

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**CONDITIONAL USE PERMIT APPROVAL
REDS FLY SHOP CONDITIONAL USE PERMIT (CU-13-00003)**

RESOLUTION

NO. 2014-_____

WHEREAS, according to Kittitas County Code Title 15A, relating to Hearings and Title 17.60A Conditional Uses, an open record hearing was held by the Kittitas County Hearing Examiner on April 24, 2014 for the purpose of considering a conditional use permit known as Reds Fly Shop Conditional Use Permit CU-13-00003 and described as follows:

The operation of 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. The subject property is located approximately 12 miles southeast of SR 821 (Canyon Hwy) at approximately milepost 13, in a portion of Section 33, T.16N., R.19E., W.M. in Kittitas County. Assessor's map number 16-19-33000-0001. Proponent: Steve Joyce, authorized agent for Jack Eaton, land owner.

WHEREAS, no one from the public testified for or against the proposal; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such use; and,

WHEREAS, the Hearing Examiner recommended approval of said proposed conditional use permit; and,

WHEREAS, a closed record public hearing was held by the Board of County Commissioners on May 20, 2014 to consider the Hearing Examiner's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS OF LAW concerning said proposed conditional use permit:

1. 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.

2. 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.
3. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural Working and the zoning for this proposal is Forest and Range.
4. 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. 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.
5. The following agencies provided comments during the comment period: Kittitas County Department of Public Works and Kittitas County Environmental Health Department. 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 by the end of the comment period. One late public comment was received prior to the completion of this staff report.
6. 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.
7. The Hearing Examiner hearing was held on April 24, 2014 at 6:00 p.m. No members of the Public were present to testimony. On May 1, 2014 the Kittitas County Hearing Examiner recommended approval of Reds Fly Shop Conditional Use Permit (CU-13-00003).
8. The Board of County Commissioners conducted a closed record meeting on May 20, 2014 for the purpose of considering Reds Fly Shop Conditional Use Permit (CU-13-00003). A motion was made and seconded that the conditional use permit be approved 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), the motion carried with a vote of 3-0.

9. The Board of County Commissioners finds that item #3 on page 5 of the Hearing Examiner's Recommended Findings of Fact document (Exhibit A) contains a scrivener's error. The word "mitigation" shall be stricken and replaced with "mitigated."
10. The Board of County Commissioners finds that additional conditions **are not** necessary to protect the public's interest.

NOW THEREFORE,

BE IT HEREBY RESOLVED that the Kittitas County Board of Commissioners hereby grants approval of **Reds Fly Shop Conditional Use Permit (CU-13-00003)** and adopts the Kittitas County Land Use Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval (Exhibit A) with the change stated above and the same hereby is approved with the proposed development configuration (See Exhibit B).

DATED this _____ day of _____, 2014 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON

Paul Jewell, Chairman

Gary Berndt, Vice Chairman

Obie O'Brien, Commissioner

ATTEST:
CLERK OF THE BOARD

Julie A Kjorsvik

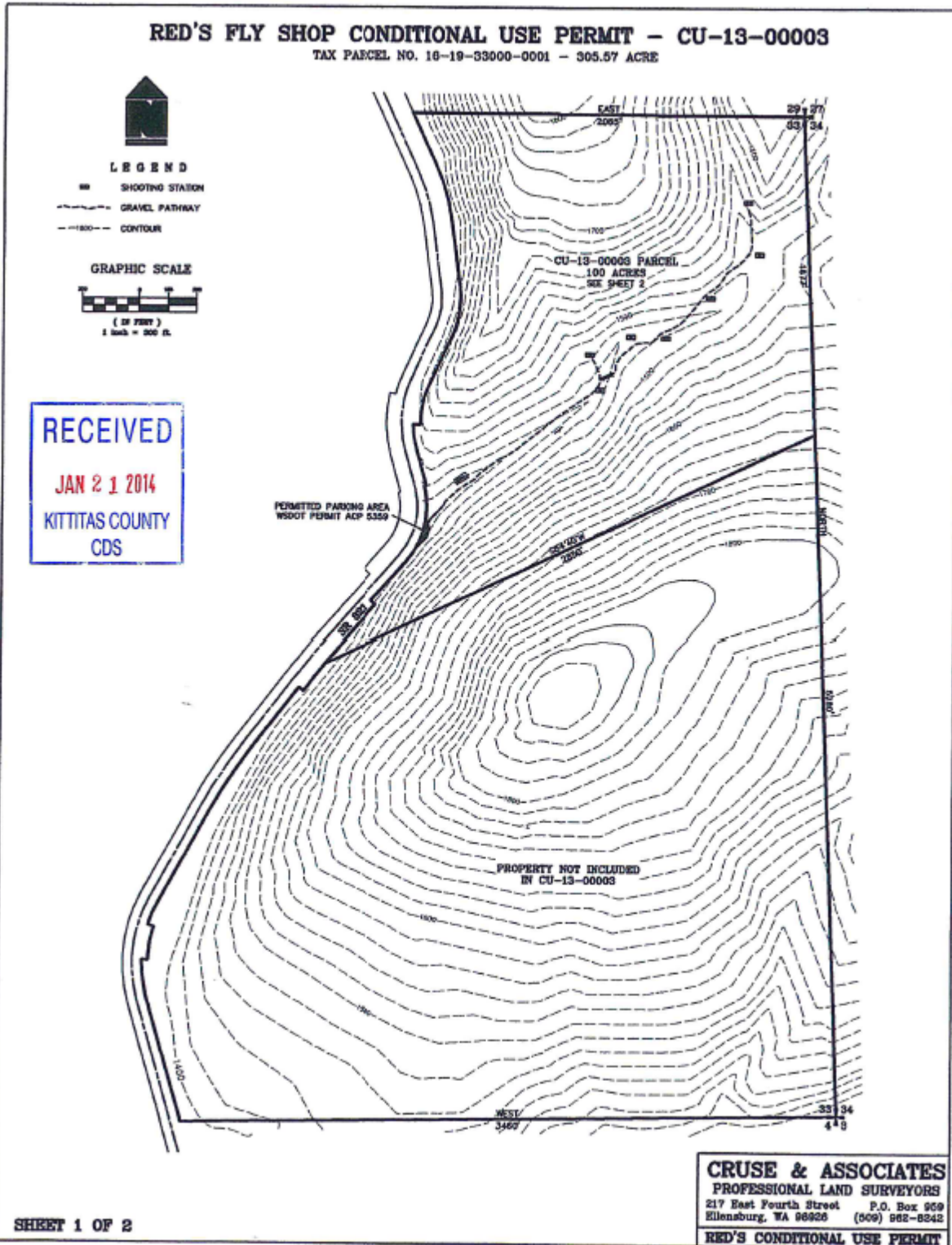
APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit “A”

(SEE PDF FOR HEARING EXAMINER RECOMMENDATION)

Exhibit "B"



RED'S FLY SHOP CONDITIONAL USE PERMIT - CU-13-00003

TAX PARCEL NO. 18-19-35000-0001 - 305.57 ACRES

LEGEND

- SHOOTING STATION
- GRAVEL PATHWAY
- CONTOUR

GRAPHIC SCALE

(1" = 100')
1 inch = 100 feet

THE 100 ACRE TRACT DELINEATED FROM THE COUNTY RECORD MAP 18-19-35000-0001 MAY BE USED IN THE FUTURE FOR AN ARCADE CHANGE AND IF NEEDED ALLOW FOR REVISIONS TO THE SPORTING CLAYS COURSE.

RECEIVED
JAN 21 2014
KITITAS COUNTY
CDS

UNPAVED PARKING AREA
WOOD PILEUP ASP 1559

DEMOS/STATION AREA

PATTERN ROAD

SHOOTING STATION 1

SHOOTING STATION 2

SHOOTING STATION 3

SHOOTING STATION 4

SHOOTING STATION 5

SHOOTING STATION 6

SHOOTING STATION 7

SHOOTING STATION 8

SHOOTING STATION 9

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