

Teanaway Ridge LLC,
Yakima River Campground/RV
Project Narrative

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Kittitas County CDS

9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, the provision of the critical areas code for which this reasonable use variance is requested, a description of the impacted critical area and any proposed mitigation for impacts.

Response:

Yakima River Campground/RV ("The Project"). The project's objective is to improve on an existing conditional use permit that applies to the property that already includes the following; cabin foundations, rv spaces, roads, power, and other structures throughout the property. The Project will provide a new conditional use permit for more of a full-service 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 on 86.58 acres (two parcels; Parcel #'s 346534 & 19132). This project will include a caretaker's residence (existing on site and occupied) and a large kitchen/dining hall/activity center facility (existing on site). These existing structures were part of the existing conditional use permit (United Pentacostal Church Camp Conditional Use Permit (UPCCUP)). Both of these structures will be renovated to a more appealing aesthetic quality as part of the new conditional use permit. This new project proposes to improve on existing RV spaces and include a more full-service Campground /Recreational Vehicle Park (rv spaces), dry camping site, road and boat access along with 18 cabin units. These cabin units already contain existing foundations, as part of the United Pentacostal Church Camp Conditional Use Permit (UPCCUP, for future cabin construction on site. The Campground /Recreational Vehicle Park (rv spaces) and cabin units will be part of the proposed conditional use permit ("Exhibit A – Site Plan" attached). Additionally, the existing road and utility infrastructure will be improved as part of the development once the conditional use permit is approved. The project site, as required by Kittitas County, the landowner has updated/revised the current Critical Areas Report, with the most recent report submitted in March 2023 and also on file with Kittitas County ("Exhibit B – Teanaway Ridge LLC Critical Areas Report"). Kittitas County also required a channel migration evaluation completed in October 2023 ("Exhibit C – Yakima River Campground Channel Migration Zone Evaluation").

Mitigation Measures due to the Channel Migration Analysis: The Project will remove 68 seasonal tent sites, bbq area, road and boat and fishing access will be removed from the proposed conditional use and consolidate the Project in the northern area of the subject property.

The use of Reasonable use as described in KCMC 17A.01.060 will be required to construct the proposed project. Please see the attached Critical Areas Report (Exhibit B) from Sewall Wetland

Consulting and Channel Migration Evaluation (Exhibit C) from Aspect Consulting for a complete description of the impacted area. This portion of the code states;

10. A Reasonable Use Exception review includes consideration of the criteria established In KCC 17A.01.060(2)(c). Please describe in detail how each criterion is met for this request:

A. The application of this Title would deny all reasonable economic use of the property.

Response: The Yakima River Campground was submitted in 2015. The conditional use permit proposal included a site plan, which is the same and used here in the reasonable use application. The site plan includes existing structures on site, as mentioned above, along with the proposed RV campground of 188 total units (102 Rv spaces, 68 seasonal Tent Sites, & 18 cabin structures). The allowed uses under the Rural-5 zone allows for the conditional use permit of a Campground and Recreation Vehicle Park. The proposed Campground & RV Park was based on an in-depth analysis of the previous existing campground use approved as a conditional use permit. This proposal qualifies as a general need of recreational activities in Kittitas County that can provide access to the Yakima River. Therefore, the proposed use as a conditional use permit and the mitigation provided, less 68 seasonal tent sites, within this reasonable use application is considered the reasonable economic use of the property and with the application of the channel migration evaluation and wetland buffers and shoreline buffers prescribed in this title would deny the reasonable economic use of the property.

B. No other reasonable use of the property has less impact on the critical area and its buffer.

Response: The applicant has looked at a number of site layouts from residential to campgrounds and the Site Plan (Exhibit A) presented in this application is the most efficient and condensed plan to achieve the reasonable use of the property. The applicant has significantly condensed the development relative to what was proposed and initially commented on in the early review of the CUP processes and has proposed to eliminate 68 seasonal dry tent sites, dormitory bldg., BBQ area, & roads that provide access to these sites and the proposed boat launch and fishing area. The new site plan will only show the proposed 102 rv sites and 18 cabins to the far north of the site using the existing foundations, roads, power, and water (currently on serving this Project. This proposed

adjustment, only allowing the proposal to be in the northern portion of the property, moves the proposal farther away from wetlands and in concert with the recent critical areas report. It also allows for the continuation of using the existing infrastructure that is on site that hasn't been impacted by channel migration up until the new code adoption. This proposed mitigation allows for the southern portion of the property to remain undisturbed through development to limit critical area disturbance and protect critical area function and channel migration.

C. The proposed impact to the critical area is the minimum necessary to allow for reasonable economic use of property.

Response: The applicant has taken significant measures to minimize the impact of the development, as mentioned above, on the critical areas outlined in Sewall Wetland Consultants Critical Areas Report and Aspect Consulting's Channel Migration Evaluation.

D. The inability of the applicant to derive reasonable economic use of the property is not the result of action by the applicant after the effective date of this Title.

Response: The newly proposed Yakima Campground Conditional Use was originally submitted in 2015 and gone through extensive comments and reviews. This initial review was completed under previously adopted codes that had different buffer requirements for wetlands, creeks, rivers etc. prior to the enactment of the revised buffers and channel migration requirements (Ord. 2021-016)) which now requires this reasonable use application. The inability of the applicant to achieve the reasonable use outlined in the proposed conditional use permit for that matter any use, such as residential, is not the result of action by the applicant after the effective date of this Title.

E. The proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site.

Response: The Project does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site. The impacts of the proposed development were thoroughly vetted by Kittitas County during their review of the Conditional Use Permit process along with additional analysis required of the applicant.

F. The proposal will result in no net loss of critical area functions and values consistent with the best available science.

Response: The proposed reduction of uses, as mentioned above, will provide for a no net loss of critical area functions at the same time provide a no net loss of function by using existing infrastructure that is on site, such as roads, structure's, power, etc. This reduction and placement of the Project to the northern area of the property will actually increase the function of these naturally occurring areas by eliminating any encroachment with regards to native areas and allow for continued channel migration to occur closer to the river.

The proposed wetland buffers will remain in its current state per the updated Critical Areas Report addressing those buffers. If there are any concerns with these buffer areas, there may be the ability to conduct buffer averaging or replanting or add plantings with native trees and shrubs if needed.

G. The proposal is consistent with other application regulations and standards,

Response: The proposal is consistent with other application regulations and standards.