

## **10. Narrative project description.**

The proposed project would expand an existing Mini-Warehouse facility that has been in continuous operation since 1994. Located in General Commercial zone within a GMA Type 1 LAMIRD. 2591 E Railroad ST. Easton, WA 98925. Parcel # 281634

Expansion would be done in 3 phases.

Phase 1 (in permitting now) would be constructed spring/summer 2021. Phase 2 and 3 would be done as demand dictates.

Phase 1: 2,260 square feet, divided into 12 spaces.

Phase 2: 1,200 square feet addition to existing building B, divided into 5 spaces.

Phase 3: 980 square feet, divided into 8 spaces.

Total square foot increase: 4,320

Proposed Project has no water, sewer or septic component.

Runoff will be handled by an existing storm water infiltration pond engineered by Encompass Engineering and previously approved by the County.

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

KCC 17.60 and KCC 17.15.070.1

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**A. The proposed project is desirable to the public convenience and not detrimental to the or injurious to the public health, peace or safety or to the character of the surrounding neighborhood:**

Based on the high call volume of people seeking Storage Units and the 100% occupancy an increase in available Units is desirable to the local population. Location of the Proposed Project is in an area with a long history of commercial usages, existing Mini-Warehouse business has been in continuous operation since 1994.

Proposed Project will fit the character of the surrounding neighborhood: it is bordered by Interstate 90 on one side and an active BNSF Railroad (opposite side of East Railroad St.) the I90 traffic and Railroad noise makes location undesirable for most other usages.

Exterior lighting would be of a type to limit light trespass/pollution and be the minimum needed for safety and security.

Proposed Expansion would be similar in architecture to existing building (a common design for the area).

**B. The proposed project has no component or use that would have any foreseeable negative impact on the economic welfare of Kittitas County and will not impact current public services.**

- i. It will be adequately served by the existing facilities; or
- ii. The applicant shall provide such facilities; or
- iii. The proposed will be of sufficient economic benefit to offset additional public costs or economic detriment.

**i. Access** would be from an existing permitted Commercial Drive (2013) to East Railroad St.

The existing business does not have history of being a burden on **Police** resources. No change is anticipated with proposed expansion. Security camera system would be enlarged to cover Proposed Project.

There is an existing **Fire** hydrant on this parcel's road frontage and a second 40' away from parcel corner closest to proposed project.

Proposed building would be 100% metal siding and roofing to reduce fire danger. Existing gravel drives and parking provide fire brakes and defensible space.

**No Irrigation.**

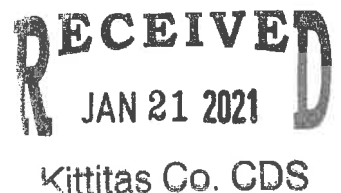
**Drainage** will be directed to an existing underutilized Infiltration Pond engineered by Encompass Engineering and County approved.

No **refuse** is generated by business activities. Refuse from maintenance activities will be minimal and self transported to local Transfer Station.

Building is designed to minimize construction waist.

Construction waist will be self transported to local Transfer station.

No **water, sewer** or septic system for proposed project or existing business.



No impact on **schools** from this none residential Proposed Project. 0.4 miles from Easton School.

**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.**

Mini storage business is allowed in Kittitas County General Commercial. Under the GMA rules Mini Storage business is allowed in General Commercial zoning with a Conditional Use Permit.

**D. Proposed project will be Pole Building type to minimize ground work and project completion time.**

Construction will be during normal business hours.  
Building is designed to minimize construction waist.

**E. The location of the Proposed Project will ensure compatibility with existing neighborhood land uses.**

It is an area with a long history of commercial usages. There is another storage business two parcels to the “north” (towards town) and a Tow Truck yard three parcels to the “south”.

The existing business has been in continuous operation since 1994.

Parcel is bordered by Interstate 90 on one side and an active BNSF Railroad (opposite side of East Railroad St.).

The I90 traffic and Railroad noise makes location undesirable for most other usages.

**F. The Proposed Project is consistent with intent and character of the zoning district that it is located in.**

Mini-Warehouse is allowed in General Commercial zoning and with a Conditional use permit in GMA Lam type 1.

**G. For Conditional Uses outside of Urban Growth Area, the proposed use:**

- i. Is consistent with the intent, goals, policies and objectives of Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
- ii. Preserves “rural character” as defined in Growth Management Act (RCW 36.70A.036(16\*\*));
- iii. Requires only rural government services;
- iv. Does not compromise the long term viability of designated resource lands.

The Proposed Project:

Is an allowed use (with Conditional use permit) in its GMA Type 1 LAMIRD and Parcel is zoned General Commercial.

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The Parcel has an existing Mini-Warehouse business in continuous operation since 1994. Will only require existing rural government services. Does not compromise the long term viability of designated resource land.

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