



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Wednesday, February 3, 2016

Application Received: Friday, April 17, 2015

Application Complete: Friday, May 15, 2015

Project File Number (s): CU-15-00002, SD-15-00001, SP-15-00001

Project Name: Yakima River Campground

Applicant/Agent: Chad Bala, Terra Design Group, authorized agent for Teanaway Ridge LLC, landowner

Location: 2 parcels (approximately 86.58 acres), located approximately 0.3 miles east of the SR 970 & SR 10 intersection along SR 10, in a portion of Section 04, T19N, R16E, WM in Kittitas County, bearing Assessor's map numbers 19-16-04020-0002 & 19-16-04050-0401.

Proposal: Chad Bala, Terra Design Group, authorized agent for Teanaway Ridge LLC, landowner, submitted an application packet that included a zoning conditional use permit application, shoreline substantial development permit application, and 2-lot short plat application to operate a new campground/RV park on approximate 26 acres of the site for over-night accommodations not to exceed a 14-night stay. The campground will include: caretaker/office residence, kitchen/dining hall/activity center facility, camping area (172 spaces), shower/restroom facility, camping cabins on existing foundations (18 units), and outdoor recreation areas. The proposed uses are allowed with a conditional use permit in the Forest & Range and Rural 5 zones per KCC 17.15.060.1.E – Recreation, campground and recreation, outdoor.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Conditional Use Permits> Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Friday, March 4, 2016. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Conditional Use Permit, Shoreline Substantial Development Permit, Short Plat approval, Building Permit (s) & others as deemed necessary.

Required Studies: Transportation Impact Analysis prior to SEPA determination

Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Planner II: (509) 962-7637; email at lindsey.ozbolt@co.kittitas.wa.us