

**PROJECT NARRATIVE**

*Include responses as an attachment to this application*

- 10. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
- 11. **Provision of the zoning code applicable:** 17.15.050 ALLOWED USES IN RESOURCE LANDS 17.57
- 12. **A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 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:
    - i. 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
    - ii. The applicant shall provide such facilities; or
    - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
  - 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.
  - D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
  - E. The proposed use will ensure compatibility with existing neighboring land uses.
  - F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
  - 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 and Resource Lands;
    - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(16\*\*));
    - iii. Requires only rural government services; and
    - iv. Does not compromise the long term viability of designated resource lands.

*\*\*PLEASE NOTE THAT RCW 36.70A.030(16) IS THE CORRECT CITATION IT IS INCORRECTLY CITED IN KCC 17.60A.015.7(B). THIS WILL BE CORRECTED DURING THE 2019 ANNUAL DOCKET PROCESS.*

**AUTHORIZATION**

- 13. 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 *[Signature]*

12/12/19

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

Date:

X *[Signature]*

12/16/19



Kittitas Co. CDS



## **INDIAN CAMP CAMPGROUND EXPANSION PROJECT NARRATIVE**

The Indian Camp Expansion project proposal consists of adding twelve primitive camp sites, one vault toilet structure and several amenities found in equestrian camps, in an area located to the east of the existing Indian Camp Campground. The existing campground is approximately 1 mile west of the end of the Middle Fork Teanaway Road. The attached site plan shows an area on two parcels of land owned by the Washington Department of Natural Resources (DNR) in the Teanaway Community Forest (50,241 acres). These two parcels are approximately 1,280 acres in size. The proposed project area is approximately four acres in size, is adjacent to the US Forest Service (USFS) Road 4305-113 (Middle Fork Teanaway Road) and is bisected by Teanaway Butte Road (USFS Road 230). There are no existing buildings within the proposed project area, nor any type of infrastructure. The land is currently zoned Commercial Forest.

### **Project Description**

The proposal includes campsites with a gravel vehicle pad that is a minimum of 65 feet long by 20 feet wide and contains a gravel living area with a DNR approved metal fire ring and a picnic table. There are two group campsites, one at each end of the campground. The group campsites include larger living areas with multiple picnic tables and larger fire rings. Access to the campground will be from the Teanaway Butte Road, which will be widened to 20 feet for full two-way circulation. At the entrance to the campground is an information pull-off area that will have a rustic kiosk with typical campground and forest information. The campground roads will be gravel surfaced, with widths of 16 feet or 20 feet depending on the circulation through the campground. The vault toilet is a double style structure and meets ADA standards for accessibility, including a hardened surface parking space and walkway to the structure. Equestrian amenities include an accessible horse mounting ramp and several highlines for securing horses.

The project area was defined by two key factors:

1. The Middle Fork Teanaway Road
2. The natural features of the site – the steep slopes to the north of the project area and the steep slopes that create large low areas between the roadway and the upland flatter terrain

There will not be any type of water system included in the campground expansion proposal. A vault toilet building will be provided on-site for sewage collection and disposal. The vault toilet is self-contained, with sewage removal by pumping the vaults periodically.

Building plans are included depicting the size and layout of the structure. It is constructed entirely of concrete with interior finishes that include grab bars for accessibility and a toilet seat. The vault toilet is 171 square feet in size, is a single story building with a maximum height of 12 feet for the building and 15 feet for the vault vent pipe.

### **Applicable Zoning Code for Project**

The Indian Camp Campground is zoned Commercial Forest Zone, which can be found in **Title 17 Zoning, Chapter 17.57 Commercial Forest Zone**. The project is also administered by Title **12 Roads and Bridges**.

## **Critical Areas**

A Critical Areas Report has been prepared as part of this application, and is provided as a separate document.

## **Existing Natural Features**

The majority of the site is relatively flat with slopes ranging from one to five percent. The eastern portion of the site consists of eight to twelve percent slopes. The site is bounded to the north by a steep hillside with slopes exceeding 35 percent. The western portion of the site is primarily a meadow with clusters of mature ponderosa pines. The eastern portion of the site is lightly to moderately wooded, with a mixture of deciduous and evergreen vegetation. A recent wildfire of three years ago moved through the area, impacting the stand of ponderosa pines, leaving many trees burned. Existing surface drainage flows south across the site ending in a roadside swale or a large low area on the eastern portion of the site. There is a small wet area to the west of the project area which contributes some seasonal drainage to the site. An intermittent stream, classified as non-fish bearing, is located in the eastern portion of the project area. The Middle Fork Teanaway River is south of the Middle Fork Teanaway Road, with the site located approximately 300 feet from the river.

### **Please describe in detail how each criteria from KCC 17.60A.015 are met:**

- 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.*

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 naturalists. 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.

- 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:*
- i. 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*
  - ii. The applicant shall provide such facilities; or*
  - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.*

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 (approximately 3.5 miles from the campground). The additional campsites will not put an undue 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.

- 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 campground complies with all but one design criteria as set forth in Title 17 Zoning, Chapter 17.57 Commercial Forest Zone and Title 12 Roads and Bridges. A road standards variance under Title 12 Roads 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.

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

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.

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

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.

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

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.

*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 and Resource Lands;*

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.

*ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));*

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.

*iii. Requires only rural government services; and*

The campground does not require rural government services beyond EMS or 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.

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

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.





**CRITICAL AREAS INVENTORY  
INDIAN CAMP EXPANSION  
TEANWAY COMMUNITY FOREST  
DEPARTMENT OF NATURAL RESOURCES (DNR)**

## INTRODUCTION

The Indian Camp Expansion project consists of adding twelve primitive camp sites, a vault toilet and several amenities found in equestrian camps, in an area located to the east of the existing Indian Camp. The proposal includes campsites with a gravel vehicle pad that is a minimum of 65 feet long by 20 feet wide and contains a gravel living area with a DNR approved metal fire ring and a picnic table. There are two group campsites, one at each end of the campground. The group campsites include larger living areas with multiple picnic tables and larger fire rings. Access to the campground will be from the Teanaway Butte Road, which will be widened to 20 feet for full two-way circulation and includes an information pull-off area. The campground roads will be gravel surfaced, with widths of 16 feet or 20 feet depending on the circulation through the campground. The vault toilet is a double style structure and meets ADA standards for accessibility, including a hardened surface parking space and walkway to the structure. Equestrian amenities include an accessible horse mounting ramp and several highlines for securing horses.

The existing campground is approximately 1 mile west of the end of the Middle Fork Teanaway Road. The site plan (shown below) depicts an area on two parcels of land owned by the Washington Department of Natural Resources (DNR) in the Teanaway Community Forest (50,241 acres). These two parcels are approximately 1,280 acres in size. The project area straddles two sections which are owned by the State of Washington and managed by the State Department of Natural Resources (parcel numbers: 937235 and 377535, Sections: 22 and 27 of Township: 21 North, Range: 15 East).

The proposed project area is approximately three acres in size, is adjacent to the US Forest Service (USFS) Road 4305-113 (Middle Fork Teanaway Road) and is bisected by Teanaway Butte Road (USFS Road 230).



Figure 1. Indian Camp Expansion Site Plan

## **CRITICAL AREAS INVENTORIED**

DNR researched existing information on wetlands, streams, salmonids, vegetation, and priority and listed plant and wildlife species documented within the vicinity of the site. The search consisted of a review of mapped data. Research from mapped sources included:

- DNR Slope Data
- United States Fish and Wildlife Service – National Wetlands Inventory
- DNR Water Courses/Water Bodies
- FEMA FIRM 100-Year Flood Maps – Kittitas County
- Washington Department of Fish & Wildlife (WDFW) SaSI
- DNR Hydrology Data
- WDFW Big Game Winter Range Data
- DNR & WDF Priority Habitat Species Data
- Kittitas County Critical Area Maps – Critical Aquifer Recharge Data (no maps available)
- DNR Forest Practices Landslide Inventory
- DNR Soils Inventory Data
- LIDAR imagery

## **CRITICAL AREAS MAPS**

Following the research and subsequent collection of information, data was grouped into four maps, which are listed below. This list includes the source for each data set.

### **GEOLOGIC HAZARDS:**

- Hazardous slopes: Geology (slopes greater than 35%; DNR Slope Data)
- Landslide areas: Geology (DNR Forest Practices Landslide Inventory)
- Erosion hazard areas: Geology (DNR Soils Inventory Data)

### **WETLANDS & FLOOD ZONES**

- Wetlands: Wetlands/Flood (United States Fish and Wildlife Service – National Wetlands Inventory)
- Floodway & floodplains: 100-year floodplain (Wetlands/Flood (FEMA FIRM 100yr flood))

### **RIPARIAN AREAS**

- Riparian habitat: Riparian (WDFW SaSI verbal statement: The Middle Fork Teanaway River is significant habitat for Chinook and Steelhead)
- Streams & Rivers: Riparian (DNR Water Courses/Water Bodies)
- Shorelines of the State/County: Riparian (DNR Water Courses)

### **WILDLIFE HABITAT**

- Priority habitat species: Wildlife (DNR Northern Spotted Owl (NSO) habitat, NSO NRF, NSO AOU and WDFW deer/elk calving/fawning areas)
- Habitats & species of local importance: Riparian and Wildlife: (WDFW SaSI verbal statement: The Middle Fork Teanaway River is significant habitat for Chinook and Steelhead); Wildlife (DNR NSO habitat, NSO NRF, NSO AOU and WDFW deer/elk calving/fawning areas)
- Big game winter range: Notation on Wildlife that “Big game winter range does not overlap map area”

### **AREAS NOT MAPPED**

- Aquifer recharge areas: According the Kittitas County critical area maps, the project site is within a Critical Aquifer Recharge Area; our research did not locate a map depicting this information.

After the research was completed and maps created, site visits were conducted by DNR and WDFW scientists, engineers and planners to evaluate the mapped resources. While there are no mapped wetlands, a wet area to the west of the development site was looked at, and with the advice of biologists from both agencies, proposed campsites were directed away from this area. The Type N stream was looked at and while there was evidence of surface drainage in the lower portion of the channel, it was identified as an intermittent water course and has no significance to the surrounding area. Ground conditions in the area of historic landslides was evaluated and determined that the slope is stable and the soils adequate for expanding Indian Camp.

## **SUMMARY**

The 2 parcels comprising 1,280 acres, contain numerous critical areas. Within the 3-acre proposed development area, three critical areas were identified. The proposal evolved as the critical areas were evaluated and adjusted to avoid specific concerns raised by the scientists and engineers. The proposed layout avoids NSO critical habitat, minimizes development to a road crossing over the Type N intermittent stream channel and has minimal exposure to the historic landslide area (determined to be stable during the evaluation by a DNR geologist).

## **LIST OF FIGURES**

- Figure 1. Indian Camp Expansion Site Plan
- Figure 2. Indian Camp Critical Areas: Geologic Hazards
- Figure 3. Indian Camp Critical Areas: Wetlands & Flood Zones
- Figure 4. Indian Camp Critical Areas: Riparian Areas
- Figure 5. Indian Camp Critical Areas: Wildlife Habitat

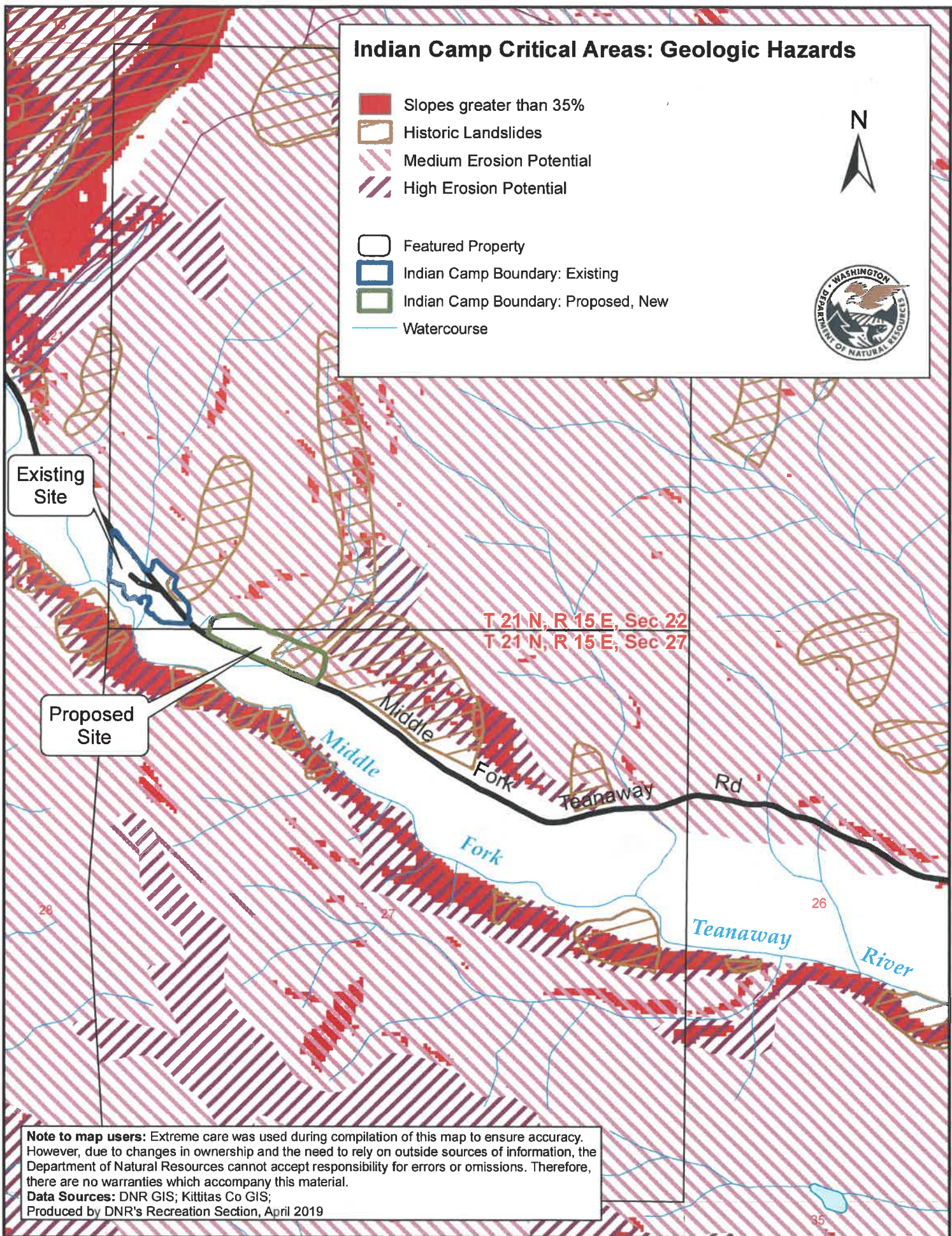


Figure 2.

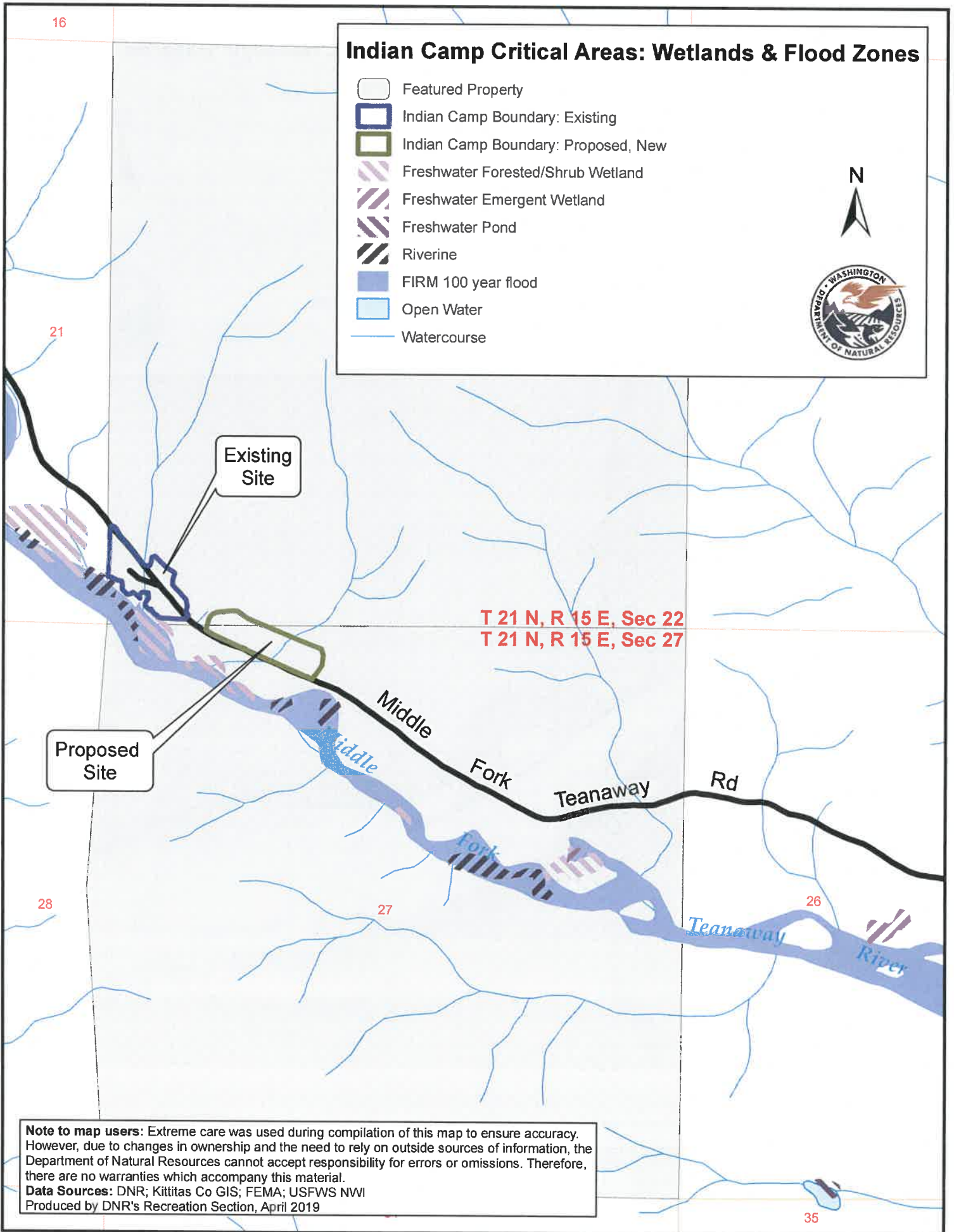
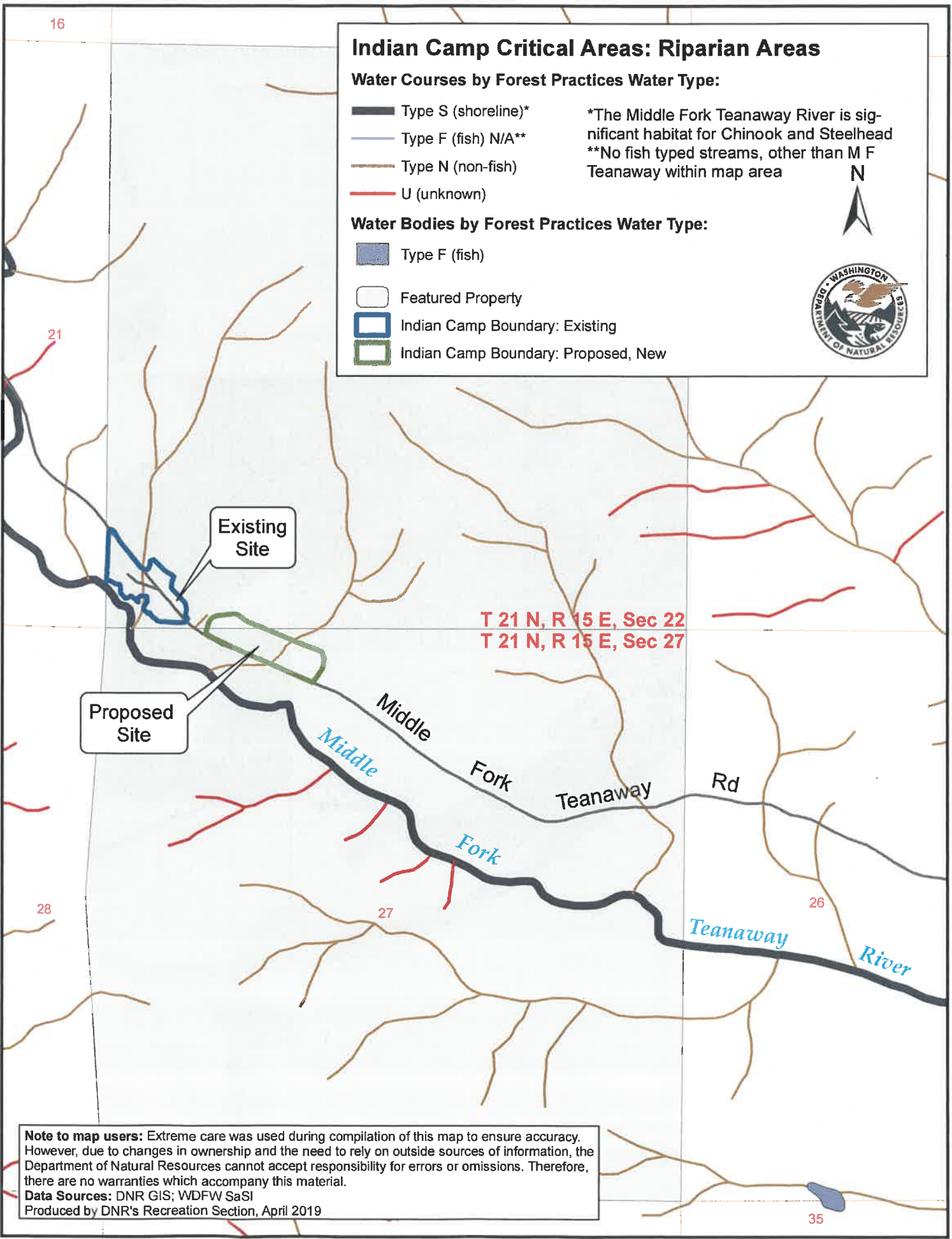









Figure 3.



**Note to map users:** Extreme care was used during compilation of this map to ensure accuracy. However, due to changes in ownership and the need to rely on outside sources of information, the Department of Natural Resources cannot accept responsibility for errors or omissions. Therefore, there are no warranties which accompany this material.  
**Data Sources:** DNR GIS; WDFW SaSI  
 Produced by DNR's Recreation Section, April 2019

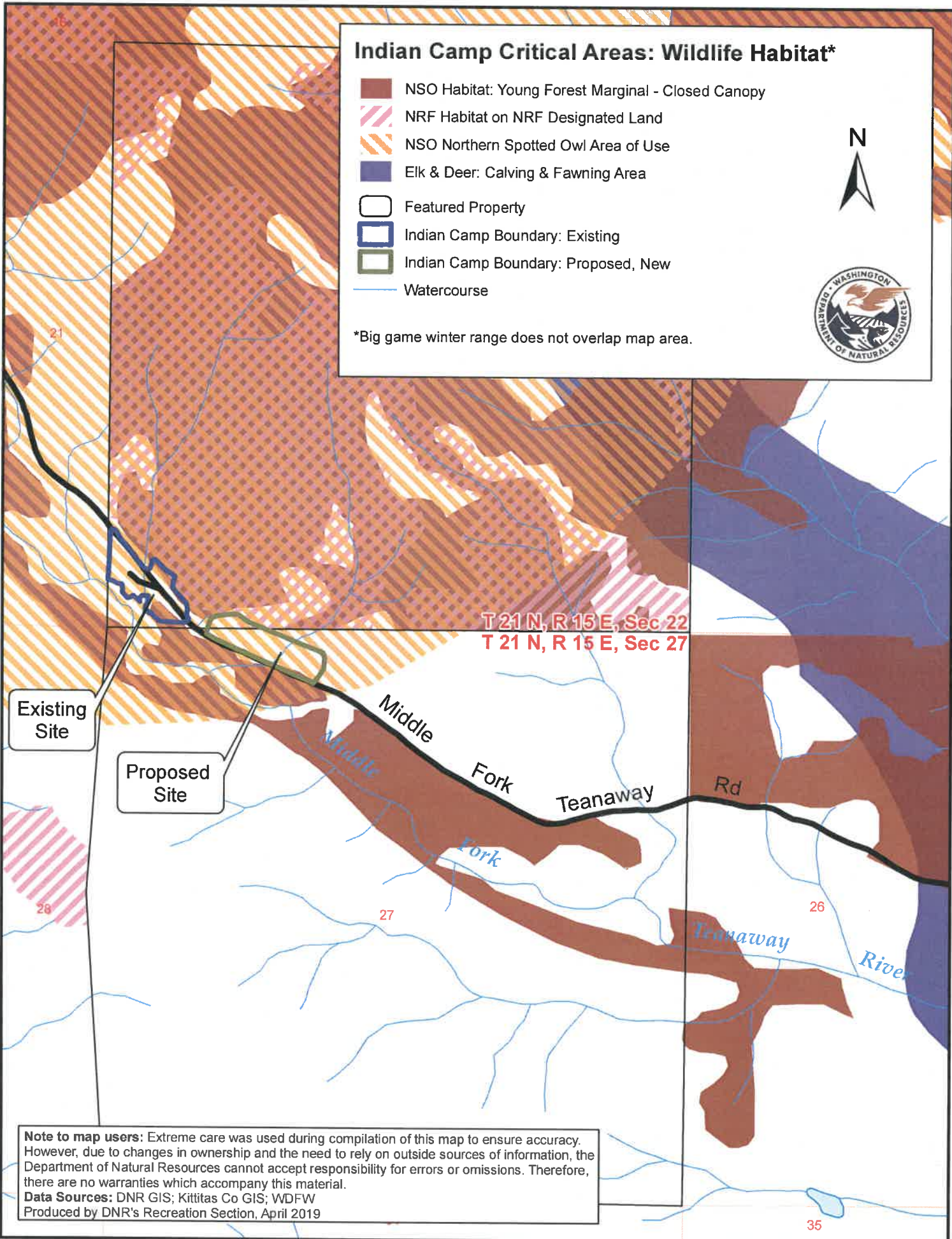
Figure 4.

### Indian Camp Critical Areas: Wildlife Habitat\*

-  NSO Habitat: Young Forest Marginal - Closed Canopy
-  NRF Habitat on NRF Designated Land
-  NSO Northern Spotted Owl Area of Use
-  Elk & Deer: Calving & Fawning Area
-  Featured Property
-  Indian Camp Boundary: Existing
-  Indian Camp Boundary: Proposed, New
-  Watercourse



\*Big game winter range does not overlap map area.



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**Data Sources:** DNR GIS; Kittitas Co GIS; WDFW  
 Produced by DNR's Recreation Section, April 2019

Figure 5.