



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

STAFF REPORT The Outpost Conditional Use Permit (CU-23-00002)

TO: Kittitas County Hearing Examiner
FROM: Chace Pedersen, Staff Planner
RE: The Outpost Conditional Use Permit (CU-23-00002)
DATE: June 18, 2024 (Hearing Date)

I. GENERAL INFORMATION

Requested Action: The proposed project is for a campground/guest ranch on four parcels totaling approximately 9.97 acres. The proposal includes development of approximately 30 cabins, a lodge, parking, and associated infrastructure. The property is zoned Rural Recreation with a Rural Recreation land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

Location: Four (4) parcels, #636935, #136935, #960269, #960270, Section 34, T21 R14, WM in Kittitas County, bearing Assessor's map numbers 21-14-34040-0005, 21-14-34040-0004, 21-14-34040-0019, & 21-14-34040-0020. 13131 Salmon La Sac Road, Ronald WA, 98940.

II. SITE INFORMATION

Total Property Size:	9.97 Acres
Number of Lots:	4
Domestic Water:	Individual Well
Sewage Disposal:	Septic
Fire:	Fire District 6 (Ronald)

Site Characteristics:

North: Privately owned land used primarily for residential purposes.

South: Privately owned land, primarily residential uses; US Forest Service land; Lake Cle Elum.

East: Privately owned land used primarily for residential purposes.

West: Privately owned land, primarily residential uses; US Forest Service land; Lake Cle Elum.

Access: The site is accessed off Salmon La Sac Road, approximately 0.4 miles northwest of the intersection of Salmon La Sac Rd and Wadsworth Loop.

III. ZONING AND DEVELOPMENT STANDARDS

The subject parcels in this proposal hold a land use designation of *Rural Recreation* and zoning designation of *Rural Recreation*. Campgrounds/guest ranches are allowed in the Rural Recreation zoning designation with a conditional use permit under KCC 17.15.060.1. The conditional use permit criteria are examined in Section VIII "Project Analysis" of this staff report.

IV. ADMINISTRATIVE REVIEW

Deem Complete: A conditional use permit application (Index #1) for The Outpost (CU-23-00002) was submitted to Kittitas County Community Development Services department on April 5, 2023. The application was deemed incomplete and a request for information was issued on April 21, 2023 (Index #8). A revised application and supplemental documents were submitted on August 22, 2023 (Index #9-11). The application was again deemed incomplete and a request for information was issued on August 31, 2023 (Index #12). A revised site plan was submitted in response to the request for information on October 16, 2023 (Index #13). The application was then deemed complete on October 30, 2023 (Index #14). The site was posted in accordance with KCC 15A.03.110 on November 7, 2023 (Index #16).

Notice of Application: A notice of application (Index #18) for The Outpost Conditional Use Permit (CU-23-00002) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on November 14, 2023, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (Index #19). The comment period concluded on December 1, 2023.

V. COMPREHENSIVE PLAN

RP-14: Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them.

Staff Consistency Statement: The goals and policies for rural lands outlined within the Kittitas County Comprehensive Plan are designed to encourage and protect the types of uses that are characteristic to the rural area and accomplish this by reducing conflicting land uses within rural areas. The proposed project is for a recreational land use in Upper Kittitas County. The proposal intends to develop 30 recreational cabins and other commercial focused structures on the subject property. The project is being proposed in an area where the primary surrounding uses are residential homes. The purpose and intent of the subject property zoning designation is "to provide areas where residential development may occur on a low density basis or in residential clusters". CDS staff finds the proposed development conflicts with the established residential development pattern, the purpose and intent of the subject zoning designation, and the siting of the proposed recreational/commercial land use on the subject property would likely encumber the established rural residential use of the surrounding neighborhood. The proposed project is inconsistent with RP-14.

RR-G28: Increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.

Staff Consistency Statement: The proposed project would provide recreation opportunities in Upper Kittitas County by providing recreation focused lodging facilities. "Rural character", as defined in RCW 36.70a.030, refers to the land use patterns established in the county and a focus "...in which open space, the natural landscape, and vegetation predominate over the built environment..." and "...that foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas...". The predominate land use pattern of the surrounding neighborhood is residential. The proposal intends to develop 30 recreational cabins and other commercial focused structures on the subject property. CDS staff finds the proposed project would prioritize the built environment over the natural landscape through the dense siting of cabins on the subject property and would be incompatible with the established rural recreational residential development of the surrounding neighborhood. The proposed project is inconsistent with RR-G28.

RR-P17: Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

Staff Consistency Statement: While the proposed project would increase recreational options in Upper Kittitas County, staff finds that it conflicts with the existing land use pattern of the surrounding neighborhood. Rural character would be affected due to the built environment being prioritized over the natural landscape through the dense siting of cabins on the subject property, in an area where lower density rural residences are predominate. The proposed project is inconsistent with RR-P17.

RR-G26: Maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.

Staff Consistency Statement: The proposed project would provide additional outdoor recreation opportunities and recreational lodging in Upper Kittitas County. The proposed project is consistent with RR-G26.

RR-P61: Commercial uses proposed for development to service recreational tourists and residents will be permitted in spaces when found to be suitable to surrounding rural areas.

Staff Consistency Statement: The proposed development contains commercial focused structures which would service recreational tourists. The immediate surrounding neighborhood is an established recreational residential development. Staff finds the proposed development would conflict with the rural character and established development pattern of the immediate subject neighborhood. The proposed project is inconsistent with RR-P61.

RR-G14: Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety.

Staff Consistency Statement: While the proposed development is for recreational purposes and unlikely to harm public health or safety, it will likely conflict with the rural character and established development pattern of the surrounding neighborhood. The proposed project is inconsistent with RR-G14.

This application is consistent with some but not all goals, policies, and objectives of the Kittitas County Comprehensive Plan as outlined above.

VI. ENVIRONMENTAL REVIEW

A SEPA checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. Comments were received from the public and various agencies. All comments were considered in the SEPA determination. An MDNS was issued on May 7, 2024 (Index #92). No appeals were received during the appeal period.

The proposed project is subject to the provisions of KCC 17A Critical Areas. The conditional use application was deemed incomplete on April 21, 2023, and a critical areas report was requested to address potential impacts to critical areas shown in the Kittitas County COMPAS mapping system. The applicant provided a critical areas report, which was completed by Sewall Wetland Consulting, Inc., on August 11, 2023 (Index #11). The critical areas report indicates a Type F stream (Spring Creek) is present on site. Spring Creek has a 150' buffer, measured from the ordinary high-water mark, and an additional 15' structural setback from the edge of the buffer. The conditional use application was again deemed incomplete on August 31, 2023, and staff requested an updated site

plan to remove proposed structures from the critical area buffers indicated in the critical areas report. The requested updated site plan was received by Kittitas County on October 23, 2023. The updated site plan removed proposed structures outside of the Spring Creek buffer and associated structural setback.

The proposed project is located near Lake Cle Elum which is considered a Type S water. The critical areas report indicates a category III wetland extending from Spring Creek. The category III wetland exists within shoreline jurisdiction of Lake Cle Elum and as such is subject to the provisions of KCC 17B Shorelines. The proposed well indicated on the updated site plan is located within the shoreline jurisdiction extending from Lake Cle Elum as well as in the 110 buffer of the category III wetland. The well was installed in October of 2023 at the location proposed on the site plan. As part of the Lake Cle Elum Pool Raise Project, the Bureau of Reclamation worked with the landowners to decommission the existing surface water spring box and compensate them with a new well. The scope of the mitigation was to provide the well for the existing residence on site and not for the proposed development. The landowners were issued a shoreline exemption for the well on March 20, 2024 (Index #91). No structures are being proposed within shoreline jurisdiction. The associated SEPA MDNS has been conditioned to require applicants to obtain approved shoreline permitting should any further development, meeting the definition of KCC 17B.02.180, associated with the proposed project occur within shoreline jurisdiction including but not limited to the conversion of the existing well to a Group A water system.

VII. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review. All comment submittals can be found in their entirety in Index #20-87. The following parties provided comments during the comment period:

Agency Comments: Bureau of Reclamation, Confederated Tribes of the Colville Reservation, Washington State Department of Ecology, Washington State Department of Natural Resources, Kittitas County Public Health, Kittitas County Public Works, Kittitas PUD, Roza Irrigation District, United States Forest Service, Washington State Department of Fish & Wildlife, Washington State Department of Archaeology & Historical Preservation, Washington State Department of Health – Office of Drinking Water, Washington State Department of Transportation – Aviation, Yakama Nation. Below is a summary of received comments:

Bureau of Reclamation:

Bureau of Reclamation provided comments surrounding the Cle Elum Pool Raise Project and the mitigation they are providing to the applicants. The Bureau of Reclamation stated they are compensating the property owners with a new well and will decommission the current spring box for the existing residence. CU-23-00002 The Outpost is beyond the scope of the Cle Elum Pool Raise project and no further mitigation will be provided.

Applicant Response:

No response.

Staff Response

The proposed well was installed in October of 2023 and was associated with the Lake Cle Elum Pool Raise Project. The well is for the use of the existing residential structure and received a shoreline exemption on March 20, 2024. Staff has conditioned the associated SEPA MDNS to require shoreline permitting for any further development which may occur within shoreline jurisdiction, such as development related to the conversion of the well to a Class A public water system.

Confederated Tribes of the Colville Reservation (CTCR):

CTCR provided comments pertaining to cultural resources. CTCR stated there are known cultural resources of precontact and historic significance nearby and requested a cultural resource survey be performed prior to project implementation.

Applicant Response:

No response.

Staff Response

The associated SEPA Mitigated Determination of Nonsignificance (MDNS) contains conditions requiring a cultural resource survey to be conducted and the resulting cultural resource report to be submitted to the Washington State Department of Archaeology & Historical Preservation, Yakama Nation, and CTCR for approval.

Washington State Department of Ecology:

The Department of Ecology commented on water resource requirements and potential stormwater discharge associated with the proposed project. Additionally, the Department of Ecology commented on shoreline requirements.

Applicant Response

"We are working with the Department of Health to install a well and system of distribution that meets all required guidelines for the project. We are also working with the Bureau of Reclamation to replace the existing spring box with a standard well. This is both at their request and to meet our needs."

Staff Response

The associated SEPA MDNS contains conditions to require meeting Department of Ecology requirements related to water resources and stormwater discharge. The onsite well was installed on the property in October of 2023 as part of the Cle Elum Pool Raise Project. The spring box was decommissioned and the well installed to provide service to the existing residence. A shoreline exemption was issued for the development of the new well.

Washington State Department of Natural Resources (DNR):

DNR commented on Forest Practices Application (FPA) requirements for the proposed development.

Applicant Response

No response.

Staff Response

The associated SEPA MDNS has been conditioned to require the applicant to obtain an FPA from the Washington State Department of Natural Resources for the proposed development.

Kittitas County Public Health (KCPH):

KCPH provided comments on the proposed water and septic system.

Applicant Response

"We are working with the Department of Health to install a well and system of distribution that meets all required guidelines for the project. We are also working with the Bureau of Reclamation to replace the existing spring box with a standard well. This is both at their request and to meet our needs."

Staff Response

Staff has conditioned the associated SEPA MDNS to comply with all applicable local, state, and federal codes and regulations.

Kittitas County Public Works (KCPW):

KCPW provided comments on requirements related to access, grading and/or filling, survey, transportation concurrency, floodplain development, and water mitigation/metering.

Applicant Response

No response.

Staff Response

Staff has conditioned the associated SEPA MDNS to meet the requirements of Kittitas County Public Works.

Kittitas PUD:

Kittitas PUD stated they do not have facilities near the proposed development.

Applicant Response

No response.

Staff Response

No response.

Roza Irrigation District:

Roza Irrigation District stated the proposed development is beyond the scope of the Cle Elum Pool Raise Project and no further mitigation beyond the well replacement for the current residence will be provided.

Applicant Response:

No response.

Staff Response

The proposed well was installed in October of 2023 and was associated with the Lake Cle Elum Pool Raise Project. The well is for the use of the existing residential structure and received a shoreline exemption on March 20, 2024. Staff has conditioned the associated SEPA MDNS to require shoreline permitting for any further development which may occur within shoreline jurisdiction, such as development related to the conversion of the well to a Class A public water system.

United States Forest Service (USFS):

USFS provided comments on potential encroachment on National Forest System Lands and requested setbacks be enforced to ensure no encroachment on National Forest System Lands continue to occur.

Applicant Response:

No response.

Staff Response

Staff has conditioned the associated SEPA MDNS to require a survey of the subject properties, signage to be displayed to deter trespassing, and for any future structures to meet property line setback requirements.

Washington State Department of Fish & Wildlife (WDFW):

WDFW provided comments concerning the project's impact on nearby critical areas.

Applicant Response:

No response.

Staff Response

Staff has conditioned the associated SEPA MDNS to address critical area buffers.

Washington State Department of Archaeology & Historical Preservation (DAHP):

DAHP provided comments pertaining to cultural resource concerns and requested a cultural resource survey be conducted prior to project implementation.

Applicant Response:

No response.

Staff Response

The associated SEPA MDNS contains conditions requiring a cultural resource survey to be conducted and the resulting cultural resource report to be submitted to DAHP, Yakama Nation, and the Confederated Tribes of the Colville Reservation for approval.

Washington State Department of Health – Office of Drinking Water (ODW):

ODW provided comments pertaining to the proposed public water system and who would administer the review process.

Applicant Response:

"We are working with the Department of Health to install a well and system of distribution that meets all required guidelines for the project. We are also working with the Bureau of Reclamation to replace the existing spring box with a standard well. This is both at their request and to meet our needs."

Staff Response

Kittitas County Public Health stated in their comment the project will require a Group A water system which would be administered by the Washington State Department of Health. The associated SEPA MDNS has been conditioned to comply with all applicable local, state, and federal codes and regulations.

Washington Department of Transportation – Aviation (WSDOT):

WSDOT stated they have no comments.

Applicant Response:

No response.

Staff Response

No response.

Yakama Nation:

Yakama Nation provided comments surround cultural resource concerns and requested that an archaeological survey be conducted.

Applicant Response:

No response.

Staff Response

The associated SEPA MDNS contains conditions requiring a cultural resource survey to be conducted and the resulting cultural resource report to be submitted to DAHP, Yakama Nation, and the Confederated Tribes of the Colville Reservation for approval.

Public Comments: Kittitas County CDS received 49 comments from the public. The most often cited concerns received during the public comment period were regarding traffic impact to Salmon La Sac Road and Sandelin Lane, noise from people and vehicles, fire risk, potential trespassing, strain on the local water supply, safety, visual impacts, lowering of property values, displacement of wildlife, lack of law enforcement presence, and impact to neighborhood character.

The associated SEPA MDNS includes conditions to address the submitted comments.

VIII. PROJECT ANALYSIS

In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is the planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with some but not all the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RP-14, RR-P17, RR-G26, RR-G28, RR-P61, RR-G14.

Consistency with the provisions of KCC 17.60A, Conditional Uses:

KCC 17.60A.015 provides the following review criteria to be considered in a conditional use analysis:

1. *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.*

Applicant Response: *“The Upper Kittitas County has been growing in popularity as a recreation destination for several years. During the COVID pandemic, people adjusted their leisure activities away from destinations that attracted crowds and required airline travel. The Upper County saw a huge surge in real estate activity as people traveled the short distance from King County and discovered a new way to enjoy their leisure time. Currently, “camping” type accommodations in the upper county must be booked well in advance of a visit. This includes RV parks and state and private campgrounds. Our goal is to provide additional recreational accommodations to those looking to recreate in Upper County. We intend to create an environment that embraces the beauty of the area and is not detrimental to the surrounding neighbors and communities.”*

Staff Response: The subject property is zoned Rural Recreation. Per KCC 17.30.010, the purpose and intent of the Rural Recreation zone *“is to provide areas where residential development may occur on a low density basis or in residential clusters. A primary goal and intent in siting R-R zones will be to promote rural recreation residential development associated with the many natural amenities found within Kittitas County.”* The surrounding neighborhood primarily consists of established residential properties. The proposed development is bordered by residences on nearly all sides, excluding an area to the southwest which consists of US National Forest property and Lake Cle Elum. The development proposes densely sited cabins along with commercial focused structures such as a lodge and a food & beverage facility. The applicant did not supply sufficient evidence to support their burden of proof that the proposed use is *“not detrimental or injurious...to the character of the surrounding neighborhood”*. CDS staff determined that there is enough evidence in the project materials that the proposed use would not be injurious to public health, peace, or safety but the proposed use would likely be detrimental or injurious to the character of the surrounding residential neighborhood. The proposed use is inconsistent with KCC 17.60A.015(1).

2. *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*
 - a. *The proposed use 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*
 - b. *The applicant shall provide such facilities; or*
 - c. *The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.*

Applicant Response: *“Our project will be adequately serviced by existing highways, roads, police, and fire protection. We will work with our engineering contractor to ensure proper drainage, refuse, water, and septic disposal (see details above). Our project serves recreational activities and will have no impact on schools.”*

Staff Response: Staff finds the proposal will not be unreasonably detrimental to the economic welfare of the county and will not create excessive public cost for facilities or services. Impact on police services was a concern noted by members of the public. Comments referenced the lack of police presence in this rural area and extended response times. The proposed use is consistent with KCC 17.60A.015(2).

3. *The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.*

Applicant Response: *“We will work with the county to ensure that our project complies with all applicable county codes and other provision.”*

Staff Response: Kittitas County Code requires any building or structure to comply with the current adopted version of the International Building and Fire Code, as well as compliance with the Kittitas County Road Standards. The proposed use is consistent with KCC 17.60A.015(3).

4. *The proposed use will mitigate material impacts of the development, whether environmental or otherwise.*

Applicant Response: “As a project that is designed to serve outdoor enthusiasts, our mission will include strict adherence to minimize any material impacts to the environment.”

Staff Response: The associated SEPA MDNS has been conditioned to mitigate potential environmental impacts associated with the proposed development. The proposed use is consistent with KCC 17.60A.015(4).

5. *The proposed use will ensure compatibility with existing neighboring land uses.*

Applicant Response: “We commit to adhere to the granted land use referenced in this application if granted.”

Staff Response: The proposed development is bordered by residences on nearly all sides, excluding an area to the southwest which consists of US National Forest property and Lake Cle Elum. The development proposes densely sited cabins along with commercial focused structures. CDS anticipates the proposed use would be incompatible with the surrounding neighborhood. The proposed use is inconsistent with KCC 17.60A.015(5).

6. *The proposed use is consistent with the intent and character of the zoning district in which it is located.*

Applicant Response: “We affirm that the proposed use is consistent with the intent and character for the applied zoning.”

Staff Response: The subject property is zoned Rural Recreation. Per KCC 17.30.010, the purpose and intent of the Rural Recreation zone “is to provide areas where residential development may occur on a low density basis or in residential clusters. A primary goal and intent in siting R-R zones will be to promote rural recreation residential development associated with the many natural amenities found within Kittitas County.” The surrounding neighborhood primarily consists of established residential properties. While campgrounds/guest ranches may be permitted in the Rural Recreation zone via a conditional use permit, the primary focus of the Rural Recreation zoning designation is to promote residential development on a low-density basis. Staff finds the proposed use will likely impact the residential neighborhood character and conflicts with the primary goal and intent of the Rural Recreation zoning designation. The proposed use is inconsistent with KCC 17.60A.015(6).

7. *For conditional uses outside of Urban Growth Areas, the proposed use:*

- a. *Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;*
- b. *Preserves “rural character” as defined in the Growth Management Act*
- c. *Requires only rural government services; and*
- d. *Does not compromise the long-term viability of designated resource lands.*

Applicant Response: “i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;

ii. Preserves “rural character” as defined in the Growth Management Act (RCW 36.70A.030(16**));
(Affirmed)

iii. *Requires only rural government services; and (Affirmed)*

iv. *Does not compromise the long-term viability of designated resource lands. (Affirmed) ”*

Staff Response: The proposal is consistent with some but not all components of the Kittitas County Comprehensive Plan, as described above in section “V”. The use will likely conflict with the rural character of the surrounding neighborhood, as described above in section “V”. The proposed use requires only rural government services and will not compromise the long-term viability of resource lands. The proposed use is inconsistent with KCC 17.60A.015(7).

Staff Conclusions: Kittitas County CDS finds the application to be inconsistent with several provisions of KCC 17.60A Conditional Uses, as described above.

Consistency with the provisions of the KCC Title 17A, Critical Areas:

As conditioned by the associated SEPA MDNS, the proposal is consistent with KCC Title 17A Critical Areas.

Consistency with the provisions of the KCC Title 14.04, Building Code:

Any future buildings must be consistent with International Building Codes.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

As conditioned by the associated SEPA MDNS, the proposal is consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

As conditioned by the associated SEPA MDNS, the proposal is consistent with the provisions of KCC Title 20.

Agency Comments:

The following agencies provided comments during the comment period: Bureau of Reclamation, Confederated Tribes of the Colville Reservation, Washington State Department of Ecology, Washington State Department of Natural Resources, Kittitas County Public Health, Kittitas County Public Works, Kittitas PUD, Roza Irrigation District, United States Forest Service, Washington State Department of Fish & Wildlife, Washington State Department of Archaeology & Historical Preservation, Washington State Department of Health – Office of Drinking Water, Washington State Department of Transportation – Aviation, Yakama Nation.

Public Comments: Kittitas County CDS received 49 comments from the public. The most often cited concerns received from the public comment period were regarding traffic impact to Salmon La Sac Road and Sandelin Lane, noise from people and vehicles, fire risk, potential trespassing, strain on the local water supply, safety, visual impacts, lowering of property values, displacement of wildlife, lack of law enforcement presence, and impact to neighborhood character.

IX. Findings of Fact

1. The proposed project is for a campground/guest ranch on four parcels totaling approximately 9.97 acres. The proposal includes development of approximately 30 cabins, a lodge, parking, and associated infrastructure. The property is zoned Rural Recreation with a Rural Recreation land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

2. Site Information:

Total Property Size:	9.97 Acres
Number of Lots:	4
Domestic Water:	Individual Well
Sewage Disposal:	Septic
Fire:	Fire District 6 (Ronald)

3. Site Characteristics:

North: Privately owned land used primarily for residential purposes.

South: Privately owned land, primarily residential uses; US Forest Service land; Lake Cle Elum.

East: Privately owned land used primarily for residential purposes.

West: Privately owned land, primarily residential uses; US Forest Service land; Lake Cle Elum.

4. Access: The site is accessed off Salmon La Sac Road, approximately 0.4 miles northwest of the intersection of Salmon La Sac Rd and Wadsworth Loop.
5. The Comprehensive Plan land use designation is Rural Recreation, and the zoning designation is Recreation.
6. The proposed use is permitted in this zone with a Conditional Use Permit under KCC 17.15.060.1.
7. A conditional use permit application (Index #1) for The Outpost (CU-23-00002) was submitted to Kittitas County Community Development Services department on April 5, 2023. The application was deemed incomplete and a request for information was issued on April 21, 2023 (Index #8). A revised application and supplemental documents were submitted on August 22, 2023 (Index #9-11). The application was again deemed incomplete and a request for information was issued on August 31, 2023 (Index #12). A revised site plan was submitted in response to the request for information on October 16, 2023 (Index #13). The application was then deemed complete on October 30, 2023 (Index #14). The site was posted in accordance with KCC 15A.03.110 on November 7, 2023 (Index #16).
8. A notice of application (Index #18) for The Outpost Conditional Use Permit (CU-23-00002) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on November 14, 2023, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (Index #19). The comment period concluded on December 1, 2023.
9. A SEPA checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. Comments were received from the public and various agencies. All comments were considered in the SEPA determination. An MDNS was issued on May 7, 2024 (Index #92). No appeals were received during the appeal period.
10. As referenced above in Section V of this staff report, this proposal is consistent with the following goals and policies of the Kittitas County Comprehensive Plan: RR-G26.
11. As referenced above in Section V of this staff report, this proposal is inconsistent with the following goals and policies of the Kittitas County Comprehensive Plan: RP-14, RR-P17, RR-G28, RR-P61, RR-G14.

12. The following agencies provided comments during the comment period: Bureau of Reclamation, Confederated Tribes of the Colville Reservation, Washington State Department of Ecology, Washington State Department of Natural Resources, Kittitas County Public Health, Kittitas County Public Works, Kittitas PUD, Roza Irrigation District, United States Forest Service, Washington State Department of Fish & Wildlife, Washington State Department of Archaeology & Historical Preservation, Washington State Department of Health – Office of Drinking Water, Washington State Department of Transportation – Aviation, Yakama Nation.
13. Kittitas County CDS received 49 comments from the public. The most often cited concerns received from the public comment period were regarding traffic impact to Salmon La Sac Road and Sandelin Lane, noise from people and vehicles, fire risk, potential trespassing, strain on the local water supply, safety, visual impacts, lowering of property values, displacement of wildlife, lack of law enforcement presence, and impact to neighborhood character.
14. This proposal is consistent with the following provisions of KCC 17.60A, Conditional Uses: KCC 17.60A.015(2), KCC 17.60A.015 (3), and KCC 17.60A.015(4).
15. This proposal is inconsistent with the following provisions of KCC 17.60A, Conditional Uses: KCC 17.60A.015(1), KCC 17.60A.015 (5), KCC 17.60A.015(6), and KCC 17.60A.015(7).
16. This proposal, as conditioned by the associated SEPA MDNS, is consistent with the provisions of KCC Title 12, Roads and Bridges
17. This proposal, as conditioned by the associated SEPA MDNS, is consistent with the provisions of KCC Title 14 Building and Construction
18. This proposal, as conditioned by the associated SEPA MDNS, is consistent with the provisions of KCC 17A, Critical Areas.
19. This proposal, as conditioned by the associated SEPA MDNS, is consistent with KCC 20, Fire Life and Safety.
20. This proposal is inconsistent with KCC Title 17, Zoning.

X. Conclusions:

1. The proposed development fails to meet the goals, policies, and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned by the associated SEPA MDNS, this proposal is consistent with applicable state and federal laws and regulations.
3. Public use and interest will not be served by approval of this proposal.
4. As conditioned by the associated SEPA MDNS, the proposal is consistent with Title 17A Critical Areas, Title 14 Buildings and Construction, Title 12 Roads and Bridges and Title 20 Fire and Life Safety.
5. The proposal is inconsistent with KCC Title 17, Zoning.

XI. Recommendation:

Kittitas County recommends *denial* of The Outpost Conditional Use Permit (CU-23-00002) based on the above staff analysis, findings of fact, and conclusions.