

Project Narrative

For Conditional Use Permit

Prepared For:

All Seasons Garage Storage



Prepared by:



SITE LOCATION

The site location consists of three parcels of land located along the northside of State Route 970 in Cle-Elum, Washington. More specifically, the subject properties are located within the boundaries of Kittitas County with parcel id numbers 19648, 19649 & 035135. The owner of these properties is Mr. Jeff Bainter who is a local resident of Cle-Elum and a private business owner in the community.

CONDITIONAL USE PERMIT CRITERIA

- A. The proposal on the subject property will provide an essential facility for the general public and these operations will not be a detriment to the economic welfare of the community. This proposed site improvements will not create a negative impact to the public health, peace and safety of the surrounding neighborhood.
- B. The proposed use at this location will not be unreasonably detrimental to the economic welfare of the county and will not create excessive costs to the community. Steelhead Mini-Storage currently exists and is adjacent to our westerly property boundary making this site a logical location for our proposed use.
- C. 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.
- D. The proposed use will mitigate material impacts and there are no environmental impacts to be concerned about.
- E. The proposed use is complementary to the existing use to the west which is an existing Mini-Storage facility.
- F. Per the recent text amendment ordinance in 2019 by the County this proposal is consistent with the current zoning district.
- G. This conditional use proposal is consistent with the intent, goals, policies and objectives of the Kittitas County Comprehensive Plan. This proposal will comply with the long-term viability of the surrounding areas.

PROPOSED DEVELOPMENT

We propose to develop the subject properties into several garage storage units that will be offered for purchase and rental purposes through the state condominium process. These units will be 24' x 48', 24' x 42' and 14' x 30' in size with power and heating elements for each. The development will create a Home Owners Association (HOA) to control and restrict certain types of uses. In addition, we plan to operate an RV Repair shop that will be ran out of the existing shop onsite.

Each storage unit will provide with a rollup door and 3' man door for access purposes for the 24' wide units. The units will be constructed with metal studs, insulation and sheetrock on the walls and ceilings. Thermostat controlled Electric heaters will be furnished for buyers that request them along with energy efficient lighting in each unit.

Our facility will offer a safe secure location for members of the community and abroad to store their large RV's, Boats, Snowmobiles, ATV's and other household items. We have found by

example that our facilities are a needed commodity for local residents that currently reside in subdivisions that have specific restrictions on storing these types of personal property outside their homes or on the streets through their HOA restrictions.

Through the condominium process we will create open tracts for access, maintenance and stormwater purposes that the HOA will be financially responsible to maintain. Maintenance elements have been determined for snow plowing efforts in the winter months to provide access, maintaining the site landscaping elements and ensuring that each owner is in conformance to the developments' Codes, Covenants & Restrictions (CC&R's).

Our CC&R's will establish specific allowed uses and more importantly identify restrictions that an owner cannot do with their garage storage unit. There will be no overnight accommodations allowed in any of the units, nor on the property with the exception of one care takers facility. The care takers facility will be a new manufactured home that will be set onsite to provide onsite security of the storage facility and RV repair shop.

The development will design and install a sanitary septic system meeting the requirements of the Health Department. We anticipate two to 4 private restrooms for the owners use. These facilities will have a wash basin, shower and toilet in each. In addition, we will provide for one public restroom in the RV Repair shop which will have a toilet and wash basin and septic for the proposed onsite manufactured home for the caretaker.

The owner currently has water certificates for the two westerly lots, and we will design and install a 10 state standards well and water system to support the proposed development in their water needs. Fire suppression is not anticipated due to the construction materials we are planning on using and the close proximity of the existing fire station located east of the subject property.

STATE CONDOMINIUM PLAT

All Seasons Garage Storage facility will be processed through the State of Washington to generate 115 privately owned garage storage units. Each unit will be sold as individual property through this process. The plat will have an active Home Owners Association with a set of Codes, Covenants and Restrictions to abide by.