



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

## Cruth Self Storage Conditional Use Permit (CU-20-00004)

TO: Kittitas County Hearing Examiner  
FROM: Rachael Stevie, Staff Planner  
RE: Cruth Self Storage Conditional Use Permit (CU-20-00004)  
DATE: March 11, 2021 (Hearing Date)

### I. GENERAL INFORMATION

**Requested Action:** The proposed project would establish a mini-warehouse, self-storage facility in General Commercial Zoning within a Type 1 LAMIRD. The proposed use is permitted in this zone with a Conditional Use Permit. The proposal includes 254 storage units, to be built in phases as demand and funding allows.

**Location:** Parcel 611634 located at 2451 East Railroad St, Easton, WA. In the NW1/4 of Section 13, Township 20, Range 13, Kittitas County.

### II. SITE INFORMATION

Total Property Size:	2.82 Acres
Number of Lots:	1
Domestic Water:	Easton Water District (proposal does not include any use of water)
Sewage Disposal:	Septic System (proposal does not include any new sewage disposal)
Power/Electricity:	PSE
Fire Protection:	Fire District 3 (Easton)
Irrigation District:	KRD

**Site Characteristics:**

**North:** Primarily commercial uses

**South:** Primarily commercial uses

**East:** Interstate 90

**West:** Primarily commercial uses

**Access:** The site is accessed from East Railroad St, approximately .04 miles southeast of the town of Easton.

### III. ZONING AND DEVELOPMENT STANDARDS

The parcels involved in this proposal are in a land use designation of *LAMIRD Type 1* and zoning designation of *General Commercial*. The proposed project is classified as a “Mini-Warehouse.” Mini-Warehouses are an allowed use within General Commercial Zone under KCC 17.15.070.1 with a conditional use permit when consistent with footnote #22 of this section. The footnote outlines six (6) criteria for mini-warehouse uses within the General Commercial Zone. These criteria are examined in Section VIII “Project Analysis” of this staff report.

#### IV. ADMINISTRATIVE REVIEW

Deem Complete: A conditional use permit application (See Index #2) for Cruth Storage (CU-20-00004) was submitted to Kittitas County Community Development Services department on November 17, 2020. The application was deemed complete (See Index #10) on December 10, 2020. The site was posted in accordance with KCC 15A.03.110 on December 10, 2020 (See Index #11).

Notice of Application: A notice of application (See Index #16) for the Cruth Storage Conditional Use Permit (CU-20-00004) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on December 17, 2020, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #17). The comment period concluded on January 4, 2021.

#### V. COMPREHENSIVE PLAN

RR-G30: Establish areas of community pattern that accommodate community activities without having to Incorporate

*Staff Consistency Statement: The proposed project is consistent with the community pattern as the two adjacent properties also have mini-warehouse type buildings on them and provide similar services to the community.*

RR-G31: Provide opportunity for residential infill which provides a variety of housing and yet maintains rural character

*Staff Consistency Statement: The proposed project is within a General Commercial zone which does not anticipate or accommodate residential infill. The use is proposed as a service to the adjacent Residential zones and is consistent with the character of the area as a commercial hub with existing similar uses.*

RR-G32: Provide for rural community settings which do not require urban level services and maintain existing rural development patterns that have existed for long periods

*Staff Consistency Statement: The proposed project will utilize existing service infrastructure such as roads and emergency services while maintaining consistency with surrounding development patterns and providing a service to surrounding residents.*

**This application is consistent with the goals, policies, and objectives of the Kittitas County Comprehensive Plan as outlined above.**

#### VI. ENVIRONMENTAL REVIEW

A SEPA Checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. During the combined comment period no comments were submitted by Public Agencies or from private citizens and neighbors that raised Environmental Concerns. CDS has found no significant environmental risks with the proposed project. Following the concurrent comment period, CDS issued a Determination of Non-Significance on February 18, 2021 (See Index #32). The appeal period for the SEPA MDNS concluded on March 4, 2021. No appeals were filed.

In addition, CDS performed a critical area review of the properties. No critical areas were found.

## VII. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review. All comment submittals can be found in their entirety in Index #s 18-23. The following parties provided substantive comments during the comment period.

Agency Comments: Department of Health- Office of Drinking Water, Department of Archaeology and Historic Preservation, Washington State Department of Transportation, Kittitas County Public Health, Kittitas County Public Works and Washington State Department of Ecology.

*Washington State Department of Health – Office of Drinking Water (DOH ODW):*

DOH ODW commented that if the proposed project would provide drinking water access to the public, then the applicant would need to submit a water system application. (See Index #18)

*Department of Archaeology & Historic Preservation (DAHP):*

DAHP requested that the applicant prepare an inadvertent discovery plan (IDP) and prepare construction crews for the possibility of encountering archaeological material during ground disturbing activities. They also recommended consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. (See Index #19)

*Washington State Department of Transportation (WSDOT):*

WSDOT provided comment stating that the project will be strictly prohibited from providing direct access to Interstate 90 and WSDOT's right-of-way fence must not be altered or removed. WSDOT stated that all stormwater must be retained on-site, snow-storage shall remain on-site, lighting should be downward facing, and signage must comply with state criteria. (See Index #20)

*Kittitas County Public Health:*

The Kittitas County Public Health Department commented that because the applicant does not plan to provide water access to the public, they have no comments or concerns with the proposed project. (See Index #21)

*Kittitas County Public Works:*

Kittitas County Public Works described access permit, grading permit, and stormwater requirements and thresholds. (See Index #22)

*Washington State Department of Ecology (DOE):*

DOE provided comments noting the requirement of an NPDES Construction Stormwater General Permit if the project anticipates disturbing ground with the potential for stormwater discharge off-site and if the applicant plans to withdraw more than 5000 gallons of water per day, they must obtain authorization from DOE. (See Index # 23)

Public Comments: No Public Comments were received for this project.

## VIII. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G30, RR-G31, and RR-G32.

Provided the applicant follows and maintains the goals and policies, they shall be in compliance with the Kittitas County Comprehensive Plan. Therefore, the County and applicant are in compliance with the Comprehensive Plan.

Consistency with the provisions of KCC 17.60A, Conditional Uses:

KCC 17.60A.015 provides the following review criteria to be considered in a conditional use analysis:

1. *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.*

Applicant Response: “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.” (See Index #3)

Staff Response: The project site is within a commercial zone adjacent to several businesses that service recreational visitors and local customers. The proposed use is not anticipated to be detrimental or injurious to the public health, peace, safety, or character of the surrounding neighborhood.

2. *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
  - a. *The proposed use 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*
  - b. *The applicant shall provide such facilities; or*
  - c. *The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.**

Applicant Response: No response provided. (See Index #3)

Staff Response: As proposed, the project will be adequately serviced by existing facilities and will not require additional public costs. The project will not have a detrimental economic impact.

3. *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.*

Applicant Response: No response provided (See Index #3)

Staff Response: The use is consistent with the relevant development standards and criteria including KCC 17.15.070.1 footnote 22 as described below. The mini-warehouse use is permitted in the General Commercial zone through a Conditional Use Permit.

4. *The proposed use will mitigate material impacts of the development, whether environmental or otherwise.*

Applicant Response: “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.” (See Index #3)

Staff Response: The proposal, as conditioned, will mitigate material impacts of the development. No environmental impacts are anticipated from this project. The recommended approval conditions include a requirement to contain snow on-site or have it removed so as not to impact the WSDOT right-of-way and retain stormwater on-site.

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

Applicant Response: “See project narrative.” (See Index #3)

Staff Response: Neighboring land uses include other commercial uses. The character and scale of the proposed use will be compatible with adjacent uses.

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

Applicant Response: “I checked with the planning department before I bought the property and they said there should be no issue.” (See Index #3)

Staff Response: The proposed project is a permitted use in General Commercial Zoning with a Conditional Use Permit and is consistent with the Commercial zone.

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

- a. *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;*
- b. *Preserves “rural character” as defined in the Growth Management Act*
- c. *Requires only rural government services; and*
- d. *Does not compromise the long term viability of designated resource lands.*

Applicant Response: “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.” (See Index #3)

Staff Response: The proposal is consistent with the Kittitas County Comprehensive Plan as described above in section “V.” CDS finds that the project will preserve rural character as defined in the GMA, will require only existing rural government services, and will not compromise the long term viability of designated resource lands.

Staff Conclusions: Kittitas County CDS finds the application, as conditioned, consistent with KCC 17.60A Conditional Uses, as described above in section “VIII” of this staff report. The use will only require rural government services and does not compromise the long-term viability of any resource lands. The proposal is a commercial use within a commercial zone.

Consistency with KCC 17.15.070.1, Allowed Uses in Rural LAMIRD Lands, Footnote #22:

The following criteria are established in KCC 17.15.070.1 as required for mini-warehouse uses within the General Commercial Zone.

- 1) “A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;”

Staff Analysis: The proposal includes the addition of a fence for sight screening and security.

- 2) “All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;”

Staff Analysis: A recommended condition of this staff report addresses this issue. (See condition #4)

- 3) “No commercial or manufacturing activities will be permitted within any building or storage unit;

Staff Analysis: A recommended condition of this staff report addresses this issue (See condition #5).

- 4) “Lease documents shall spell out all conditions and restrictions of the use;”

Staff Analysis: A recommended condition of this staff report addresses this issue (See condition #6)

- 5) “Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area.”

Staff Analysis: A recommended condition of this staff report addresses this issue. (See condition #7)

- 6) “In Type 3 LAMIRDS, the use shall be conducted wholly within an enclosed building.”

Staff Analysis: Not applicable.

Staff Conclusions: Kittitas County CDS finds the application, as conditioned, is consistent with KCC 17.15.070.1 footnote #22.

Consistency with the provisions of the KCC Title 17A, Critical Areas:

CDS conducted an administrative critical area review in accordance with KCC 17A and found no critical areas on the project site.

Consistency with the provisions of the KCC Title 14.04, Building Code:

Any future buildings must be consistent with International Building Codes.

Consistency with the provisions of KCC Title 12, Roads and Bridges:

As conditioned, the proposal is consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

As conditioned, the proposal is consistent with the provisions of KCC Title 20.

Agency Comments:

The following agencies provided comments during the comment period: Department of Health – Office of Drinking Water (Index # 18), Department of Archaeology & Historical Preservation (Index # 19), Washington State Department of Transportation (Index # 20), Kittitas County Public Health (Index # 21), Kittitas County Public Works (Index #22), and Department of Ecology (Index #23).

Public Comments:

No public comments were received for this proposal.

**IX. Findings of Fact**

1. The proposed project would establish a mini-warehouse, self-storage facility in General Commercial Zoning within a Type 1 LAMIRD. The proposed use is permitted in this zone with a Conditional Use Permit. The proposal includes 254 storage units, to be built in phases as demand and funding allows.

2. Site Information

Total Property Size:	2.82 Acres
Number of Lots:	1
Domestic Water:	Easton Water District (proposal does not include any use of water)
Sewage Disposal:	Septic System (proposal does not include any new sewage disposal)
Power/Electricity:	PSE
Fire Protection:	Fire District 3 (Easton)
Irrigation District:	KRD

3. Site Characteristics:

- North: Primarily commercial uses
- South: Primarily commercial uses
- East: Interstate 90
- West: Primarily commercial uses

4. Access: The site is accessed from East Railroad St, approximately .04 miles southeast of the town of Easton.

5. The Comprehensive Plan land use designation is LAMIRD Type 1 and the zoning designation is General Commercial.

6. The project is proposing a mini-warehouse facility. Mini-warehouse facilities are a permitted use within the General Commercial zone with a conditional use permit.

7. A conditional use permit application (See Index #2) for Cruth Storage (CU-20-00004) was submitted to Kittitas County Community Development Services Department on November 17, 2020. The application was deemed complete (See Index #10) on December 10, 2020. The site was posted in accordance with KCC 15A.03.110 on December 10, 2020 (See Index #11).

8. A notice of application (See Index #16) for the Cruth Storage Conditional Use Permit (CU-20-00004) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on December 17, 2020, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #17). The comment period concluded on January 4, 2021.

9. A SEPA Checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. During the combined comment period

environmental concerns were raised by public agencies with no comments submitted from private citizens and neighbors. During the comment period DAHP stated concerns regarding the high probability of cultural resources in the area and requested the preparation of an Inadvertent Discovery Plan. CDS has considered these comments and found no significant environmental risks with the proposed project. Following the concurrent comment period, CDS issued a Determination of Non-Significance on February 18, 2021 (See Index #32). The appeal period for the SEPA MDNS concluded on March 5, 2021. No appeals were filed.

**10.** The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G30, RR-G31, and RR-G32.

**12.** Road Standards and access requirements are subject to the standards outlined in Kittitas County Code Title 12.

**13.** The following agencies provided comments during the comment period: Department of Health – Office of Drinking Water (Index # 18), Department of Archaeology & Historical Preservation (Index # 19), Washington State Department of Transportation (Index # 20), Kittitas County Public Health (Index # 21), Kittitas County Public Works (Index #22), and Department of Ecology (Index #23).

**14.** CDS received no public comments during the comment period.

**16.** The proposal, as conditioned, is consistent with the goals and policies of the Kittitas County Comprehensive Plan.

**17.** This proposal, as conditioned, is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.

**18.** This proposal, as conditioned, is consistent with the provisions of KCC Title 14, Buildings and Construction as conditioned.

**19.** This proposal, as conditioned, is consistent with the provisions of KCC 17.60A, Conditional Uses and meets the criteria of KCC 17.15.070.1 footnote #22.

**20.** This proposal, as conditioned, is consistent with the provisions of KCC 17A, Critical Areas.

**21.** This proposal, as conditioned, is consistent with KCC 20, Fire Life and Safety.

## **X. Conclusions:**

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14.04 Building Code, Title 12 Roads and Bridges, and Title 20 Fire



and Life Safety.

**XI. Recommendation and Conditions of Approval:**

Kittitas County recommends *preliminary approval* of the Cruth Storage Conditional Use permit CU-20-00004 based on the above staff analysis, findings of fact, and conclusions with the following conditions of approval.

1. The project shall proceed in substantial conformance with the plans and application materials on file with CDS dated November 17, 2020 and subsequent information included in the complete file index except as amended by the conditions herein.
2. The applicant shall comply with all local, State and Federal environmental standards and regulations in place at the time of building application submittal.
3. All new construction must meet the International Building Code requirements.
4. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet.
5. No commercial or manufacturing activities will be permitted within any building or storage unit.
6. Lease documents shall spell out all conditions and restrictions of the use. A copy of all lease documents shall be provided to Kittitas County CDS for final CUP approval.
7. Signs, other than on-site direction aids, shall number not more than two (2) and shall not exceed forty (40) square feet each in area. All signage for the site shall comply with WSDOT sign standards.
8. Should ground disturbing or other activities related to the proposed project result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
9. Snow shall be contained on-site or transported off site. Snow storage shall not encroach on the WSDOT right-of-way.
10. The applicant shall obtain all necessary permits required by Kittitas County Public Works for this development.
11. Any proposed lighting shall be directed downwards and away from Interstate 90.

- 12.** Stormwater plans shall be designed in accordance with the Eastern Washington Storm Water Manual and shall be contained on-site.
- 13.** All development, design and construction shall comply with International Fire Code requirements and KCC Title 20 Fire and Life Safety.
- 14.** It is a proponent's responsibility to demonstrate compliance with the approval conditions of a conditional use permit. Compliance with all conditions must be demonstrated in writing to Kittitas County CDS prior to Final Conditional Use Permit issuance. Final approval of a Conditional Use Permit is required within 5 years of the approval date pursuant to KCC 17.60A.090.