeological survey in October of 2019 and the complete report of the survey was submitted to the Department of Archaeology and Historic Preservation under Project # 2019-10-07669.

All comments are available for public review through Kittitas County Community Development Services.

Public Comments:
There were no public comments received.

IX. Findings of Fact

1. The proposed project will expand the existing Indian Camp Campground. The amenities of the proposed campground expansion include: twelve (12) primitive camp sites, one vault toilet structure and several amenities found in equestrian camps, in an area located east of the existing Indian Camp Campground.

2. Site Information

Total Property Size:	1280 Acres, project area approximately 4 acres
Number of Lots:	2
Domestic Water:	N/A

Sewage Disposal:	Vault Toilet, removal by pumping periodically
Power/Electricity:	N/A
Fire Protection:	Area Outside of Fire District Boundaries
Irrigation District:	N/A

3. Site Characteristics:

- North: Federal and State-owned lands, Teanaway Community Forest and Wenatchee National Forest
- South: Primarily State-owned lands, Teanaway Community Forest and largely undeveloped
- East: Privately owned land, primarily residential uses
- West: Primarily State-owned lands, Teanaway Community Forest and largely undeveloped

4. Access: The site is accessed from Middle Fork Teanaway Road, approximately 3.70 miles northwest of the West Fork Teanaway Road and Middle Fork Teanaway Road intersection, and approximately 1.15 miles northwest of the end of the county-maintained portion of Middle Fork Teanaway Road.

5. The Comprehensive Plan land use designation is Commercial Forest and the zoning designation is Commercial Forest.

6. The project is classified as a “Campground, primitive”, which is an allowed use in the Commercial Forest Zone with a Conditional Use Permit.

7. A conditional use permit application (See Index #2) for the Indian Camp Campground (CU-19-00006) was submitted to Kittitas County Community Development Services department on December 17, 2020. The application was deemed complete (See Index #8) on January 8, 2020. The site was posted in accordance with KCC 15A.03.110 on January 9, 2020 (See Index #9).

8. A notice of application (See Index #10) for the Indian Camp Campground Conditional Use Permit (CU-19-00006) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's contiguous tax parcels & applicable agencies. Notice was also given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on January 21, 2020, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #11).

9. Washington State Department of Natural Resources issued a SEPA Mitigated Determination of Nonsignificance (MDNS) (See Index #5) for this project on November 22, 2019 under the name “Indian Camp Campground Expansion.” The determination was not appealed. For purposes of processing this application, CDS has adopted the determination issued by the DNR through a letter dated January 17, 2020 (See Index #12). No further environmental review is required.

10. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G1, RR-G2, RR-G5, RR-P136, RR-P146.

11. The proposal is consistent with Kittitas County Review Criteria 17.60A.015 as described in section VIII “Project Analysis” of this determination. Campgrounds are a permitted use in the Commercial Forest Zone with a conditional use permit.

12. Road Standards and access requirements are subject to the standards outlined in Kittitas County Code Title 12.

13. The following agencies provided comments during the comment period: Kittitas County Public Health Department, Kittitas County Public Works, and Yakama Nation (See Index #'s 13-16).

14. No public comments were received by CDS.

16. The proposal, as conditioned, is consistent with the goals and policies of the Kittitas County Comprehensive Plan.

17. This proposal, as conditioned, is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.

18. This proposal, as conditioned, is consistent with the provisions of KCC Title 14, Buildings and Construction as conditioned.

19. This proposal, as conditioned, is consistent with the provisions of KCC Title 17.15.050.1, Footnote #18.

20. This proposal, as conditioned, is consistent with the provisions of KCC 17.60A, Conditional Uses and meets the criteria of KCC 17.60A.015 (7).

21. This proposal, as conditioned, is consistent with the provisions of KCC 17A, Critical Areas.

22. This proposal, as conditioned, is consistent with KCC 20, Fire Life and Safety.

X. Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14.04 Building Code, Title 12 Roads and Bridges, and Title 20 Fire and Life Safety.

XI. Recommendation and Conditions of Approval:

Kittitas County recommends *preliminary approval* of the Indian Camp Campground CU-19-00006 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

1. The project shall proceed in substantial conformance with the plans and application materials on file with CDS dated December 17, 2019 and subsequent information included in the complete file index except as amended by the conditions herein.

2. The applicant is responsible for all applicable local, state and federal rules and regulations and must obtain all appropriate permits and approvals.
3. No permanent or habitable structures will be located within the two hundred (200) foot commercial forest setback as required in KCC 17.57 Commercial Forest Zone.
4. All development, design and construction shall comply with International Fire Code requirement and will require final approval from the Fire Marshal on access roads prior to final approval of the Conditional Use Permit.
5. It is a proponent's responsibility to demonstrate compliance with the approval conditions of a conditional use permit. Compliance with all conditions must be demonstrated in writing to Kittitas County CDS prior to Final Conditional Use Permit issuance. Final approval of a Conditional Use Permit is required within 5 years of the approval date pursuant to KCC 17.60A.090.
6. The applicant is responsible for obtaining an approved Road Variance with the Kittitas County Department of Public Works prior to final approval of the Conditional Use Permit.
7. All development shall be consistent with the Kittitas County Critical Areas Ordinance and Kittitas County Code Title 17A at the time of development.
8. All development shall be consistent with the SEPA conditions outlined in the associated MDNS as noted below.

SEPA MDNS Conditions

- 1- Work will occur in the dry season.
- 2- In the event any unknown archaeological resources are encountered, ground disturbance activities will be halted and a Washington State Department of Natural Resources Archaeologist will be contacted to survey the site and develop a site protection plan. The Department's Inadvertent Discovery Plan is available at the Southeast Region Office
- 3- Campground road and campsites have been professionally designed to ensure proper drainage and, where needed, soils will be stabilized with weed free straw and revegetation

