



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### AGENDA STAFF REPORT

**AGENDA DATE:** June 3, 2014

**ACTION REQUESTED:** Board signature of the Resolution approving Reds Fly Shop Conditional Use Permit (CU-13-00003).

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**BACKGROUND:** Steve Joyce, authorized agent for Jack Eaton, land owner, submitted a conditional use permit application for a commercial sporting clay course and potential archery training area on the northern 100 acres of an approximate 306 acre parcel that is zoned Forest & Range. This proposed use is consistent with KCC 17.15.060.1 (C) – shooting range.

The project is located approximately 12 miles southeast of Ellensburg on the east side of SR 821 (Canyon Hwy) at approximately milepost 13, in a portion of Section 33, T16N, R19E, W.M. in Kittitas County, bearing Assessor's map number 16-19-33000-0001.

A conditional use permit application was submitted to Kittitas County Community Development Services department on April 17, 2013. This application was deemed complete on May 17, 2013 and additional information was received on January 21, 2014. The Notice of Application for the conditional use permit was issued on February 5, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on February 21, 2014. Kittitas County Department of Public Works and Kittitas County Environmental Health Department provided comments. These comments have been included in the index file record and were considered when preparing the recommended conditions for this proposal. No public comments were submitted for this proposal at the time of staff review; however one late public comment was received prior to the Hearing Examiner hearing.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on April 9, 2014. The appeal period ended on April 23, 2014 at 5:00 p.m. No appeals were filed.

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The Hearing Examiner hearing was held on April 26, 2014 at 6:00 p.m. No members of the public testified at the hearing. On May 1, 2014, the Kittitas County Hearing Examiner recommended approval of the Red's Fly Shop Conditional Use Permit (CU-13-00003).

The Board of County Commissioners conducted a closed record meeting on May 20, 2014 for the purpose of considering Red's Fly Shop Conditional Use Permit (CU-13-00003). A motion was made and seconded approving this proposal subject to correction of a minor scrivener error in the Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval document (see Exhibit A), motion carried with a vote of 3-0.

**INTERACTION:** Community Development Services and the Board of County Commissioners

**ATTACHMENTS:** Resolution for signature

**STAFF**

**RECOMMENDATION:** Staff recommends that the Kittitas County Board of County Commissioners sign the resolution for Red's Fly Shop Conditional Use Permit (CU-13-00003).

**HANLDING:** Return signed resolution to CDS Staff Planner for issuance of the Notice of Decision and subsequent issuance of the Conditional Use Permit once all conditions have been met.

**RESPONSIBLE STAFF:** Lindsey Ozbolt, Planner II