

## Conditional Permit Narrative:

### 10. Narrative project description (include as attachment):

A well-kept, professional, single story, self-storage facility located at 2451 E. Railroad St. Easton, WA 98925 on 2.82 acres. Our overall vision, depending on funding and demand will include 254 units totaling 38,370 sq feet. We plan to construct building #4, which is 50 units and 6,300 sq. ft. (see plans) as soon as possible and the rest of the buildings as demand and funding allows. The layout, design, aesthetics, and engineering of the buildings is provided by a nationwide company, Trachte Building Systems. All grading, water runoff and retention was engineered by Encompass Engineering and Surveying.

Our project backs up to I-90 on the North side and has two smaller storage unit buildings to the East and West. On the South side, the other side of Railroad Street, is the Department of Transportation sanding facility.

### 11. Provision of the zoning code applicable:

KCC 17.60 and KCC 17.15.070.1

### 12. A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 is met for this particular project (attach additional sheets as necessary):

A. 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.

Currently, all storage units in upper Kittitas County are full, therefore essential, and desirable. The design has been carefully planned out, down to lighting to not affect the public in any way. Also, see the narrative above, regarding joining lot line and line of sight properties.

B. 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:

i. It 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

ii. The applicant shall provide such facilities; or

iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

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 of the development, whether environmental or otherwise.

A designed water runoff and retention plan will mitigate any environmental impact. There will not be any loud noise (other than construction), light pollution and no manufacturing.

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

See project narrative.

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

I checked with the planning department before I bought the property and they said there should be no issue.

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

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\*\*));

iii. Requires only rural government services; and

iv. Does not compromise the long-term viability of designated resource lands.

Our proposed project will not cause any negative impact to economic welfare or resources of the county. If anything, it will bring more taxes to the area to fund, schools, fire, and police. Our project does not require any change in utilities or transportation. The facility will be secured with fencing and cameras. Measures have been taken to maintain defensible space and a majority of the materials being utilized are non-combustible.