

# Kittitas County Commissioners

## Agenda Staff Report

**Agenda Date:** September 3, 2013

**Action requested:**

Conduct the continued closed record meeting to consider the Hearing Examiner's recommendation for the Cascade Field and Stream Conditional Use Permit (CU-11-00003).

**Background:**

Chris Cruse, authorized agent for Cascade Field and Stream, property owner, submitted a conditional use permit application for the placement of a shooting range in the Agriculture-20 zone. The project is located on Hayward Road, approximately 1.33 miles south from its junction with Bettas Road, Cle Elum, WA, located in a portion of the East ½ of Section 21, T19N, R17E, W.M. in Kittitas County. Map number: 19-17-21000-0001.

A complete conditional use permit application was submitted to Community Development Services on October 17, 2011 and was deemed complete on November 14, 2011. The Notice of Application for the conditional use permit was issued on December 16, 2011. 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 January 3, 2012. The following agencies provided comments during the comment period: Washington State Department of Fish and Wildlife, Kittitas County Sheriff's Office, Cle Elum-Roslyn-South Cle Elum Police Department, Ellensburg Police Department, Kittitas County Public Works, Kittitas Reclamation District, and Kittitas County Fire District #1. These comments have been included as conditions of approval to address these agency concerns. Numerous public comments were submitted for this proposal at the time of staff review and were considered.

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 February 8, 2013. The appeal period ended on February 22, 2013 at 5:00 p.m. An appeal was filed on February 22, 2013.

The Hearing Examiner hearing for the SEPA Appeal and the Conditional Use Permit request were held on July 11, 2013 at 6:00 p.m. The SEPA Appeal hearing was conducted using a Stipulation and Order agreed upon by all parties so that argument could be taken by the appellant and applicant, however no new information was allowed. During the Conditional Use Permit hearing, numerous comments were made both in favor and against the proposal. On July 25, 2013 the Kittitas County Hearing Examiner **affirmed** CDS staff's SEPA threshold determination and also **recommended approval** of the Cascade Field and Stream Conditional Use Permit (CU-11-00003).

The Board of County Commissioners a closed record meeting on August 20, 2013 for the purpose of considering the Cascade Field and Stream Conditional Use Permit (CU-11-00003). A motion was made and seconded to continue the closed record hearing to September 3, 2013 for further discussion and deliberation, the motion carried with a vote of 3-0.

**Interaction:**

Kittitas County Board of County Commissioners and Community Development Staff

**Recommendation:**

Staff recommends that the Kittitas County Board of County Commissioners conduct the continued closed record meeting, as scheduled, to consider accepting the Hearing Examiner's recommendation of approval of the Cascade Field and Stream Conditional Use Permit (CU-11-00003) and direct staff to prepare enabling documents based upon the decision of the Board.

**Handling:** none

**Lead Staff:** Lindsey Ozbolt