

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use such as a Bed & Breakfast or Campground, per KCC 17.60A)

A **preapplication conference** is encouraged for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- ☐ Site plan of the property with all proposed buildings points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- ☐ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
 - Please pick up a copy of the SEPA Checklist if required
- ☐ Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES:

1,565.00 Kittitas County Community Development Services (KCCDS)

418.00 Kittitas County Department of Public Works

329.00 Kittitas County Fire Marshal

\$2,312.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

Mandy Weed

DATE:

6/22/12

RECEIPT # _____



DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-12-2011

Page 1 of 3

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Canyon River Ranch
Mailing Address: 1218 Third Avenue, Suite 2300
City/State/ZIP: Seattle, WA 98101
Day Time Phone: 206-957-9600
Email Address: rleider@trinityre.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: -same as above-
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Steve Joyce
Mailing Address: P.O. Box 786
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-933-2100
Email Address: steve@redsflyshop.com

4. Street address of property:

Address: 14700 Canyon Road (SR 821)
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property (attach additional sheets as necessary):

see attached legal description

6. Tax parcel number: 14-19-28050-0000

7. Property size: Approximately 12.2 (acres)

8. Land Use Information:

Zoning: Forest & Range Land Comp Plan Land Use Designation: Rural

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
10. **Provision of the zoning code applicable:** See attachment (Paragraph 10).
11. **A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria 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 (1) 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 (2) that the applicant shall provide such facilities; or
 - C. Demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

AUTHORIZATION

12. 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 of Land Owner of Record
(Required for application submittal):

Date:

X  _____

6/22/12

Project Narrative

Attachment to Zoning Conditional Use Permit Application

Legal Description: The south 25' of the NE ¼ of the SW ¼, the south 25' of the NW ¼ of the SW ¼, plus the northern 200' of the SW ¼ of the SW ¼ and the northern 200' of the SE ¼ of the SW ¼ lying easterly of the Yakima River; Section 28, Township 16, Range 19.

Canyon River Ranch is located at approximately Milepost 15 on Canyon Road (Highway 821). This Conditional Use Application is made for the property recently acquired by Canyon River Ranch immediately to the north. The property was acquired as part of a three-way exchange with the Washington Department of Fish & Wildlife (WDFW) under an agreement begun in 2004 and completed in 2011. The agreement was a solution to an observed boundary line conflict between the Canyon River Ranch parcel, and the adjacent WDFW parcel. The subject parcel of this Application contained improvements (3 structures), utilities, site area, and highway access that was used in common with the Canyon River Ranch parcel to the south. The Canyon River Ranch parcel had previously applied for and received approval for this Conditional Use.

The site has been used as an inn, rental accommodations, fly fishing facilities, store, and campground for several decades (the Lattice Inn—whose site is bisected by the property line--was included as a reference on the site on 1932 highway plans). The existing usage of both sites has been permitted and has successfully completed inspections by the Kittitas County Health Department over the years.

Water is supplied from an on-site well located on the property to the south, through an integrated water distribution system. A septic field accommodates the cabins and shop. Power, telephone, and data service is provided to the site. Access to the site is from Highway 821.

The owners wish to extend the existing guest ranch use of the existing Canyon River Ranch property to the subject site, consistent with those allowed under the Forest and Range Zone (17.56.030). The plans contemplate extending the use from Canyon River Ranch and Lodge, providing an attractive destination or stop-off for visitors and guests that will provide a unique, quality experience in the Canyon area. The plans include new improvements to the site, (primarily guest/owner lodging, unchanged elements (boat launch, gravel parking areas, picnic and recreation areas), and reduced uses (fly shop, storage building). Following is a description of each:

Improvements

Cabin sites. Twelve (12) new cabin sites are proposed plus garage structures, adding to and replacing three existing structures (two cabins, and one storage building).

Archery Range. A practice archery range is shown at the north end of the site.

Unchanged Uses

Boat Launch. The site currently utilizes a partially-improved boat launch.

Parking/Drive Areas. Portions of the existing gravel drive aisles (and parking) would remain.

Reduced/Eliminated Uses

Boat and Truck/Auto Parking. The large area adjacent to the existing shop building and the cabin will be returned to native landscaping.

Shop, Cabin & Storage Buildings. All three existing structures will be removed.

Septic Field. The existing septic field will be abandoned, to be replaced by a new, DOH-approved system.

Provision of the zoning code applicable:

Existing Uses allowed under current zoning

17.56.020 A: Single family homes, cabins

17.56.020 B: Lodges

17.56.020 F: Structures existing prior to adoption of the ordinance

17.56.020 J: Uses customarily incidental to any of the uses set forth in the section.

Existing Uses requested under conditional zoning

17.56.030 A: Campgrounds

17.56.030 F: Rifle and Archery Ranges

17.56.030 O: Guest ranches, retreat centers

2. A conditional use permit may be granted when the following criteria are met. Please describe how each criteria is met for this particular project (attach additional sheets as necessary):

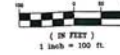
A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood. The improvements and upgrades to Canyon River Ranch will result in a highly desirable enhancement to the Yakima Canyon area. The improvements will enhance the services and amenities for fly fishers and outdoors enthusiasts using the Canyon and the Yakima River, including a broader segment of users during the late fall and winter months. The relatively low density of the proposed improvements and quality, natural materials (wood and stone) will be in keeping with the local environment. Replacing the low quality and metal-sided existing facilities will result in a significant aesthetic improvement for the numerous visitors to the Canyon area. The improved services in mid-Canyon will be a welcome enhancement for the many visitors and guests to the area. No detrimental impact will occur to the surrounding area, including issues of public health, peace, or safety.

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 (1) 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 (2) that the applicant shall provide such facilities; or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment. The proposed use is consistent with current, non-conforming but pre-existing uses at Canyon River Ranch. Utilities (power, water, and septic) are currently at the site and in use. Access to the site is from Canyon Road (Highway 821), and has been available and used consistently for many decades. No additional police protection or specific fire fighting protection is expected. In sum, all existing public infrastructure is adequate to support the proposed uses.

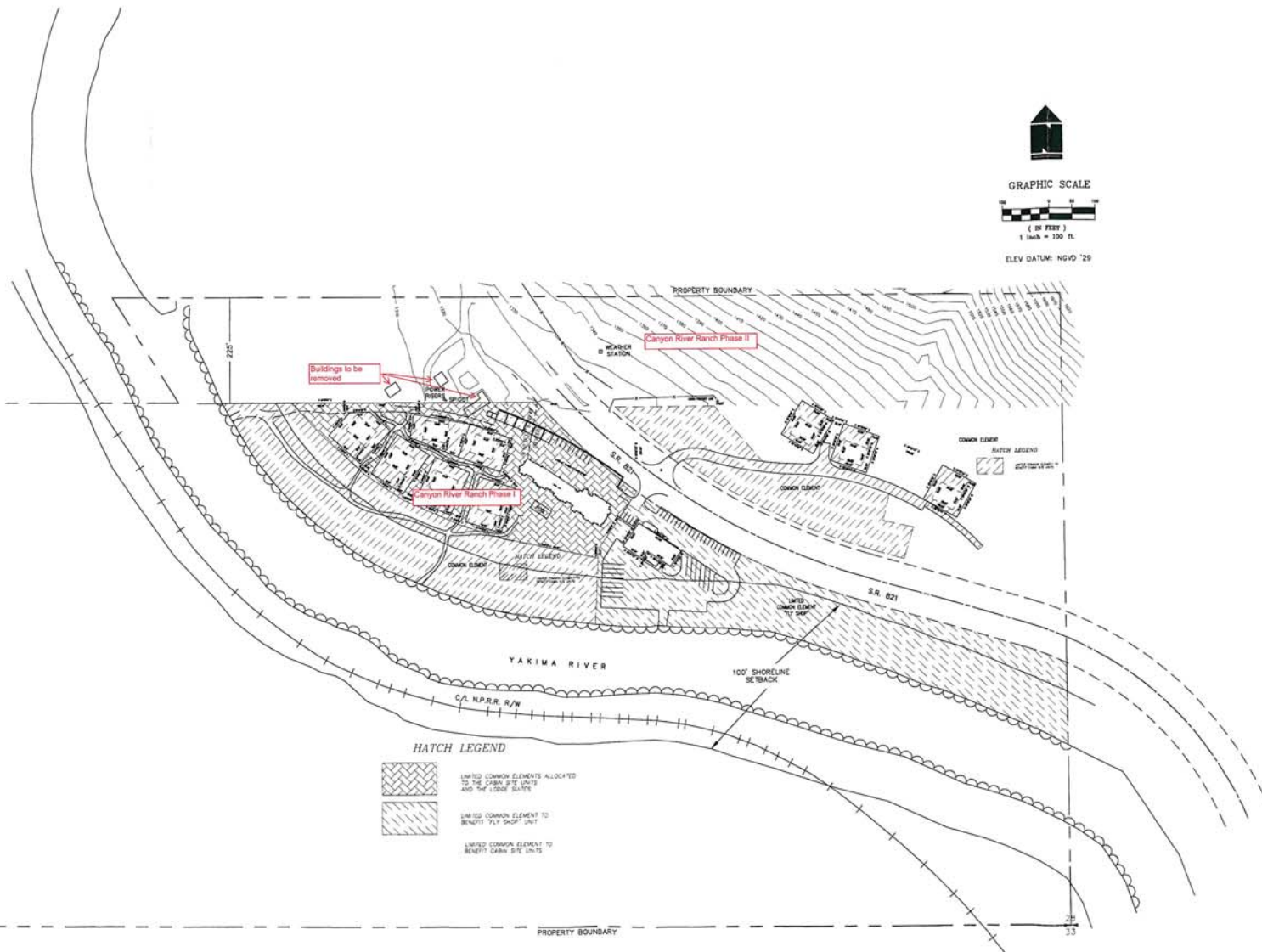
While placing no added burden to existing public infrastructure, the improvements to Canyon River Ranch are expected to provide a positive enhancement to the County and local economies. Providing more comfortable year-round access to the Canyon, together with a higher level of service for visitors and guests will result in increased demand for goods and services both at the Ranch and in neighboring areas. The improved value of the property and new structures will add to the tax revenues for the County, and increase local spending and the resulting collection of sales and use taxes.



GRAPHIC SCALE

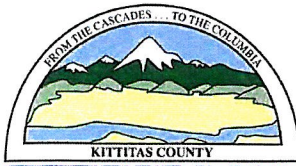


ELEV DATUM: NGVD '29



Canyon River Ranch II
Proposed Conditional Use Site Plan





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SEPA ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic area" respectively.

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

Mindy Weed

DATE:

6/22/12

RECEIPT #



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 4-21-11

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TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Canyon River Ranch II

2. Name of applicant:

Canyon River Ranch, LLC

3. Address and phone number of applicant and contact person:

c/o Richard Leider
Trinity Real Estate, 1218 Third Avenue Suite 2300, Seattle WA 98101

4. Date checklist prepared:

June 1, 2012

5. Agency requesting checklist:

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable):

September, 2012 through August 2013

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

-none-

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

A boundary and topographic survey was completed by Cruse & Associates dated July, 2011. An archeologic/historic use assessment was completed on the adjacent (Phase I) property, a portion of which overlapped the applicant's area in September, 2005. A soils report for the adjacent and overlapping portions was also completed in February, 2006, and a Phase I environmental assessment in November, 2005.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The applicant is seeking a Zoning Conditional Use approval for the site as a Guest Ranch designation consistent with the adjacent/overlapping property directly to the south.

10. List any government approvals or permits that will be needed for your proposal, if known.

Zoning Conditional Use approval, Building and Health Department approval(s) for septic system(s), Building and Health Department approval for extension of the existing domestic (and fireflow) water lines, and utility extensions (power and phone/data).

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Canyon River Ranch II represents the second phase of Canyon River Ranch—an existing private guest ranch and commercial use (Red's Fly Shop) completed in 2007-2009. The site contains existing uses (residential cabins and commercial/fly shop use) including improved roads, utilities, and three structures. The proposed development will remove the three (3) existing structures, and replace them with up to twelve (12) cabin sites and garage unit(s). The cabin sites will be subject to the same size and design parameters as Canyon River Ranch, and use restrictions (temporary, recreation-oriented, non-permanent occupancy). Each cabin site will have a footprint of approximately 30' x 50'.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed site plan is attached as Exhibit A, and a topographic survey including the proposed improvements is included as Exhibit B.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

From SR 821 to the river the site is mostly flat. From SR 821 away from the river, the site slopes upward to the property line.

- b. What is the steepest slope on the site (approximate percent slope)?

The site ranges from nearly level at the western end, to a steep slope approaching 51%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils range from basalt rock outcroppings to organic sediments, sand, and gravel.

- d. Are there surface indications or history of unstable soils in the immediate vicinity?

None

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Some grading and filling to be done using on-site materials. Quantities to be determined.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Grading work will be limited to new road/pathways and setting cabin pads. Disturbed areas will be improved with gravel (walkways/roadways) or hydroseeded with native grasses.

- g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The anticipated cabin areas, utilities/covers, and walkways will represent approximately 4.0%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Silt fencing will be installed during construction, and disturbed areas either graveled or hydroseeded immediately upon completion.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Construction. Emission from construction equipment (diesel and gasoline exhaust) and some dust associated with site work (grading and utility excavations). Once completed, cabins will be heated with propane, which will create emissions. Likewise, owners and guests visiting by automobile will provide some emissions consistent with levels currently seen with the existing uses on/adjacent to the site.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

-none-

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Excavation and construction activities will be minimal, and are expected to create negligible impacts. All cabins will be constructed under current or better energy codes and compliance requirements.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

The site is adjacent to the Yakima River. All proposed work will be outside the Shorelines setback area(s).

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No. Depending on a final design, it is possible the septic drain field may be located within the 200' setback area.

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

none

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

none

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Domestic water will be from the existing Class A distribution system contained within Canyon River Ranch. No discharge of water will occur on site.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic

sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

- c. Domestic sewage will be managed through an on-site septic system. +
Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).

Where will this water flow? Will this water flow into other waters?

If so, describe.

Water runoff will be allowed to percolate on site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

None anticipated

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Silt fencing will be installed at the downgradient boundary to the work area. Construction work is anticipated during the mid to late summer--historically a time of little or no rainfall.

4. PLANTS

- a. Check or circle types of vegetation found on the site:



deciduous tree: alder, maple, aspen, other



evergreen tree: fir, cedar, pine, other



shrubs



grass



pasture



crop or grain



wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other



water plants: water lily, eelgrass, milfoil, other



other types of vegetation: _____

- b. What kind and amount of vegetation will be removed or altered?

The affected area contains upland grasses (mostly cheatgrass), scrub bushes and a few cottonwoods.

- c. List threatened or endangered species known to be on or near the site.

None known.

- d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

All landscaping shall be in conformance with the exiting CC&R's of Canyon River Ranch. These prescribe using native plants and drought-resistant varieties to create a natural, low maintenance vegetation.

5. ANIMALS

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:



birds: hawk, heron, eagle, songbirds, other:



mammals: deer, bear, elk, beavers, other:



fish: bass, salmon, trout, herring, shellfish, other: _____

- b. List any threatened or endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
The state is within a north/south flyway for migratory birds, including ducks, geese, and mourning dove. While these migratory birds are seen in and around the site, the Yakima Canyon is not known as a primary flyway.
- d. Proposed measures to preserve or enhance wildlife, if any.
The sitework will minimally disturb the existing site topography and vegetation.
Replacement vegetation should provide for a net balance or gain in covered vegetation.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electric and gas (propane). Propane will be used for heating and cooking, with electric power for lighting and cooling. Roof-mounted solar panels are allowed.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.
There is no anticipated impact, as there are no nearby adjacent structures. Further, the height limit on the site combined with setbacks suggests there will be no impact from shading.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
All new construction will be to current energy code. Built Green or similar is encouraged, including the use of appropriate insulation levels and cost-effective, high efficiency heating and cooling.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
None known.
- 1) Describe special emergency services that might be required.
same as existing.
- 2) Proposed measures to reduce or control environmental health hazards, if any.
- b. Noise
- 1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
Traffic on SR 821, railway on the west side of the Yakima River.
- 2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Construction noise will be generated associated with the site work and utility work. The relatively small amount of site work, scale of the site, and its isolated location are not expected to produce any additional impacts to the local area.
- 3) Proposed measures to reduce or control noise impacts, if any.
Work hours will be limited to 7:00 a.m. to 5:00 p.m.,
Monday-Saturday only.

8.

LAND AND SHORELINE USE

a.

What is the current use of the site and adjacent properties?

The site currently includes an active entrance/exit from SR 821, customer and boat parking for fly shop/guide activities, and three on-site structures. All services for the existing buildings are provided by Canyon River Ranch.

b.

Has the site been used for agriculture? If so, describe.

No.

c.

Describe any structures on the site.

Two cabins and a structural steel storage shed.

d.

Will any structures be demolished? If so, what?

Yes--all existing structures (and foundations) on the site will be demolished and removed.

e.

What is the current zoning classification of the site?

Forest & Range Land

f.

What is the current comprehensive plan designation of the site?

g.

If applicable, what is the current shoreline master program designation of the site?

n/a

h.

Has any part of the site been classified as an:

environmentally sensitive area?

none known

i.

Approximately how many people would the completed project displace?

none

j.

Approximately how many people would reside or work in the completed project?

As a Guest Ranch designation, and extension of Canyon River Ranch, full time occupancy is prohibited. The nine (9) cabins could accommodate 4-6 individuals at any one time for their limited (short term) tenancy.

k.

Proposed measures to avoid or reduce displacement impacts, if any.

n/a

l.

Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9.

HOUSING

a.

Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

The proposal anticipates up to twelve (12) cabins for the site, and associated garage structures. Per the Guest Ranch designation, this is for recreational (short term) use only. No long term housing will be provided.

b.

Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

There are two existing cabins on site, both of which will be removed. A third structure is used for storage only and will also be removed.

c.

Proposed measures to reduce or control housing impacts, if any.

None anticipated

10.

AESTHETICS

a.

What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The maximum struture height is 35' (consistent with code). Exterior building materials will be wood (cedar preferred) with some stone cladding allowed.

b.

What views in the immediate vicinity would be altered or obstructed?

none anticipated

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- c. Proposed measures to reduce or control aesthetic impacts, if any.
Use of landscaping, retention of existing trees wherever possible, and use of natural materials for new structures (wood/stone exteriors).

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The one to two-story nature of all proposed structures, use of landscaping and position on the site should minimize any potential for glare. In addition, no metal roofing is allowed--only a composite shingle. With a significant component of the exterior/perimeter areas of natural, non-reflective materials, glare will only occur from glazing. This should be minimal, and not materially affect the site or surrounding areas.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Unlikely

- c. What existing off-site sources of light or glare may affect your proposal?

None Known

- d. Proposed measures to reduce or control light and glare impacts, if any.
Use of non-reflective materials on the perimeter exterior areas (wood/stone) should provide for reduced potential for glare or reflection.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The immediate area offers numerous recreational opportunities. These include fishing, river rafting, sightseeing, wildlife viewing, hiking, picnics, and hunting.

- b. Would the proposed project displace any existing recreational uses?
If so, describe. No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed uses are not expected to provide any negative impacts from recreational use. The primary objective is to provide a guest ranch experience for visitors/guests/owners and allow them time for recreational use.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

none.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

none. An archaeological study was completed on the adjacent/combined site and there were no findings or evidence of historic, archaeological, scientific, or cultural importance.

- c. Proposed measures to reduce or control impacts, if any.

None anticipated.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
State Route 821 (Canyon Road) bisects the site. The site is currently served by an existing, non-conforming entry/exit to SR 821. As part of this plan, this entry/exit will be removed, with access diverted to the WSDOT compliant access point at Canyon River Ranch.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. The nearest transit stop(s) are in Ellensburg, approximately 13 miles to the north, or Yakima, 16+ miles to the south.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
We anticipate accommodating parking for each of the cabin sites plus visitors. This is expected to be no more than 24 stalls, and represent a net decrease from the current parking areas on the site.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No new roads or streets required. There will be interior access drives and walking paths. One existing access to SR 821 will be closed.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
none applicable
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
We estimate daily traffic trips to average approximately 8 trips per day (weekends at 9-12 and weekdays at 4-6)
- g. Proposed measures to reduce or control transportation impacts, if any.
The project is expected to have a minimal impact to transportation.

15. PUBLIC SERVICE

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
The project will have a very low impact to fire and police protection services, and little or no impact to healthcare, schools, and other. The existing contract with Kittitas County Fire District would be extended, and Sheriff patrols would continue through the existing site. No full time residency is allowed, so there is no impact to schools, etc.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
The structures will be compliant with Kittitas County fire code, and on-site fire fighting training will continue. The project has a history of low/no demand for other public services.

16. UTILITIES

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility

providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

Power will be extended from the existing PSE source and transformers. Water will be extended from the current Group A approved well. Phone and data service will be extended from the current Elltel service. Propane delivery and garbage pickup will continue from the current providers.

C. SIGNATURE

☐ The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. ☐

Signature: _____

Date: 6-22-12.

Print Name: Richard T. Loring

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life? Proposed measures to protect or conserve plants, animals, fish or marine life.

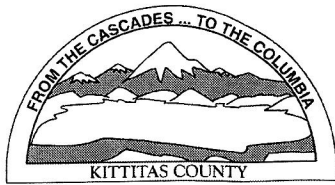
3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00014487

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 020962

Date: 6/22/2012

Applicant: CANYON RIVER RANCH

Type: check # 4238

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CU-12-00002	CUP FEE	1,565.00
CU-12-00002	SEPA	560.00
CU-12-00002	CUP FIRE MARSHAL FEE	329.00
CU-12-00002	PUBLIC WORKS CUP FEE	418.00
CU-12-00002	ENVIRONMENTAL HEALTH CUP	215.00
	Total:	3,087.00