



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### All Season Garage Storage Conditional Use Permit (CU-20-00002)

TO: Kittitas County Hearing Examiner  
FROM: Jeremy Johnston, Staff Planner  
RE: All Season Garage Storage Conditional Use Permit (CU-20-00002)  
DATE: January 14, 2021 (Hearing Date)

#### I. GENERAL INFORMATION

Requested Action: The proposed project will establish an RV storage/repair and Mini Warehouse facility covering 3 parcels in the Forest and Range zone and approximately 9.30 acres. The proposed uses are permitted in this zone with a Conditional Use Permit. The proposal includes 115 units of various sizes, a care takers facility and RV repair shop on site. These facilities are described in more detail in the application materials.

Location: Parcels 035135, 19649 and 19648 located at 4081 SR 970, Cle Elum, WA. In the SE1/4 of Section 32, Township 20N, Range 16E.

#### II. SITE INFORMATION

Total Property Size:	9.3Acres
Number of Lots:	3 (approximately 3 acres each)
Domestic Water:	Proposed Well
Sewage Disposal:	Onsite Septic
Fire Protection:	Fire District 7 (Cle Elum)
Irrigation District:	N/A

##### Site Characteristics:

North: Primarily privately-owned undeveloped lands with some residential uses.

South: State Route 970, Burlington Northern ROW and some residential uses

East: Privately owned land, primarily residential uses

West: Primarily commercial uses, and undeveloped lands.

Access: The site is accessed from State Route 970, approximately 1.8 miles east of the city of Cle Elum.

#### III. ZONING AND DEVELOPMENT STANDARDS

The parcels involved in this proposal are 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 "RV Storage" use. Mini-Warehouses and RV Storage/Repair are allowed uses within Forest and Range Zone under KCC 17.15.060-1 with a conditional use permit when consistent with footnotes #26, #59 and #60 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 All Season Garage Storage (CU-20-00002) was submitted to Kittitas County Community Development Services department on July 24, 2020. The application was deemed complete (See Index #6) on August 21, 2020. The site was posted in accordance with KCC 15A.03.110 on August 24, 2020 (See Index #7).

Notice of Application: A notice of application (See Index #8) for the All Season garage Storage Conditional Use Permit (CU-20-00002) 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 September 8, 2020, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #10). The comment period concluded on September 22, 2020.

#### **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**

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 and the Yakama Nation stated concerns regarding the high probability of cultural resources in the area. An archeological survey was performed by Ian Gray of the Yakama Nation and no cultural

resources were found. 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 December 16, 2020 (See Index #19). The appeal period for the SEPA DNS concluded on January 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 11-16. The following parties provided substantive comments during the comment period.

Agency Comments: Washington State Department of Ecology, Yakima Nation, Washington State Department of Health, Kittitas County Public Health, Kittitas County CDS Building, and Kittitas County Public Works.

*Washington State Department of Archeology and Historic Preservation (DOE):*

DAHP provided comments requesting an Archeological Survey be performed on the project site due to a high probability of cultural resources. (See Index #15)

*Yakama Nation:*

The Yakama Nation submitted comments requesting an Archeological Survey be performed on the project site due to a high probability of cultural resources. (See Index #16 )

*Staff Comments: CDS staff informed the applicant that an Archeological Survey would be required pursuant to KCC 17B.05.010(B)(1)(c)(ii). The applicant enlisted the Yakama Nation to assist in this survey. The survey was performed by Ian Gray of the Yakama Nation. No Cultural Resources were found (See Index #).*

*Washington State Department of Health (WSDOH):*

WSDOH provided comment stating that the project will need to establish a public water system if any water is intended for public use. (See Index #13)

*Kittitas County Public Health:*

The Kittitas County Public Health provided comments noting a requirement for a well site inspection, a site evaluation for septic drain field size, and the need for a public water system. The water system type will need to be established once an approximate number of transient users can be established. (See Index #12)

*Kittitas County CDS Building:*

CDS Building submitted comments noting ADA, fire and stormwater plan requirements. (See Index #14)

*Kittitas County Public Works:*

Kittitas County Public Works described access permit, grading permit, and stormwater requirements and thresholds. Additionally, Public Works described the threshold for a Traffic Concurrency study, applicable flood requirements, and the need for more clarification to ensure consistency with water mitigation requirements in KCC Title 13 (See Index #11)

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

**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, and 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 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." (See Index #2)

Staff Response: The project site is adjacent to an existing mini storage use. CDS does not anticipate the proposed use 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 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." (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 relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.” (See Index #2)

Staff Response: The use is consistent with the relevant development standards and criteria including KCC 17.15.060. 2 footnote’s #26, #59 and #60 as described below. The mini-warehouse and RV Storage uses are permitted in the Forest and Range zone through a Conditional Use Permit. The use, as proposed, will require a parcel combination of the parcels to meet Kittitas County setback requirements.

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

Applicant Response: “The proposed use will mitigate material impacts and there are no environmental impacts to be concerned about.” (See Index #2)

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.

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

Applicant Response: “The proposed use is complementary to the existing use to the west which is an existing Mini-Storage facility.” (See Index #2)

Staff Response: Neighboring land uses include other mini storage 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: “Per the recent text amendment ordinance in 2019 by the County this proposal is consistent with the current zoning district.” (See Index #2)

Staff Response: The proposed uses are allowed in the Forest and Range zone with a Conditional Use approval. Kittitas County has established these uses to be appropriate in the Forest and Range zone subject to standards outlined in KCC 17.15.060.2.

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: “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.” (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 17.15.060.2, 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.

*Staff Consistency Statement: No vehicle sales have been proposed in this application. Tenants of the use will need to comply with all local and State licensing regulations. The proposal includes a recreational vehicle repair element to assist in keeping recreational vehicles operational. This recreational vehicle repair use is examined in detail below in the staff consistency statement for KCC 17.15.060.2 footnote #60.*

- 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.

*Staff Consistency Statement: The project site is not 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](#).

*Staff Consistency Statement: The applicant is requesting recreational vehicle and repair as an element of this Conditional Use application. The applications consistency with KCC 17.15.060.2 footnote #60 is examined below.*

- D. In the Forest and Range zoning district, and when not limited to serving a recreational planned unit development, the site shall either be:
  - 1. Contiguous to a State Highway, or
  - 2. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.
  - 3. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.

*Staff Consistency Statement: The project site is contiguous to State Route 10.*

- E. Recreational vehicle storage shall be designed to be compatible with the surrounding rural character, subject to the following standards:
  - 1. 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.

2. 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.
3. 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.
4. Measures shall be taken to protect ground and surface water.

*Staff Consistency Statement: The proposal is adjacent to an existing mini warehouse use along a State Route. This staff report includes a recommended condition of a site screening fence of at least 5 feet in height. The site does not border resource lands. The applicant is proposing on-site septic and a well system for water. These systems will be subject to Kittitas County Public Health review and consistency with KCC Title 13. No surface water is present on the project parcels.*

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

Consistency with KCC 17.15.060.2, 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;

*Staff Consistency Statement: The project parcels are contiguous with a State Highway.*

- 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;

*Staff Consistency Statement: The project parcels do not border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.*

- 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;

*Staff Consistency Statement: The project parcels do not border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.*

- D. Measures shall be taken to protect ground and surface water;

*Staff Consistency Statement: No surface waters are present on the project parcels. Ground water will be protected through standards established in Title 13 of the Kittitas County Code. This staff report includes a recommended condition to ensure compliance with Title 13 standards.*

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

*Staff Consistency Statement: This staff report has been conditioned to require sight screening through use of fencing no shorter than five feet.*

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

*Staff Consistency Statement: This staff report has been conditioned to note this setback requirement. As submitted this application does not indicate any proposed storage structures facing property boundaries.*

- 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](#);

*Staff Consistency Statement: The application materials include a proposal for Commercial activities related to the RV Storage element. These activities include an RV repair shop. This staff report has reviewed the application for consistency with KCC 17.15.060.2 footnote #60 (below).*

- H. Lease documents shall spell out all conditions and restriction of the use;

*Staff Consistency Statement: This staff report has been conditioned to require copies of these leasing documents for final approval.*

- 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 sign requirements.*

**Staff finds the proposal, as conditioned, consistent with KCC 17.15.060.2 Footnote #59 as described above.**

Consistency with KCC 17.15.060.1, Allowed Uses in Rural Non-LAMIRD Lands, Footnote #60:

Recreational vehicle/equipment service and repair is permitted by conditional use permit in the Forest and Range zoning district. The site shall either be:

- A. Contiguous to a State Highway, or
- B. Contiguous to a designated urban arterial or rural collector road located near a highway intersection or freeway interchange.
- C. It is not necessary for the site to have direct access to such arterial, collector or highway to meet this requirement.

*Staff Consistency Statement: The project parcels are contiguous to a State Highway.*

Vehicles under repair shall either be kept inside buildings or visually screened from surrounding areas. No on-street vehicle parking shall be allowed associated with the use. All vehicles, including recreational vehicles and customer and employee automobiles shall be stored or parked on-site at all times. Maintenance and repair activities shall not take place in RV storage enclosures or spaces, except limited maintenance and minor repairs may be performed on RV's that are already being stored at the site in order to avoid having to move them, when such maintenance and repair activities can be completed in two hours or less and only in the enclosures or spaces in which the RV's are already being kept. This use shall be designed to be compatible with the surrounding rural character, subject to the following standards:

- A. Findings shall be made that the use 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.



Staff Consistency Statement: *The project, as proposed, will not require any urban governmental services and there will be no anticipated impacts to designated resource lands because the project parcels do not border any of these lands.*

- B. 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.

Staff Consistency Statement: *The project parcels do not border resource lands in the Commercial Agriculture or Commercial Forest zoning districts.*

- C. Measures shall be taken to protect ground and surface water.

Staff Consistency Statement: *No surface waters are present on the project parcels. Ground water will be protected through standards established in Title 13 of the Kittitas County Code. This staff report includes a recommended condition to ensure compliance with Title 13 standards.*

**As conditioned, CDS finds the proposed project consistent with footnote #60 of KCC17.15.060.1 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:

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 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 Ecology, Yakima Nation, Washington State Department of Health, Kittitas County Public Health, Kittitas County CDS Building, and Kittitas County Public Works.

Public Comments:

No public comments were received for this proposal.

## **IX. Findings of Fact**

1. The proposed project would establish an RV storage/repair and Mini Warehouse facility covering 3 parcels in the Forest and Range zone and approximately 9.30 acres. The proposed uses are permitted in this zone with a Conditional Use Permit. The proposal includes 115 units of various sizes, a care takers

facility and RV repair shop on site. These facilities are described in more detail in the application materials.

## 2. Site Information

Total Property Size:	9.3Acres
Number of Lots:	3 (approximately 3 acres each)
Domestic Water:	Proposed Well
Sewage Disposal:	Onsite Septic
Fire Protection:	Fire District 7 (Cle Elum)
Irrigation District:	N/A

## 3. Site Characteristics:

- North: Primarily privately-owned undeveloped lands with some residential uses.  
South: State Route 970, Burlington Norther ROW and some residential uses  
East: Privately owned land, primarily residential uses  
West: Primarily commercial uses, and undeveloped lands.

4. Access: The site is accessed from State Route 970, approximately 1.8 miles east 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 “RV Storage” use. Mini-Warehouses and RV Storage/Repair are allowed uses within Forest and Range Zone under KCC 17.15.060-1 with a conditional use permit when consistent with footnotes #26, #59 and #60 of this section.

7. A conditional use permit application (See Index #1) for All Season Garage Storage (CU-20-00002) was submitted to Kittitas County Community Development Services department on July 24, 2020. The application was deemed complete (See Index #19) on August 21, 2020. The site was posted in accordance with KCC 15A.03.110 on August 24, 2020 (See Index #7).

8. A notice of application (See Index #8) for the All Season garage Storage Conditional Use Permit (CU-20-00002) 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 September 8, 2020, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Index #10). The comment period concluded on September 22, 2020.

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 and the Yakama Nation stated concerns regarding the high probability of cultural resources in the area. An archeological survey was performed by Ian Gray of the Yakama Nation and no cultural resources were found. 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 December 16, 2020 (See Index #19). The appeal period for the SEPA DNS concluded on January 4, 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-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 Ecology, Yakima Nation, Washington State Department of Health, Kittitas County Public Health, Kittitas County CDS Building, and Kittitas County Public Works.

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

**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 footnote #26.

**18.** 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 footnote #59.

**19.** 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 footnote #60.

**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 All Season Garage Storage Conditional Use CU-20-00002 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 July 24, 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. If the project cannot meet side yard setback requirements, it will require CDS approval of a parcel combination.
3. The applicant shall comply with all applicable WSDOT regulations and standards. Snow storage shall not encroach onto WSDOT Right-of-Way.
4. No commercial or manufacturing activities outside of those noted in the application materials shall be permitted. 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.
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. The applicant shall adhere to all standards established in KCC Title 17.15.060.2 Footnote's #26, #59 and #60.

### **Water and Sewer**

9. 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**

10. 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.

11. All buildings shall be made accessible per the latest adopted edition of the ICC/ANSI A117.
12. Restrooms and showers for public use shall be made accessible.
13. 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**

14. The All Season Garage Storage will require an access permit for a commercial entrance.
15. A grading permit is required for any dirt work exceeding 100 cubic yards of excavation and/or fill.
16. 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.
17. Any proposed lighting shall be directed downwards and away from SR 970.

#### **Flood**

18. The project site includes a 100-year floodplain: Zone AO with a depth of 2 feet. A Flood Development Permit is required, and the development must meet the requirements in Kittitas County Code 14.08 (Flood Damage Prevention).

#### **Stormwater**

19. 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.

#### **Cultural Resources**

20. 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.

- 21.** 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.
- 22.** 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.