

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF DECISION

TO: Applicant
Interested Parties (KCC 15A.06)

FROM: Dan Valoff, Staff Planner

DATE: February 18, 2010

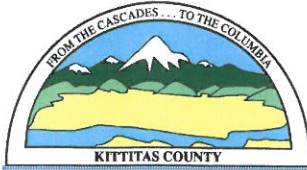
SUBJECT: Notice of Decision - Conditional Use Permit
Easton Ridge CU-09-00003

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that Kittitas County Board of Adjustment did on February 10, 2010 approved a Conditional Use Permit on an application from Anne Watanabe, authorized agent for Easton Ridge Land Company, Inc, property owner applied for a Conditional Use Permit for the placement of approximately 250-300 mini storage units on 40 acres in the Rural-3 zone. The site is north of Sparks Road generally along the existing BPA transmission lines, Easton, WA, located in Section 1, T20N R13E WM in Kittitas County.

Copies of the Kittitas County Board of Adjustment Findings of Fact and Decision and other related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506.

Issuance of these land use decisions may be appealed by parties with standing, by filing a land use petition in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.



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Findings of Fact Easton Ridge Conditional Use Permit CU-09-03

This matter having come before the Kittitas County Board of Adjustment upon the above referenced Conditional Use Application from Anne Watanabe, authorized agent for Easton Ridge Land Company, land owner, the Board of Adjustment makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. The Board of Adjustment finds that Anne Watanabe, authorized agent for Easton Ridge Land Company, Inc, property owner applied for a Conditional Use Permit for the placement of approximately 250-300 mini storage units on 40 acres in the Rural-3 zone.
2. The site is located north of Sparks Road generally along the existing BPA transmission lines, Easton, WA, located in Section 1, T20N R13E WM in Kittitas County. Portion of parcel numbers: 950626, 950625 & 960627.
3. The Board of Adjustment finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on October 13, 2009 with a comment period ending on October 28, 2009 at 5:00 p.m. The Board of Adjustment finds further that said notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. Written comments were received and included in the record for consideration.
4. The Board of Adjustment finds that The Community Development Services Department on January 14, 2010 issued a SEPA Determination of Non-significance (DNS). The Board finds that the notice of said determination was provided to all required parties of record pursuant to 43.21C RCW and that said notice that said notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. No appeals were filed.
5. The Board of Adjustment finds that an open record hearing was held on February 10, 2010 and that testimony was taken from those persons present who wished to be heard. The Board of Adjustment also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed project.
6. The Board of Adjustment finds that the Comprehensive Plan's Land Use Element designates the subject parcel as Rural and the zoning is Rural 3.
7. The Board of Adjustment finds that the purpose and intent of the Rural-3 zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-3 zones will be to minimize adverse effects on adjacent natural resource lands.
8. The Board of Adjustment finds that in KCC 17.30.030(9): mini warehouses; subject to the conditions set forth in Chapter KCC 17.60 Conditional Uses.
9. The Board of Adjustment finds that an administrative site analysis was completed by the staff planner in compliance with Kittitas County Code Title 17A, Critical Areas. There were no critical areas on site.

10. The Board of Adjustment finds that 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.
11. The Board of Adjustment finds that 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 or (2) that the applicant shall provide such facilities and (3) has demonstrated that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
12. The Board of Adjustment finds that the proposed development **has** met the requirements of KCC. 17.60.010 (as listed in items 12 and 13 of the conditions).
13. The Board of Adjustment finds that the following conditions are required for approval of the Conditional Use permit:
 1. Kittitas County Road Standards: The applicant shall be required to conform to all regulations set forth in the Kittitas County Road Standards, 9/6/05 edition, including road improvements and certification.
 2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed project.
 3. Private Road Improvements: This project will create up to 84 trips per day (Trip Generation Manual LU 151). This equates to the trips generated by approximately 9 single family residences. Access shall be constructed to the requirements of a Low Density Private Road serving 9 lots. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade 8% flat, 12% rolling or mountainous.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.

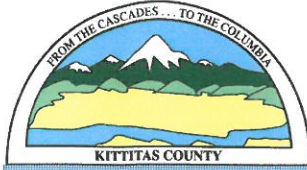
4. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the end of the road near Lot 9. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements
5. Corners: All corners shall have a centerline radius of at least 60'.
6. Stormwater: Prior to receiving a commercial building permit, the applicant shall submit stormwater management plans that conform to the Stormwater Management Manual for Eastern Washington and that are prepared by a licensed engineer. The plans shall be approved by the County Engineer prior to constructing the system. The stormwater system must be constructed as approved by the County Engineer prior to issuance of an occupancy permit. The system's construction shall be certified by a licensed engineer...
7. Depending on the size of the structures, a fire alarm system may be required.
8. A commercial project review will be required.
9. A fire and life safety inspection shall be conducted prior to beginning operations and an annual fire and life safety inspection is required, as well.
10. Fire lanes shall be provided between the buildings.
11. Separation between buildings shall be determined in the commercial project review based upon the information submitted.
12. All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2006 International Fire & Building Codes.
13. As part of the applicant's conditional use permit, the two existing rock quarries on site shall be reclaimed.
14. Additional conditions **are not** necessary to protect the public's interest



 Daryl Akkerman, Chairman, Board of Adjustment

02-18-10

 Date



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CONDITIONAL USE PERMIT

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

A Conditional Use Permit (CUP-09-00002) is hereby approved and issued to Anne Watanabe, authorized agent for Easton Ridge Land Company, Inc, property owner applied for a Conditional Use Permit for for the placement of approximately 250-300 mini storage units on 40 acres in the Rural-3 zone. The site is located north of Sparks Road generally along the existing BPA transmission lines, Easton, WA, located in Section 1, T20N R13E WM in Kittitas County.

This permit is subject to the following conditions:

1. Kittitas County Road Standards: The applicant shall be required to conform to all regulations set forth in the Kittitas County Road Standards, 9/6/05 edition, including road improvements and certification.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed project.
3. Private Road Improvements: This project will create up to 84 trips per day (Trip Generation Manual LU 151). This equates to the trips generated by approximately 9 single family residences. Access shall be constructed to the requirements of a Low Density Private Road serving 9 lots. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. Surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade 8% flat, 12% rolling or mountainous.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county

road.

- k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road.
4. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the end of the road near Lot 9. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements
5. Corners: All corners shall have a centerline radius of at least 60'.
6. Stormwater: Prior to receiving a commercial building permit, the applicant shall submit stormwater management plans that conform to the Stormwater Management Manual for Eastern Washington and that are prepared by a licensed engineer. The plans shall be approved by the County Engineer prior to constructing the system. The stormwater system must be constructed as approved by the County Engineer prior to issuance of an occupancy permit. The system's construction shall be certified by a licensed engineer...
7. Depending on the size of the structures, a fire alarm system may be required.
8. A commercial project review will be required.
9. A fire and life safety inspection shall be conducted prior to beginning operations and an annual fire and life safety inspection is required, as well.
10. Fire lanes shall be provided between the buildings.
11. Separation between buildings shall be determined in the commercial project review based upon the information submitted.
12. All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2006 International Fire & Building Codes.
13. As part of the applicant's conditional use permit, the two existing rock quarries on site shall be reclaimed.

Issued this 18th day of February 2010

By: 
Dan Valoff, Staff Planner