



Lincoln County Land Services

Planning - Building - GIS

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DATE: September 7, 2016

TO: Lincoln County Board of Adjustment & Planning Commission

FILE: Conditional Use Permit No. 03 - 12 Creekside RV Subdivision (LP-02-12)

APPLICANT: Kodiak LLC

Please find enclosed a copy of application materials related to the proposal.

SITE DATA:

1. Approximately 12.9 acres
2. NE ¼ Section 5, Township 26N, Range 36E
3. Proposal – Create 41 RV lots w/associated amenities (laundry, pool, clubhouse).
4. The proposal would utilize an existing well and develop a Group A Transient Non-Community Water System (no water right needed, must stay under 5000 GPD)
5. Sewage disposal will be multiple on-site septic systems (engineered).
6. Zoning – Agricultural
7. Current Use – Open Space
8. Adjacent uses –

North	South	East	West
Large Tract Res.	Large Tract Res.	Agriculture/Vacant	Hawk Creek Resort (~5 acre lots w/lodge)

FINDINGS:

1. A Mitigated Determination of Non-Significance (MDNS) has been issued and advertised pursuant to the requirements of the State Environmental Policy Act (SEPA), Chapter 43.21C RCW and SEPA Rules, WAC 197-11.
2. Section 17.02.030 of the Lincoln County zoning code (Title-17) does not outright permit the location of an RV Subdivision within the Agricultural District.
3. Section 17.02.060 of the code allows this use within the agricultural district as a conditional use, pursuant to criteria found in Section 17.06.010.
4. A wetland assessment and mitigation report was conducted for the site and appears to address all wetland impacts adequately.
5. Notice of Public Hearing was completed pursuant to RCW 58.17.

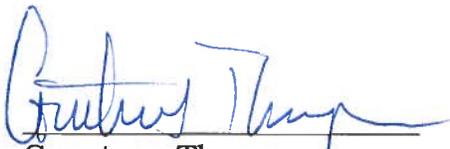
6. The proposal, as submitted, appears to meet the criteria for a conditional use pursuant to Title 17 and is consistent with the goals and policies of the Lincoln County Comprehensive Plan.

STAFF RECOMMENDATION:

Considering the recreational nature of the area (Lake Roosevelt National Park is nearby) and the development of the wetland assessment and mitigation proposal, Lincoln County Land Services recommends approval of the proposed Creek Side RV Subdivision. If the Planning Commission and Board of Adjustment concur, the following conditions are also recommended. If approved, the Planning Commission's recommendation (long plat) will be forwarded on to the Board of County Commissioners.

RECOMMENDED CONDITIONS:

1. Compliance with all applicable Lincoln County building, health, zoning and development requirements.
2. Compliance with applicable federal/state approvals and/or permits.
3. Compliance with Lincoln County and Washington State road ingress/egress requirements.
4. Hawk Creek Rd is a heavily traveled county road, the Applicant and County are encouraged to work together to reduce negative impacts to the road and adjacent landowners (ie dust).
5. No full-time residents.
6. Must adhere to the approved Wetland Assessment & Mitigation Proposal.
7. Best Management Practices shall be employed in all phases of construction and operation.



Courtney Thompson
County Planner