



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

Swiftwater Storage Conditional Use Permit (CU-20-00006)

TO: Kittitas County Hearing Examiner
FROM: Kelly Bacon, Staff Planner
RE: Swiftwater Storage Conditional Use Permit (CU-20-00006)
DATE: July 22, 2021 (Hearing Date)

I. GENERAL INFORMATION

Requested Action: The proposed project will establish 12 Mini Warehouses totaling 84,800 sq. ft., 21,600 sq feet of covered RV and boat parking under 3 carport style roof-over-concrete structures, uncovered boat and RV storage, as well as a single-family residence covering 1 parcel in the Forest and Range zone on approximately 18.18 acres. The proposed uses are permitted in this zone with a Conditional Use Permit. These facilities are described in more detail in the application materials.

Location: Parcel 15445 located at mile post 1.84 of State Route 970, Cle Elum, WA. In a portion of Section 32, Township 20N, Range 16E.

II. SITE INFORMATION

Total Property Size:	18.18 Acres
Number of Lots:	1
Domestic Water:	Existing Well (For Residential Use Only)
Sewage Disposal:	On-Site Septic (For Residential Use Only)
Fire Protection:	Fire District 7 (Cle Elum)
Irrigation District:	N/A

Site Characteristics:

North: Primarily forested privately-owned lands with residential uses.

South: Primarily forested privately-owned lands with residential uses.

East: Privately owned land, with mixed commercial and residential uses.

West: Primarily forested privately-owned lands with residential uses.

Access: The site is accessed from State Route 970, a State Highway, approximately 1.70 miles southeast of the city of Cle Elum.

III. ZONING AND DEVELOPMENT STANDARDS

The parcel involved in this proposal is in a land use designation of *Rural Working* and zoning designation of *Forest and Range*. The proposed project is classified as a “Mini-Warehouse” and “Recreational Vehicle Storage” uses. Mini-Warehouses and Recreational Vehicle Storage are allowed uses within the Forest and Range Zone under KCC 17.15.060.1 with a conditional use permit when consistent with footnotes #26 and #59 of this section. The footnotes outline specific criteria for approval of these uses. 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 #1) for Swiftwater Storage (CU-20-00006) was submitted to Kittitas County Community Development Services Department on December 21, 2021. The application was deemed complete (See Index #10) on February 18, 2021. The site was posted in accordance with KCC 15A.03.110 on February 18, 2021 (See Index #11).

Notice of Application: A notice of application (See Index #12) for the Swiftwater Storage Conditional Use Permit (CU-20-00006) 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 March 2, 2021, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #12). The comment period concluded on March 17, 2021.

V. COMPREHENSIVE PLAN

RR-G9: The County should continue to explore ways to provide rural economic opportunity.

Staff Consistency Statement: The proposed project is intended to provide storage services to meet local and recreational storage demands. Recreational activities are abundant in the Northern County and attract residents throughout the State. The proposal will assist in servicing the recreational users of the area by providing storage for frequent vacationers as well as residents. The project site is adjacent to an existing mini storage use that largely caters to recreational visitors.

RR-G8: The County should strive to sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.

Staff Consistency Statement: The proposed project will not negatively impact the westerly mountainous, recreational open-space, or easterly non-resource agricultural and rangeland activities. The project site is located off of a State Highway and is adjacent to an established mini storage use. Kittitas County has identified the proposed uses as appropriate in the Forest and Range zone when adjacent to a State Highway pursuant to KCC 17.15.060.

RP-15: Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

Staff Consistency Statement: The proposed project will service outdoor recreation, tourism and other open space activities by supplying storage options for recreational users.

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

VI. ENVIRONMENTAL REVIEW

Critical areas on the project parcel includes a type 2 stream with Shoreline Jurisdiction of the State, including multiple wetlands contiguous with the Shoreline Jurisdiction. The southern boundary wetland is categorized as a

Category III wetland with a use associated buffer of 150 feet for High Intensity use and development (KCC 17B.05.020G-1) and the northern boundary wetland is categorized as a Category II wetland with a use associated buffer of 110-feet for Moderate Intensity use and development (KCC 17B.05.020G-1)

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 and private citizens and neighbors. CDS has considered these comments and found no significant environmental risks with the proposed project. Following the concurrent comment period, CDS issued a Mitigated Determination of Non-Significance on July 1, 2021 (See Index #24). The appeal period for the SEPA MDNS concluded on July 16, 2021. No appeals were filed at the time of providing this Staff Report.

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 13-26. The following parties provided substantive comments during the comment period.

Agency Comments: Washington State Department of Health – Office of Drinking Water, Yakama Nation Cultural Resources Program, Yakama Nation Department of Natural Resources, Kittitas County Public Health, Washington State Department of Ecology, Washington State Department of Natural Resources, Washington State Department of Archeological and Historical Preservation, Washington State Department of Transportation, Kittitas County Public Works and Washington Department of Fish and Wildlife

Washington State Department of Archeology and Historic Preservation (DAHP):

DAHP provided comments requesting the applicant prepare an inadvertent discovery plan and prepare construction crews for the possibility of encountering archaeological material during ground disturbance. (See Index #13)

Washington State Department of Health – Office of Drinking Water (WSDOH-ODW):

WSDOH provided comment in regards to the on-site well and if the well was intended to serve the public the applicant would need either a Group A or Group B permit. (See Index #14)

Washington State Department of Transportation (WSDOT)

WSDOT provided comment in regards to the state route access, lighting on the project needing to be downward and away from SR 970, Stormwater required to be retained and treated on site and permitting required for any discharge of water onto SR 970 right-of-way, signage on the property, and no encroachment upon the highway right-of-way being allowed. (See Index #26)

Kittitas County Public Health:

The Kittitas County Public Health commented that the application does not propose water for public use and since the applicant has been working with their department on the septic for the residence, they have no further comments or concerns. (See Index #'s 15)

Kittitas County Public Works:

Kittitas County Public Works described access permit, grading permit, stormwater requirements and thresholds, and flood plain development permits. Additionally, Public Works described the threshold for a Traffic Concurrency study requirement. (See Index #16)

Washington State Department of Fish and Wildlife:

Washington State Department of Fish and Wildlife provided comments regarding the need to review the final site grading plans to understand the changed topography and impacts to the flood plains, the need for final stormwater management plans, comments in regards to the RV repair facilities and primitive campground areas and their impact on critical areas, the need for downward lighting in compliance with DarkSky best practices, and the use of native vegetation within the landscaping (See Index #25)

Washington State Department of Natural Resources:

Washington State Department of Natural Resources provided comments regarding the conversion of the property to non-forestry and the need to require an approved Forest Practices Application/Notification form DNR. (See Index #18)

Washington State Department of Ecology:

Washington State Department of Ecology provided comments in regards to the possible fill in wetlands, Discharges into Waters of the State, the critical areas located on the property and the Critical Area Report provided by the applicant from Sewall Wetland Consulting, Inc. WSDOE raised concerns with the reports wetland buffers widths, mitigation, and the lack of a detailed map demonstrating the delineated wetland boundaries and requested a joint onsite visit. (See Index #19)

Public Comments:

Jordan Howell and Bree Boudreaux submitted comments regarding impacts on neighboring property owners and the environmental impacts including tree removal and the need for replanting of trees to reduce the impacts to neighbors.

Mark Olsen submitted comments in regards to the commercial traffic, requested the applicant move the commercial access down to All Season Garage through an easement, increased traffic on the state route with a total of 724 storage units between 3 storage facilities within a small distance and need for widening and a turn lane.

Tyler Jensen submitted comments regarding the aesthetic beauty impacts to neighboring properties and asked that the developers consider remedies such as 6' tree relocation, shrubbery and other natural coverage.

William (Bill) Rohde, Also noting property owners- Mark Olsen, T.J. Bloomingdale, Daniel McCaddon, Todd Crooks, Larry Long, Tyler Jensen, and Jordan Howell, submitted comments regarding access, fire, security, environmental and wildlife concerns.

This Staff Report includes condition recommendations to address the comments submitted.

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-G9, RR-G8, RP-15.

Provided the applicant follows and maintains the goals and policies, they shall be in compliance with the Kittitas County 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: "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. Our company has consistently documented that storage units are often unavailable to rent in and around Cle Elum. Waiting lines have formed at numerous local storage facilities. The market rate for storage space rental is significantly higher in and around Cle Elum than in many areas of the nation. Modern building practices have resulted in various local subdivisions being erected with restrictive covenants and Home Owners Association requirements limiting the amount of storage new owners are allowed on their primary properties. Construction of new storage units has lagged behind demand. Thus, the proposed use is essential or desirable to the public convenience in the location where it is proposed.

The proposed use is also not injurious to public health as the proposed construction is to be done in a zone where similar use is already permitted, where zoning assumes that the proposed use is appropriately located according to the Kittitas County master plan, and the proposed buildings will all meet or exceed all safety codes and standards for both building construction and ecology protection. The proposal includes appropriate security measures, including fencing and building a residential caretaker's unit alongside the proposed commercial storage facilities. The colocation of such a residential unit is intended to allow the ownership of these facilities to appropriately secure, manage and monitor the property to a close degree. The proposed use is exactly consistent with the use and/or building permits already issued with respect to the two adjacent parcels at the Southern boundary of the property which also front Highway 970. The proposed use appropriately blends the use of the land between residential and commercial uses. Thus, the proposed use will not be detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood." (See Index #2)

Staff Response: The proposal for mini warehouses and ORV's and boat storage is an allowed use within the general commercial zone. Upper Kittitas County is highly used by recreationalist. The proposal is located near many residential structures, along with many general commercial uses. CDS does not anticipate the proposed use as conditioned will be detrimental or injurious to the public health, peace or safety or to the 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: “The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county. It will also not create excessive public cost for facilities and services. This is because:

i) it is adequately serviced by the fronting highway and existing residential access roadway off highway 970 per DOT comments; no safety or access concerns have been identified by law enforcement or fire department officials which will also have easy access directly off the highway; irrigation is not generally needed for the proposal as the proposed land surfaces will be covered primarily in gravel; an appropriate groundwater drainage pond has been designed and proposed within the project; the ownership of the project will provide for appropriate refuse disposal; water and sewers will not be included for public use as storage renters will not be expected to frequent the project location over extended periods of time; and the project’s approval will involve no significant additional demand on public schools because it involves only one residential living unit.

ii) the proposal requires no additional public facilities to be created; and

iii) the proposed use of the project has such sufficient projected economic benefits to the County that any public costs or economic detriments will be offset.” (See Index #2)

Staff Response: As proposed, the project will be adequately serviced by existing facilities and will not require additional public costs. CDS finds no indication that the project will 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: “The proposed use complies with all applicable development standards, requirements and codes. The proponents have not asked for any variances or deviations from such standards, requirements or codes. The proponents have also given written assurances to the county that they will meet or exceed all applicable construction standards, requirements and codes.” (See Index #2)

Staff Response: The mini warehouse use and Recreational vehicle storage are consistent with the relevant development standards and criteria including KCC 17.15.060. 1 footnote 59 and footnote 26 as described below. The mini-warehouse and recreational vehicle storage uses are permitted in the Forest and Range zone through a Conditional Use Permit.

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

Applicant Response: “The proposed requirement mitigates all material impacts of the development, whether environmental or otherwise, because the project has been reviewed and a finding has been made of no significant environmental impact, and in addition, the proponents have agreed in writing to comply with all construction standards, requirements and codes. This includes that the proponents have agreed in writing that

they will implement construction procedures designed to notify all involved workers of applicable environmental and cultural responsibilities, and to ensure that if culturally-significant artifacts are found during any phase of construction, all construction will immediately stop until such time as appropriate Tribal and County officials have reviewed the circumstances then present and determined that it is appropriate for construction to resume.” (See Index #2)

Staff Response: The proposal, as conditioned, will mitigate material impacts of the development. Environmental impact mitigation has been addressed in the SEPA MDNS.

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

Applicant Response: “The proposal ensures compatibility with existing neighborhood land uses because it proposes no such land uses other than those already included on bordering properties. The proposed uses are also expressly compatible with the zoning allowances in place for the subject parcel.” (See Index #2)

Staff Response: Neighboring land uses to the east include other mini warehouse facilities adjacent to a state route. 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: “The proposal is exactly consistent with the zoning district in which it is located. The present zoning of the subject parcel allows for both single family dwelling and storage facilities. This proposal includes no other form of proposed developments.” (See Index #2)

Staff Response: The proposed use of mini warehouse facilities and recreational vehicle storage are allowed in the Forest and Range zone with a Conditional Use approval. Kittitas County has established mini warehouse and recreational vehicle storage uses to be appropriate in the Forest and Range zone subject to standards outlined in KCC 17.15.060.1.

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: “Although located outside a designated Urban Growth Area, the proposal 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. The Forest and Range zoning of this parcel allows the exact uses which have been proposed. The proposal also preserves the rural character of the region in which it is located. It concentrates needed storage facilities in an easily-accessed area which already provides for that use, thereby mitigating the need for other rural lands elsewhere to be burdened and developed with storage facilities. The proposed use requires only rural government services and does not compromise the long term viability of designated resource lands.” (See Index #2)

Staff Response: The proposal is consistent with the Kittitas County Comprehensive Plan as described above in section “V.” The use will not conflict with rural character, requires only rural government services and will not compromise 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.

Consistency with KCC 17.15.060.1, Allowed Uses in Rural Non-LAMIRD Lands, Footnote #59:

The following standards shall apply to the approval and construction of mini warehouses in the Forest and Range zone:

- a. The site shall either be contiguous to a State Highway or contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement;
- b. Findings shall be made that the use does not require urban government services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands;
- c. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts;
- d. Measures shall be taken to protect ground and surface water;
- e. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
- f. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
- g. No commercial or manufacturing activities will be permitted within any building or storage unit except for RV storage when authorized under KCC 17.15.060.2, [Footnote 60](#);
- h. Lease documents shall spell out all conditions and restriction of the use;
- i. 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 Consistency Statement: This staff report has been conditioned to address these requirements.

Staff finds the proposal, as conditioned, consistent with KCC 17.15.060.1 Footnote #59 as described above.

Consistency with KCC 17.15.060.1, Allowed Uses in Rural Non-LAMIRD Lands, Footnote #26:

Recreational vehicle storage may be enclosed or outdoor storage of recreational vehicles or both. Permitted where the use is only serving a residential PUD or in the Rural Recreation and Forest and Range zoning districts and subject to the following standards and conditions:

- a. All stored vehicles must be licensed if required by law, and operational. This land use does not include vehicle sales.
- b. Unless it is limited to serving a residential PUD and otherwise permitted or authorized, recreational vehicles shall not be stored outside when the site is contiguous to a residential zoning district.
- c. No commercial or manufacturing activities are permitted except when recreational vehicle/equipment service and repair has been permitted subject to the requirements of KCC 17.15.060.2 [Footnote 60](#).
- d. In the Forest and Range zoning district, and when not limited to serving a recreational planned unit development, the site shall either be:
 - i. Contiguous to a State Highway, or

- ii. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.
- iii. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.
- e. Recreational vehicle storage shall be designed to be compatible with the surrounding rural character, subject to the following standards:
 - i. Storage areas shall be enclosed with a minimum five-foot-high, security fence. The applicant may be required to provide additional plans for aesthetic improvements and/or site-screening.
 - ii. Additional setbacks, physical barriers or site-screening may be required on sites that border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.
 - iii. Findings shall be made that the proposal does not require urban governmental services such as municipal sewer or water service and does not compromise the long-term viability of designated resource lands.
 - iv. Measures shall be taken to protect ground and surface water.

Staff Consistency Statement: This staff report has been conditioned to address these requirements.

Staff finds the proposal, as conditioned, consistent with KCC 17.15.060.2 Footnote #26 as described above.

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 13, Water and Sewers:

As conditioned, the proposal is consistent with the provisions of KCC Title 13.

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 the KCC Title 17A, Critical Areas:

As Conditioned, the proposal is consistent with the provisions of KCC 17A

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: Washington State Department of Health – Office of Drinking Water, Department of Archaeology and Historic Preservation, Kittitas County Public Health, and Kittitas County Public Works, Washington State Department of Fish and Wildlife, Washington State Department of Natural Resources, Washington State Department of Ecology, Washington State Department of Transportation, Yakama Nation – Cultural Resources Program, Yakama Nation – Department of Natural Resources.

Public Comments:

Public Comments were received by: Jordan Howell and Bree Boudreaux, Mark Olsen, Tyler Jensen, and William Rohde. William Rohde’s comments mentioned additional property owners but was only signed by William.

IX. Findings of Fact

1. This project proposes 84,800 sq. ft. of self-storage in 10' x 20' units contained within 12 buildings; 21,600 sq. ft. of covered RV and boat parking under 3 carport style roof-over-concrete structures; ample uncovered boat and RV storage; and an approximately 2188 sq. ft. residential home, all located upon an 18.81-acre parcel that presently is used only for primitive camping by its present owners. The camping sites will not be removed. All developments will occur within approximately 10 acres of the parcel.

2. Site Information

Total Property Size:	18.18 Acres
Number of Lots:	1
Domestic Water:	Existing Well (For Residential Use Only)
Sewage Disposal:	On-Site Septic (For Residential Use Only)
Fire Protection:	Fire District 7 (Cle Elum)
Irrigation District:	N/A

Site Characteristics:

- North: Primarily forested privately-owned lands with residential uses.
- South: Primarily forested privately-owned lands with residential uses.
- East: Privately owned land, with mixed commercial and residential uses.
- West: Primarily forested privately-owned lands with residential uses.

4. Access: The site is accessed from State Route 970, a State Route, approximately 1.73 miles southeast of the city of Cle Elum.

5. The Comprehensive Plan land use designation is Rural Working and the zoning designation is Forest and Range.

6. The proposed project is classified as a “Mini-Warehouse” and “Recreational Vehicle Storage” use. Mini-Warehouses and “Recreational Vehicle Storage” are allowed uses within the Forest and Range Zone under KCC 17.15.060-1 with a conditional use permit when consistent with footnotes #59 and #26 of KCC 17.15.060-2.

7. A conditional use permit application (See Index #1) for Swiftwater Storage (CU-20-00006) was submitted to Kittitas County Community Development Services Department on December 21, 2020. The application was deemed complete (See Index #10) on February 18, 2021. The site was posted in accordance with KCC 15A.03.110 on February 19, 2021 (See Index #11).

8. A notice of application (See Index #12) for the Swiftwater Storage Conditional Use Permit (CU-20-00006) 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 March 2, 2021, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #9). The comment period concluded on March 17, 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 and private citizens and neighbors. CDS has considered these comments and found no significant environmental risks with the proposed project. Following the concurrent comment period, CDS issued a Mitigated Determination of Non-Significance on July 1, 2021 (See Index #19). The appeal period for the SEPA MDNS concluded on July 16, 2021. No appeals were filed at the time of providing this Staff Report

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-G9, RR-G8 and RP-15.

11. Road Standards and access requirements are subject to the standards outlined in Kittitas County Code Title 12. Additional WSDOT standards will apply.

12. The following agencies provided comments during the comment period: Washington State Department of Health – Office of Drinking Water, Department of Archaeology and Historic Preservation, Kittitas County Public Health, and Kittitas County Public Works, Washington State Department of Fish and Wildlife, Washington State Department of Natural Resources, Washington State Department of Ecology, Washington State Department of Transportation, Yakama Nation – Cultural Resources Program, Yakama Nation – Department of Natural Resources.

13. CDS received public comments from the following individuals: Jordan Howell and Bree Boudreaux, Mark Olsen, Tyler Jensen, and William Rohde. William Rohde’s comments mentioned additional property owners but was only signed by William.

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

15. This proposal, as conditioned, is consistent with the provisions of KCC Title 13, Water and Sewers.

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

17. This proposal, as conditioned, is consistent with the provisions of KCC 17.60A, Conditional Uses and meets the criteria of KCC 17.15.060.2 footnotes #59 and #26.

20. This proposal, as conditioned, is consistent with the provisions of KCC 17.60A, Conditional Uses.

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

22. 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, Title 13 Water and Sewers and Title 20 Fire and Life Safety.

XI. Recommendation and Conditions of Approval:

Kittitas County recommends *preliminary approval* of the Swiftwater Storage Conditional Use CU-20-00006 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 December 21, 2020 and subsequent information included in the complete file index except as amended by the conditions herein.

Land Use

2. The project shall adhere to all property line setbacks.
3. No commercial or manufacturing activities will be permitted within any building or storage unit except for RV storage.
4. Leasing documents outlining all restrictions and conditions shall be provided to CDS Planning for review prior to final CUP approval.
5. A site screening fence of a minimum five (5) feet in height shall be installed along the project boundary. Vegetation may be used in place of the site screening fence where desired, provided the vegetation adequately screens the site commensurate to or greater than the site screening fence described.
6. Any storage units facing property boundaries shall require a thirty-five (35) foot structural setback from the associated property boundary line.
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.
8. Any outdoor advertising or motorist signing considered for this project will need to comply with WSDOT criteria.
9. All stored vehicles must be licensed if required by law, and operational. This land use does not include vehicle sales.
10. No commercial or manufacturing activities are permitted except when recreational vehicle/equipment service and repair has been permitted subject to the requirements of KCC 17.15.060.2 Footnote #60

11. The applicant shall adhere to all standards established in KCC Title 17.15.060.2 Footnote #59
12. The applicant shall adhere to all standards established in KCC Title 17.15.060.2 Footnote #26.
13. All proposed lighting shall be directed downwards and away from State Route 970 and neighboring parcels in compliance with the DarkSky best practices.

Water and Sewer

14. The applicant shall adhere to all KCC Title 13 requirements for water and sewer/On-site septic to the satisfaction of Kittitas County Public Health and Kittitas County Public Works as noted in the comment letters submitted.

Building

15. All construction of buildings and fences shall conform to Kittitas County Code Title 14 and the International Building and Fire Codes adopted at the time of building permit submittal. This includes fire suppression and fire separations.
16. All buildings shall be made accessible per the latest adopted edition of the ICC/ANSI A117.
17. Hard surfaced accessible parking and a route to accessible spaces shall be provided. Signage and marking for accessible parking shall be provided.

Transportation and Access

18. The Swiftwater Storage will require a commercial access permit from Kittitas County Public Works and Washington State Department of Transportation.
19. A grading permit is required for any dirt work exceeding 100 cubic yards of excavation and/or fill.
20. A transportation impact analysis (TIA) shall be required for all development that will generate more than nine (9) peak hour vehicle trips unless the requirement for a study has been waived by the Public Works director.

Stormwater

21. Engineered Stormwater plans are required in compliance with the Eastern Washington Storm Water Manual. These plans shall be submitted to Kittitas County Public Works for

review and approval prior to final CUP approval.

Flood

22. All activities within the floodplain must be permitted through the floodplain development permit process.

Cultural Resources

23. Should ground disturbing or other activities related to the proposed subdivision 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.
24. All development, design and construction shall comply with International Fire Code requirements and KCC Title 20 Fire and Life Safety. Please contact the Kittitas County Fire Marshal for specific requirements.
25. A revegetation plan shall be submitted to Community Development Services for the wetland buffer encroachment located in the primitive campsite areas on the northeast end of the property. This revegetation plan shall include mitigation consistent with KCC 17B. This report shall be submitted and approved prior to any ground disturbing activities associated with the project.
26. 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.