

May 23, 2024

Addition to Red's Fly Shop – NARRATIVE for the CONDITIONAL USE PERMIT

Kittitas County Tax Parcel Number – 952924

Project Address: 14706 State Route 821, Ellensburg WA 98926

A. EXISTING BUILDING AND SITE

Red's Fly Shop is an existing building located on a tax parcel within the Canyon River Ranch recreational facility in the Forest and Range zone. Multiple buildings of various uses exist within this recreational facility. The total site area of the Canyon River Ranch is 12.2 acres, per the County's Assessor. The Red's parcel is 3.25 acres; the existing building is 9,496 square feet, including a basement, first and second floors. The proposed project discussed within this Narrative is specific only to the Red's Fly Shop building.

Red's Fly Shop is placed beyond the 100' Shoreline setback that is shown on the Permit Set from original construction. The closest point of development facing the Yakima River is approximately 110' beyond this setback at the corner of the proposed addition.

Existing gravel parking, typical of the Canyon River Ranch, is located adjacent to Red's, including the area below the building and where boats launch at the Yakima River.

On June 18, 2013, the Kittitas County Hearing Examiner recommended approval of the Canyon River Ranch Conditional Use Permit (CU12-00002) with conditions as noted. On August 6, 2013, the Kittitas County Board of Commissioners granted approval of CU-12-00002 with conditions as noted.

The Conditional Use Permit states "...an existing Class A water system will serve Canyon River Ranch and septic will be approved by Public Health."

B. BUILDING CODES

Red's Fly Shop includes the existing occupancies and sizes as noted in the attached Code Summary drawings.

There is an existing 1-hour separation between the basement and the first floor, between second floor level and the first below, and between the second floor apartment and adjacent office.

The building has a fire sprinkler system.

It is understood that modifications proposed per this narrative will comply with the building and energy codes in effect in Kittitas County at the time of submission of permit drawings.

C. DESCRIPTION OF PROPOSED ALTERATIONS

The project proposes an addition to the Red's Fly Shop building within an increased footprint of 1,400 square feet. The proposal is as follows:

- Approximately 1,338 square feet of storage will be added to the basement. It will be used to store similar materials as the adjacent existing storage. The existing exit will be relocated to the addition. The ceiling will be rated for a 1-hour fire separation.

- Approximately 1,335 square feet of retail space will be added to the first floor. It will be an extension of the existing fly shop.
- No modifications or additions are proposed for the second floor. No additional plumbing fixtures will be added.

D. CRITERIA RESPONSE:

- a. The expansion of the fly shop will allow additional merchandise to be available to those recreating on the Yakima River. It will not add any additional disturbances to the area, and will not be detrimental to the public health, safety, or character of the surrounding area.
- b. The proposal will be an economic benefit for the county, both in added amenities and tax revenue. There will not be added public cost for the facility since there is an existing facility of the same use.
 - i. Highway, road, police, and fire protection will not be affected since there is already an existing facility with the same use. There will not be additional plumbing fixtures or dwelling units, so water, sewage, and schools will not be affected.
 - ii. N/A
 - iii. No additional public costs or burdens are anticipated.
- c. The proposal exceeds the minimum yard setbacks of 25' front, 10' side, 10' rear. The height of the structure is less than 35'. Retail sales, general is allowable through a Conditional Use Permit.
- d. The impacts of the proposal are being mitigated by adding on to an existing facility instead of building a new building.
- e. The proposal is compatible with the existing neighborhood since it is the same use as the existing facility and enhances the recreational opportunities in the canyon.
- f. The proposal is within the character of the zoning district because it encourages low-impact recreation within the district.
- g. The proposal is outside the Urban Growth Areas.
 - i. The proposal is consistent with the Rural and Resource Lands goals, policies, and objectives of the Kittitas County Comprehensive Plan. The proposal maintains the rural lifestyle economies and does not require extension of governmental services. The rural character of the area is maintained by matching the existing structures. The proposal provides limited commercial service in an area where the recreation it serves occurs.
 - ii. The proposal preserves the rural character consistent with the Growth Management Act as stated above.
 - iii. Only government services that are already provided to the existing facilities will be required.
 - iv. N/A

E. EXHIBITS

1. Site Plan - Sheet A100