

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON)
) SS
COUNTY OF KITTITAS)



JANA E. STONER, being duly sworn on oath, deposes and says that she is the publisher of the *NORTHERN KITTITAS COUNTY TRIBUNE*, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

*Notice of Decision (#RZ-14-0001)
Butler Project Specific Rezone*

as it was published in regular issues (and not in supplement form) of said newspaper once a

week for a period of 1 subsequent weeks,

commencing on the 10th day of September, 2014 and ending on

the _____ day of _____, 2014,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 56.00, which amount has been paid in full.

Jana E. Stoner

Subscribed and sworn to before me this 6 day of October, 2014.

Caren Reed

Notary Public in and for the State of Washington, residing at

803 W 1st Cle Elum

County of Kittitas. Expires 4, 25, 2016



**Notice of Decision
Butler Project Specific
Rezone (RZ-14-00001)**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on September 2, 2014 the Kittitas County Board of County Commissioners approved Butler Project Specific Rezone (RZ-14-00001). The project is located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

Copies of the Kittitas County Board of Commissioners Ordinance 2014-012 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website <http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Rezoning&project=RZ-14-00001+Butler+Rezone>.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is September 23, 2014.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Dated: September 12, 2014.

(Published in the N.K.C. TRIBUNE, Sept. 18, 2014.)

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Pam Shuart being first duly sworn on oath, deposes and says: That she is the Advertising Manager of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

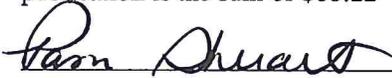
KC COMMUNITY DEVELOPMENT SERVICES

NOTICE OF DECISION

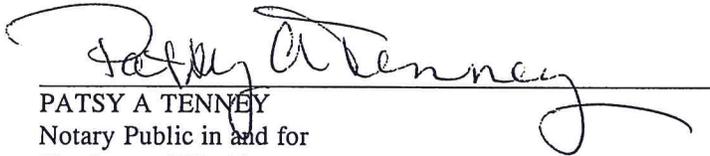
is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

09/17/2014

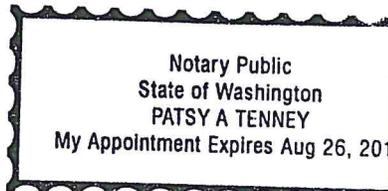
All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$66.22 the rate of \$8.6 per column inch for each insertion.



Subscribed to me this 17th day of September in the year of 2014



PATSY A TENNEY
Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)



Notice of Decision
Butler Project Specific Rezone (RZ-14-00001)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on September 2, 2014 the Kittitas County Board of County Commissioners approved Butler Project Specific Rezone (RZ-14-00001). The project is located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

Copies of the Kittitas County Board of Commissioners Ordinance 2014-012 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website <http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Rezones&project=RZ-14-00001+Butler+Rezone>.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is September 23, 2014.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Dated: September 12, 2014
Publish: September 17, 2014, Daily Record
September 18, 2014, NKC Tribune

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

ORDINANCE NO. 2014- 012

**BUTLER REZONE (RZ-14-00001) IN THE MATTER OF AMENDING THE KITTITAS
COUNTY ZONING ATLAS FROM HIGHWAY COMMERCIAL TO LIGHT
INDUSTRIAL**

WHEREAS, according to Kittitas County Code Titles 15A & 17, relating to rezones, adopted pursuant to RCW 36.70B & 36.70 respectively, an open record hearing was held by the Kittitas County Hearing Examiner on July 24, 2014 for the purpose of considering a zone change consisting of approximately 2.51 acres from Highway Commercial to Light Industrial with a site plan to build and operate mini-warehouses as permitted with the zone change described as follows:

That portion of the northeast quarter of the northeast quarter of Section 36, T20N, R15E, WM in Kittitas County. Assessor's map number: 20-15-36058-0003. Proponent: Vicki Butler, authorized agent for Essen Butler, landowner.

WHEREAS, no public testimony was heard as there were no persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such change of zoning and site plan with associated permitted use under the proposed zone; and,

WHEREAS, the Hearing Examiner recommended approval of said proposed rezone; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on August 19, 2014 to consider the Hearing Examiner's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed rezone:

1. Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial in the Cle Elum Urban Growth Area, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.
2. The subject property consists of one (1) parcel, located just east of the City of Cle Elum

in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

3. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Urban. The subject property is zoned "Highway Commercial" and is proposing to be rezoned to "Light Industrial," which allows for mini-warehouses as a permitted use.
4. A complete application for a rezone from Highway Commercial to Light Industrial with associated site plan was received on January 9, 2014. The application was deemed complete on March 25, 2014. A Notice of Application was issued on April 14, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties.
5. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 3, 2014. The appeal period ended on July 18, 2014 at 5:00 p.m. No appeals were filed.
6. On July 24, 2014, the Kittitas County Hearing Examiner conducted an open record hearing where testimony could be heard. No one from the public was present to testify. On July 30, 2014 the Hearing Examiner submitted his Recommended Findings of Fact, Conclusions of Law, and Conditions of Approval of the Butler Rezone.
7. The Board of County Commissioners conducted a closed record hearing on August 19, 2014 for the purpose of considering the Butler Rezone (RZ-14-00001).
8. The Board of County Commissioners after review of the record and deliberation closed the hearing and a motion was made and seconded that the proposed Butler Rezone (RZ-14-00001) be approved. The motion carried with a vote of 2 to 0. Commissioner Obie O'Brien was absent.
9. The Board of County Commissioners finds that item II. Water E. on page 7 of the Hearing Examiner's Recommended Findings of Fact document (Exhibit A) references the incorrect RCW. The reference "RCW 58.17.110" shall be stricken and replaced with "RCW 19.27.097."
10. The Board of County Commissioners finds that additional conditions **are not** necessary to protect the public's interest.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of

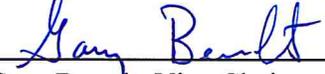
Commissioners hereby grants approval of the **Butler Rezone (RZ-14-00001)** and adopts the Kittitas County Land Use Hearing Examiner's Recommended Finds of Fact, Conclusions of Law, Decision and Conditions of Approval (Exhibit A) as modified in Finding 9 above.

DATED this 2nd day of September, 2014 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KIT TITAS COUNTY, WASHINGTON



Paul Jewell, Chairman



Gary Berndt, Vice Chairman

absent

Obie O'Brien, Commissioner





Julie A Kjorsvik

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"

KITTITAS COUNTY LAND USE HEARING EXAMINER

JUL 24 2014

10:25 AM

IN THE MATTER OF	)	RECOMMENDED
	)	FINDINGS OF FACT,
	)	RECOMMENDED
RZ-14-00001	)	CONCLUSIONS OF LAW,
	)	RECOMMENDED
Butler	)	DECISION AND
	)	RECOMMENDED
	)	CONDITIONS OF APPROVAL

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on July 24, 2014, the Hearing Examiner having taken evidence hereby submits the following Recommended Findings of Fact, Recommended Conclusions of Law, Recommended Decision and Recommended Conditions of Approval as follows:

I. RECOMMENDED FINDINGS OF FACT

1. Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial in the Cle Elum Urban Growth Area, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.
2. The subject property consists of one (1) parcel, located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.
3. Total Project Size: 2.51 acres
Number of Lots: 1 (no new lots being proposed)
Domestic Water: None requested/proposed at this time.
Sewage Disposal: Proposing to use sani-can(s) if necessary.
Power/Electricity: Kittitas County PUD
Fire Protection: Fire District 7 (Cle Elum)
Irrigation District: N/A
4. Surrounding Property:

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North: Residential/Agriculture
South: undeveloped and state highways
East: Residential/Agriculture
West: Cle Elum Urban Growth Area/Light Industrial/Cle Elum City Limits

5. Site Characteristics: The site is a relatively flat vacant land located within the Cle Elum UGA. The area is comprised of commercial, industrial, agricultural, and residential uses.
6. The Comprehensive Plan designation is Urban.
7. The subject property is zoned "Highway Commercial". The applicant is proposing to change the zoning to "Light Industrial," which allows for mini-warehouses as a permitted use.
8. A complete Rezone and Short Plat application was submitted to Community Development Services on March 27, 2013. A Notice of Application for said applications was issued on April 19, 2013. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. A complete application for a rezone from Highway Commercial to Light Industrial with associated site plan was received on January 9, 2014. The application was deemed complete on March 25, 2014. A Notice of Application was issued on April 14, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties.
9. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 3, 2014. The appeal period ended on July 18, 2014 at 5:00 p.m. No appeals were filed.
10. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 2.30A; 2.32A; 2.32B; 2.34 (b, d, f, & g); 2.44; and 2.45. This proposal is consistent with the intent of the Urban Growth Areas of Kittitas County.
11. As conditioned, this proposal is consistent with the provisions of Kittitas County Roads and Bridges Title 12.
12. As conditioned, this proposal is consistent with the provisions of KCC 13 Water and Sewers Code.

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Butler
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13. This proposal, as conditioned, is consistent with Kittitas County Code Title 14 Building and Construction.
14. This proposal is consistent with the Kittitas County Zoning Code Title 17, more specifically KCC 17.48.
15. This proposal is consistent with Kittitas County Code Title 17A Critical Areas.
16. This proposal, as conditioned, is consistent with Kittitas County Code Title 20 Fire Life Safety.
17. This proposal is a project specific rezone and will require that the mini-storage units be constructed in substantial conformance with the plans and application materials (RZ-14-00001 Butler Rezone) on file dated January 9, 2014 prior to the rezone on the County map taking effect.
18. Upon review of KCC 17.13 Transfer of Development Rights, it has been determined that the request to rezone from Highway Commercial to Light Industrial is outside of the scope of consideration and the legislative intent of KCC 17.13 when it was adopted in 2009 and further amended in 2010 and 2011. Therefore, TDRs are not required for this rezone proposal.
19. The following agencies provided comments during the comment period: Washington State Department of Transportation, Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, and Kittitas County Public Works. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department. These comments have been integrated into the SEPA MDNS and the recommended conditions of approval. No comments have been received from the public.
20. Public and agency comments that were received were considered by the Hearing Examiner in rendering this Decision and forming Conditions of Approval.
21. An open record public hearing after due legal notice was held on July 24, 2014.
22. The entire Planning Staff file was admitted into the record at the public hearing.
23. The Kittitas County Community Development Services recommended approval of this zone change, subject to the recommended conditions of approval.

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24. The following exhibits were admitted into the record:
- 24.1 Exhibit 1: Pre application materials – 12/18/13
 - 24.2 Exhibit 2: KC application fees receipt – 1/9/14
 - 24.3 Exhibit 3: Rezone application submittal packet – 1/9/14
 - 24.4 Exhibit 4: Updated Site Plan from designer – 1/9/14
 - 24.5 Exhibit 5: Updated phasing drawings – 3/13/14
 - 24.6 Exhibit 6: Deem Complete Letter – 3/25/14
 - 24.7 Exhibit 7: Affidavit of Posting – 3/26/14
 - 24.8 Exhibit 8: Staff review info
 - 24.9 Exhibit 9: Notice of Application – 4/14/14
 - 24.10 Exhibit 10: Affidavit of Mailing & Publication – Notice of Application – 4/14/14
 - 24.11 Exhibit 11: Returned Mail –Notice of Application and Corrected Notice of Application – 4/21/14
 - 24.12 Exhibit 12: Comment email from WSDOT – 4/14/14
 - 24.13 Exhibit 13: Comment email from DOH – 4/14/14
 - 24.14 Exhibit 14: Comment email from KC Env. Health – 4/15/14
 - 24.15 Exhibit 15: Comment memo from KC Public Works – 5/2/14
 - 24.16 Exhibit 16: Comment letter from WSDOT – 5/7/14
 - 24.17 Exhibit 17: Comment letter from DOE – 5/7/14
 - 24.18 Exhibit 18: Email between applicant and CDS – 5/21/14
 - 24.19 Exhibit 19: Transmittal of comments letter – 5/22/14
 - 24.20 Exhibit 20: Copy of legal Notice of Application publishing in Daily Record
 - 24.21 Exhibit 21: Email between applicant and CDS – 5/22/14
 - 24.22 Exhibit 22: Affidavit of published Notice of SEPA action and Hearing in Daily Record & NKC Tribune (with memo/legal) – 7/3/14
 - 24.23 Exhibit 23: SEPA MDNS – 7/3/14
 - 24.24 Exhibit 24: Second publishing of Notice of SEPA action and Hearing in Daily Record – 7/9/14
 - 24.25 Exhibit 25: Email between applicant and county – 7/14/14
 - 24.26 Exhibit 26: Email between applicant and CDS – 7/17/14
 - 24.27 Exhibit 27: Agenda for Hearing Examiner Hearing – 7/24/14 [Hearing Date]
 - 24.28 Exhibit 28: Kittitas County Community Development Services staff report
 - 24.29 Exhibit 29: Kittitas County Community Development Services power point presentation
 - 24.30 Exhibit 30: Determination of Concurrency Finding -7/24/14
25. Appearing and testifying on behalf of the applicant was Vicki Butler. Ms. Butler testified that she was an agent authorized to appear and speak on behalf of the property owner. Ms. Butler testified that she had reviewed all of the proposed conditions of approval and that neither she nor the property owner had any objections to any of the proposed conditions of approval.

26. No member of the public testified at the hearing.
27. Supplemental materials were submitted by Staff at the hearing. Those items were Exhibits 28, 29 and 30.
29. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located.
30. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval.
31. The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities.
32. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. RECOMMENDED CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted authority to render this recommended decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Kittitas County Code Title 12 Roads and Bridges, Title 13 Water and Sewer, Title 14 Building and Construction, Title 15 Environmental Policy, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire Life Safety.
6. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

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Butler
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III. RECOMMENDED DECISION

Based on the above Findings of Fact and Conclusions of Law, the Hearing Examiner hereby recommends that Application RZ-1400001 Butler, be **APPROVED** subject to the following Conditions of Approval.

IV. RECOMMENDED CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. The project shall proceed in substantial conformance with the plans and application materials (RZ-14-00001 Butler Rezone) on file dated January 9, 2014, and all submitted revisions except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. The rezone from Highway Commercial to Light Industrial does not become effective until such time that the final occupancy permit is issued by Kittitas County Building Department on phase one of this proposal.
4. Based on comments received during the public comment period and other information submitted with this project permit application, A SEPA Mitigation Determination of Non-Significance (MDNS) was issued by Community Development Services on October 31, 2013. The following are the mitigation contained within the MDNS and shall be conditions of approval:

I. Transportation

A. Access: This project proposes to change the use of the existing access from the county road. The access must be improved to meet commercial standards. An access permit must be applied for and issued prior to beginning any work within the county right of way. Access must be completed prior to issuance of an occupancy or final approval.

B. The Subject property has frontage along both Airport Road and the State Highway 903 Spur (SR 903_Spur). SR 903 Spur is a Class 3 access managed highway with a posted speed limit of 45 miles per hour. The applicant proposes all access from Airport Road; WSDOT is in agreement. For the safety and security of the highway, no direct access to the SR 903 Spur will be allowed.

- i. Future access to the SR 903 Spur will only be allowed when a two-

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way left turn lane is built on the spur between the SR 903 and SR 970 intersections. There is no State funding for this improvement and the cost is anticipated to be paid for by the developer(s).

- C. All loads transported on WSDOT right-of-ways must be within the legal size and load limits, or have a valid oversize and/or overweight permit.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require a NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and reviewed by the County Engineer prior to issuance of a building permit. The stormwater system construction shall be certified by a licensed engineer prior to issuance of an occupancy permit.
- C. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- D. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in an area becomes limited, use could be curtailed by those with senior water rights.
- E. Prior to receiving any type of building permit in Kittitas County, applicants shall be required to make appropriate provisions for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (see attached).
- F. The Washington State Department of Health, Office of Drinking Water requires an approved water system for this project.

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III. Air

- A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.
- B. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust Control Plan (FDCCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

IV. Septic

- A. As of the date of this determination, there are no permitted septic systems for this proposed project. The applicant will need to follow WAC 246-272A to comply with state and local regulations. Please contact the Kittitas County Public Health Department for assistance. Septic permits must be issued prior to issuance of any building permits.

V. Fire & Life Safety

- A. "No Parking" Signage will be required for apparatus access. If such signage is not posted, an additional 15' in width will be required for the roads.
- B. All future development must comply with the International Fire Code.
- C. A Knox key or switch is required on gate entrance for emergency services.
- D. The driveway for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- E. Addresses of all new residences shall be clearly visible from both directions at the county road.

VI. Irrigation Services

- A. The subject property is not within the boundaries of Irrigation.
- B. Irrigation delivery shall not be impaired at any time to the surrounding farming practices and all costs associated with any potential relocation of

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irrigation delivery routes shall be the burden of the developer and not that of the surrounding landowners.

VII. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.
- B. RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.
- C. All landscaping in the development area and its immediate surroundings shall follow the landscaping plan submitted with the Rezone application.

VIII. Noise

- A. Development and construction practices for this project shall only occur between the hours of 7:00 am and 7:00 pm to minimize the effect of construction noise on nearby residential properties.

IX. Historic and Cultural Preservation

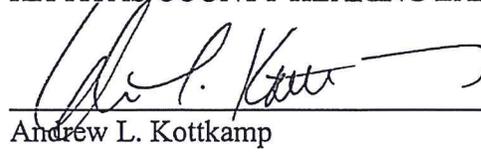
- A. Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic 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.

X. Building

- A. Certificate of Occupancy must be granted by Kittitas County Building Department prior to final of Rezone.
- B. All structures will require full Washington State Engineering.
- C. All restrooms on site must meet ADA requirements.

Dated this 30th day of July, 2014.

KITTITAS COUNTY HEARING EXAMINER

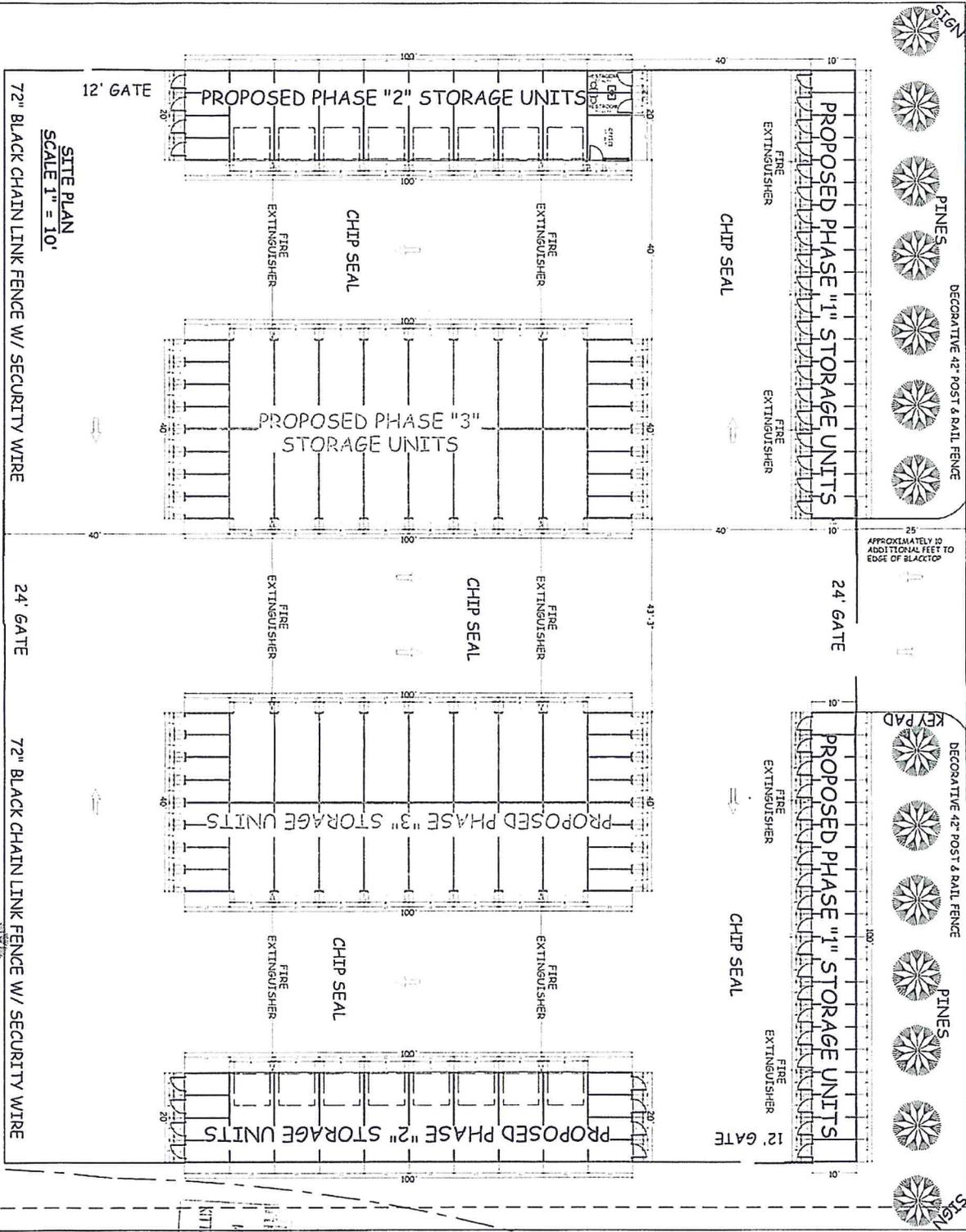


Andrew L. Kottkamp

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Butler
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Exhibit "B"

355.47'



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A1

SITE PLAN
2013-062

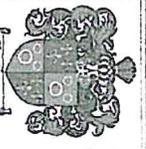
www.montgomerybuildingdesign.com
15440 N. RIVERDALE
PO BOX 2311
10-24-2013 REGISTERED

RECORDED
MAR 13 2014
KITITAS COUNTY
CDS

BUTLER STORAGE
SITE PLAN
SR970 CLE ELUM, WASHINGTON

ENGINEER OF RECORD
MAP #
20-15-36058-0003

MONTGOMERY
BUILDING DESIGN
PO BOX 2311
500 WASHINGTON 98913
d@montgomerybuildingdesign.com
509-874-9194
509-304-4265





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Butler Project Specific Rezone (RZ-14-00001)

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: September 12, 2014

I certify that the following documentations:

- Notice of Decision Butler Rezone (RZ-14-00001); and
- Ordinance 2014-012 for Butler Rezone (RZ-14-00001)

have been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Lindsey Ozbolt, Planner II
Community Development Services
County of Kittitas
State of Washington

Subscribed and sworn to before me this 12th day of September 2014.



Steph Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: December 23, 2017

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 09/12/14 17:19 by lfi18

Acct #: 84329

Ad #: 1164739

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 09/17/2014 Stop: 09/17/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 3.85 Words: 210
Total STD6 7.70
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 66.22
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descrpt: NOTICE OF DECISION
Given by: LINDSEY OZBOLT
Created: lfi18 09/12/14 17:16
Last Changed: lfi18 09/12/14 17:18

COMMENTS:
COPIED from AD 1162653

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	09/17			
IN	A		97 S	09/17			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Lindsay Ozbolt
Name (print or type)


Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 09/12/14 17:19 by lfi18

Acct #: 84329

Ad #: 1164739

Status: N

**Notice of Decision
Butler Project Specific Rezone (RZ-14-00001)**

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on September 2, 2014 the Kittitas County Board of County Commissioners approved Butler Project Specific Rezone (RZ-14-00001). The project is located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

Copies of the Kittitas County Board of Commissioners Ordinance 2014-012 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website <http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Rezones&project=RZ-14-00001+Butler+Rezone>.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is September 23, 2014.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Dated: September 12, 2014
Publish: September 17, 2014, Daily Record
September 18, 2014, NKC Tribune

Lindsey Ozbolt

From: Terry Hamberg <tribune@nkctribune.com>
Sent: Friday, September 12, 2014 4:21 PM
To: Lindsey Ozbolt
Subject: Re: Notice of Decision - Butler Rezone RZ-14-00001

CONFIRMATION RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Terry Hamberg
Publisher

Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

On Sep 12, 2014, at 4:16 PM, Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us> wrote:

Terry,

Please publish this attached legal notice of decision in the NKC Tribune next Thursday September 18, 2014.

Thank you,

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

<RZ-14-00001 Butler NOD Legal.doc>

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, September 12, 2014 4:16 PM
To: legals@kvnews.com
Subject: Notice of Decision - Butler Rezone RZ-14-00001
Attachments: RZ-14-00001 Butler NOD Legal.doc

Laura,
Please publish this attached legal in the paper on Wednesday September 17th.

Thank you.

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, September 12, 2014 4:17 PM
To: Terry Hamberg (tribune@nkctribune.com)
Subject: Notice of Decision - Butler Rezone RZ-14-00001
Attachments: RZ-14-00001 Butler NOD Legal.doc

Terry,

Please publish this attached legal notice of decision in the NKC Tribune next Thursday September 18, 2014.

Thank you,

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

Notice of Decision
Butler Project Specific Rezone (RZ-14-00001)

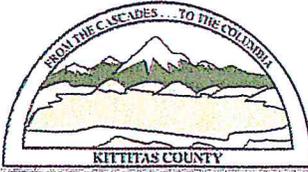
Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on September 2, 2014 the Kittitas County Board of County Commissioners approved Butler Project Specific Rezone (RZ-14-00001). The project is located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

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If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Dated: September 12, 2014
Publish: September 17, 2014, Daily Record
September 18, 2014, NKC Tribune



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF DECISION

To: Interested Parties
Applicant

From: Lindsey Ozbolt, Staff Planner

Date: September 12, 2014

Subject: Butler Project Specific Rezone (RZ-14-00001)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on September 2, 2014 the Kittitas County Board of County Commissioners approved Butler Project Specific Rezone (RZ-14-00001). The project is located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

Copies of the Kittitas County Board of Commissioners Ordinance 2014-012 and related file documents may be examined at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg, WA 98926. (509) 962-7506 or on the Kittitas County website <http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Rezoning&project=RZ-14-00001+Butler+Rezone>.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court, and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the issuance of the land use decision. The last day to file a LUPA is September 23, 2014.

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Kittitas County Public Works
christina.wollman@co.kittitas.wa.us
candie.leader@co.kittitas.wa.us

Kittitas County Environmental Health
joe.gilbert@co.kittitas.wa.us
holly.duncan@co.kittitas.wa.us
holly.myers@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Washington State DOT
holmstr@wsdot.wa.gov
kaiserm@wsdot.wa.gov
seawarm@wsdot.wa.gov

Department of Ecology
Gcle461@ecy.wa.gov
separegister@ecy.wa.gov
crosepacoordinator@ecy.wa.gov

WA State Department of Health
Russell.mau@doh.wa.gov

Butler, Essen
PO Box 532
South Cle Elum, WA 98943

Butler, Essen B
800 5th Ave, Ste. 101-442
Seattle, WA 98104

WSDOT
South Central Region
Attn: Paul Gonseth, P.E.
2809 Rudkin Road
Union Gap, WA 98903

Butler's (Agent and Applicant)
essenb25@yahoo.com
vbutler9@me.com
sailfish2@gmail.com
970selfstorage@gmail.com

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Friday, September 12, 2014 4:58 PM
To: Christina Wollman; Candie M. Leader; Joe Gilbert; Holly Duncan; Holly Myers; Julie Kjorsvik; 'holmstr@wsdot.wa.gov'; 'Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)'; 'seawarm@wsdot.wa.gov'; 'gcle461@ecy.wa.gov'; 'separegister@ecy.wa.gov'; 'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov); 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov); 'essen butler'; 'Vicki Butler (vbutler9@me.com)'; 'Brad & Vicki Butler (sailfish2@gmail.com)'; '970selfstorage@gmail.com'
Cc: Doc Hansen; Jeff Watson; Kaycee Hathaway
Subject: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance
Attachments: RZ-14-00001 Butler NOD memo.pdf; RZ-14-00001 Butler Rezone Ordinance_signed.pdf

Tracking:

Recipient	Delivery
Christina Wollman	Delivered: 9/12/2014 4:58 PM
Candie M. Leader	Delivered: 9/12/2014 4:58 PM
Joe Gilbert	Delivered: 9/12/2014 4:58 PM
Holly Duncan	Delivered: 9/12/2014 4:58 PM
Holly Myers	Delivered: 9/12/2014 4:58 PM
Julie Kjorsvik	Delivered: 9/12/2014 4:58 PM
'holmstr@wsdot.wa.gov'	
'Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)'	
'seawarm@wsdot.wa.gov'	
'gcle461@ecy.wa.gov'	
'separegister@ecy.wa.gov'	
'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov)'	
'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov)'	
'essen butler'	
'Vicki Butler (vbutler9@me.com)'	
'Brad & Vicki Butler (sailfish2@gmail.com)'	
'970selfstorage@gmail.com'	
Doc Hansen	Delivered: 9/12/2014 4:58 PM
Jeff Watson	Delivered: 9/12/2014 4:58 PM
Kaycee Hathaway	Delivered: 9/12/2014 4:58 PM

Kittitas County Board of County Commissioners approved the Butler Rezone (RZ-14-00001) on September 12, 2014. Please see the attached Notice of Decision memo and Ordinance No. 2014-012 for more information. The complete file can be viewed at Kittitas County Community Development Services, 411 N. Ruby Suite 2, Ellensburg WA 98926 or on the Kittitas County website at: <http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Rezoning&project=RZ-14-00001+Butler+Rezone>.

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If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

Lindsey Ozbolt

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: 'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov);
separegister@ecy.wa.gov; gcle461@ecy.wa.gov
Sent: Friday, September 12, 2014 4:59 PM
Subject: Relayed: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov) <<mailto:crosepacoordinator@ecy.wa.gov>>

separegister@ecy.wa.gov

gcle461@ecy.wa.gov

Subject: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Lindsey Ozbolt

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov)
Sent: Friday, September 12, 2014 4:59 PM
Subject: Relayed: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov) <<mailto:russell.mau@doh.wa.gov>>

Subject: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Lindsey Ozbolt

From: postmaster@WSDOT.WA.GOV
To: Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)
Sent: Friday, September 12, 2014 4:59 PM
Subject: Delivered: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Your message has been delivered to the following recipients:

Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov) <<mailto:KaiserM@wsdot.wa.gov>>

Subject: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Lindsey Ozbolt

From: postmaster@WSDOT.WA.GOV
To: 'seawarm@wsdot.wa.gov'
Sent: Friday, September 12, 2014 4:59 PM
Subject: Delivered: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Your message has been delivered to the following recipients:

'seawarm@wsdot.wa.gov' <<mailto:seawarm@wsdot.wa.gov>>

Subject: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Lindsey Ozbolt

From: Internet Mail Delivery <postmaster@mac.com>
To: vbutler9@me.com
Sent: Friday, September 12, 2014 4:59 PM
Subject: Delivered: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Your message has been delivered to the following recipients:

vbutler9@me.com

Subject: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Lindsey Ozbolt

From: postmaster@WSDOT.WA.GOV
To: holmstr@wsdot.wa.gov
Sent: Friday, September 12, 2014 4:59 PM
Subject: Delivered: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Your message has been delivered to the following recipients:

holmstr@wsdot.wa.gov

Subject: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Lindsey Ozbolt

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: 'essen butler'
Sent: Friday, September 12, 2014 4:58 PM
Subject: Relayed: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'essen butler' <<mailto:essenb25@yahoo.com>>

Subject: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Lindsey Ozbolt

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: '970selfstorage@gmail.com'; Brad & Vicki Butler (sailfish2@gmail.com)
Sent: Friday, September 12, 2014 4:58 PM
Subject: Relayed: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'970selfstorage@gmail.com' <<mailto:970selfstorage@gmail.com>>

Brad & Vicki Butler (sailfish2@gmail.com) <<mailto:sailfish2@gmail.com>>

Subject: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Lindsey Ozbolt

From: Microsoft Outlook
To: Doc Hansen; Julie Kjorsvik; Kaycee Hathaway; Jeff Watson; Holly Myers; Candie M. Leader; Christina Wollman; Holly Duncan; Joe Gilbert
Sent: Friday, September 12, 2014 4:58 PM
Subject: Delivered: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance

Your message has been delivered to the following recipients:

Doc Hansen (doc.hansen@co.kittitas.wa.us) <<mailto:doc.hansen@co.kittitas.wa.us>>

Julie Kjorsvik (julie.kjorsvik@co.kittitas.wa.us) <<mailto:julie.kjorsvik@co.kittitas.wa.us>>

Kaycee Hathaway (kaycee.hathaway@co.kittitas.wa.us) <<mailto:kaycee.hathaway@co.kittitas.wa.us>>

Jeff Watson (jeff.watson@co.kittitas.wa.us) <<mailto:jeff.watson@co.kittitas.wa.us>>

Holly Myers (holly.myers@co.kittitas.wa.us) <<mailto:holly.myers@co.kittitas.wa.us>>

Candie M. Leader (candie.leader@co.kittitas.wa.us) <<mailto:candie.leader@co.kittitas.wa.us>>

Christina Wollman (christina.wollman@co.kittitas.wa.us) <<mailto:christina.wollman@co.kittitas.wa.us>>

Holly Duncan (holly.duncan@co.kittitas.wa.us) <<mailto:holly.duncan@co.kittitas.wa.us>>

Joe Gilbert (joe.gilbert@co.kittitas.wa.us) <<mailto:joe.gilbert@co.kittitas.wa.us>>

Subject: RZ-14-00001 Butler Rezone - Notice of Decision & Ordinance



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF DECISION

To: Interested Parties
Applicant

From: Lindsey Ozbolt, Staff Planner

Date: September 12, 2014

Subject: Butler Project Specific Rezone (RZ-14-00001)

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Butler Project Specific Rezone (RZ-14-00001)

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If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Dated: September 12, 2014

Publish: September 17, 2014, Daily Record

September 18, 2014, NKC Tribune

AFFIDAVIT OF PUBLICATION

RECEIVED
JUL 15 2014
KITTTAS COUNTY
CDS

State of Washington, County of Kittitas, ss: Pam Shuart being first duly sworn on oath, deposes and says: That she is the Advertising Manager of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

KC COMMUNITY DEVELOPMENT SERVICES

N/DECISION RZ 14 00001

is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

07/11/2014

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$137.26 the rate of \$8.6 per column inch for each insertion.

Pam Shuart

Subscribed to me this 11th day of July in the year of 2014

Patsy A Tenney

PATSY A TENNEY
Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)

Notary Public
State of Washington
PATSY A TENNEY

Notice of SEPA Action & Notice of Public Hearing
Butler Rezone (RZ-14-00001)

An Application was submitted for a project related rezone from Highway Commercial to Light Industrial to construct mini storage units in (3) phases on a 2.51 acre parcel. The subject property located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

NOTICE IS HEREBY given that an open record public hearing regarding the above application shall be held before the Kittitas County Hearing Examiner on Thursday, July 24, 2014 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at Kittitas County Community Development Services 411 North Ruby, Suite 2 Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify prior to attending.

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on, July 3, 2014, issue a Final Mitigated Determination of Non-Significance (MDNS) on a project action from Essee Butler for a Rezone to construct mini storage units in (3) phases.

The lead agency for this proposal, Kittitas County Community Development Services, has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

A Notice of Application and intent to utilize the optional DNS process was issued and published in the legal newspaper of record on April 14, 2014 establishing a 15 day comment period for all interested persons, parties, and agencies. As per WAC 197-11-340 & 390 the lead agency is issuing the Mitigated Determination of Non-Significance (MDNS) for this proposal. The complete application file (RZ-14-00001 Butler) may be viewed at Kittitas County Community Development Services, or on the Web at: <http://www.co.kittitas.wa.us/cds/current/under/Rezones>.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 18, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

Staff Planner: Lindsey Ozbolt
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
lindsey.ozbolt@co.kittitas.wa.us

Notice of Application: Monday, April 14, 2014
Application Received: Thursday, January 9, 2014
Application Complete: Tuesday, March 25, 2014
Publication Date: Thursday, July 3, 2014

Date: July 3, & July 10, 2014

RECEIVED
JUL 15 2014
KITITAS COUNTY
CDS

AFFIDAVIT OF PUBLICATION

State of Washington, County of Kittitas, ss: Pam Shuart being first duly sworn on oath, deposes and says: That she is the Advertising Manager of The Daily Record, a daily newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the County in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a newspaper in Ellensburg, Kittitas County, Washington, and it is now and during all of said time printed in an true copy of

KC COMMUNITY DEVELOPMENT SERVICES

N/DECISION RZ 14 00001

is published in regular issues (and not in supplement form) of said newspaper once a week for a period of 1 consecutive week(s), commencing on the following days.

07/03/2014

All dates inclusive and that such newspaper were regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$137.26 the rate of \$8.6 per column inch for each insertion.

Pam Shuart

Subscribed to me this 11th day of July in the year of 2014

Patsy A Tenney

PATSY A TENNEY
Notary Public in and for
The State of Washington
Residing at Ellensburg,
Washington (SEAL)

Notary Public
State of Washington
PATSY A TENNEY
My Appointment Expires Aug 26, 2017

Notice of SEPA Action & Notice of Public Hearing
Butler Rezone (RZ-14-00001)

An Application was submitted for a project related rezone from High-way Commercial to Light Industrial to construct mini storage units in (3) phases on a 2.51 acre parcel. The subject property located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

NOTICE IS HEREBY given that an open record public hearing regarding the above application shall be held before the Kittitas County Hearing Examiner on Thursday, July 24, 2014 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA, 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at Kittitas County Community Development Services 411 North Ruby, Suite 2 Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify prior to attending.

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on July 3, 2014, issue a Final Mitigated Determination of Non-Significance (MDNS) on a project action from Essen Butler for a Rezone to construct mini storage units in (3) phases.

The lead agency for this proposal, Kittitas County Community Development Services, has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

A Notice of Application and intent to utilize the optional DNS process was issued and published in the legal newspaper of record on April 14, 2014 establishing a 15 day comment period for all interested persons, parties, and agencies. As per WAC 197-11-340 & 390 the lead agency is issuing the Mitigated Determination of Non-Significance (MDNS) for this proposal. The complete application file (RZ-14-00001 Butler) may be viewed at Kittitas County Community Development Services, or on the Web <http://www.co.kittitas.wa.us/cds/current/> under "Rezoning".

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 18, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926

Staff Planner: Lindsey Ozbolt
411 N. Ruby St. Suite 2
Ellensburg, WA, 98926
lindsey.ozbolt@co.kittitas.wa.us

Notice of Application:
Application Received:
Application Complete:
Publication Date:
Monday, April 14, 2014
Thursday, January 9, 2011
Tuesday, March 25, 2011
Thursday, July 3, 2014

Date: July 3, 2014

Kittitas County
Commissioners' Agenda
Tuesday September 2, 2014 - 10:00 AM
Commissioners' Auditorium
205 West 5th Room 109 - Ellensburg

Due to the September 1st holiday there will not be an Agenda Study Session. All items will be reviewed at the Agenda Session.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Introduction of New County Employees**
4. **Proclamations**
5. **Awards and Recognitions**
6. **Approval of Agenda**
7. **CONSENT AGENDA**

All matters listed within the Consent Agenda have been distributed to each member of the Kittitas County Board of Commissioners for reading and study. They are considered routine and will be enacted by one motion of the Commissioners with no separate discussion. If separate discussion is desired, that item may be removed by request from the Consent Agenda and placed under Board Discussion/Decision Items.

- A. Approve Minutes
 - B. Request to Approve a Resolution to Allow the Kittitas Valley Event Center, Kittitas County Fair, and Kittitas County Facilities Maintenance to Forgive \$7,334.41 in Uncollectible Debt
 - C. Request to Approve a Professional Services Agreement between Kittitas County and Beckwith Consulting Group
 - D. Request to Approve an Ordinance for the Butler Rezone (RZ-14-00001)
 - E. Request to Set a Public Hearing to Consider Adopting Amendments to the Kittitas County Shorelines Master Program
 - F. Request to Approve a Notice of Call for Bids for Permit Tracking Software
 - G. Request to Approve a Memorandum of Ground Lease between Kittitas County and Carrera Hangars Bowers Field LP
 - H. Request to Approve an Amendment to a Lease Agreement between Carrera Hangars Bowers Field LP and Kittitas County
 - I. Request to Approve a Resolution Authorizing an Interlocal Agreement with Walla Walla County
 - J. Request to Set a Public Hearing to Consider the Six Year Transportation Improvement Program for the years 2015-2020 and the Annual Construction Program for 2015
 - K. Request to Set a Public Hearing to Consider Amending Kittitas County Code Section 10.07.020 "Winter Areas Designated"
8. **Correspondence**
 9. **Administrative Matters**
 10. **Citizen Comments on Non-Agenda Items (3 minute time limit)**
 11. **Board Discussion/Decision Items**
 12. **Miscellaneous**
 13. **Executive Session**
 14. **Adjournment**

2:00 P.M. TIMED ITEMS

(All public hearings will be heard in the following order)

No public hearings scheduled



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: September 2, 2014

ACTION REQUESTED: Board signature of the Ordinance approving the Butler Rezone (RZ-14-00001).

BACKGROUND: Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial in the Cle Elum Urban Growth Area, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.

The subject property consists of one (1) parcel, located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

A complete application for a rezone from Highway Commercial to Light Industrial with associated site plan was received on January 9, 2014. The application was deemed complete on March 25, 2014. A Notice of Application was issued on April 14, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties. The last day to submit written comments was May 14, 2014. The following agencies provided comments during the comment period: Washington State Department of Transportation, Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, and Kittitas County Public Works. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department. These comments have been integrated into the SEPA MDNS and the recommended conditions of approval. No comments were received from the public.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 3, 2014. The appeal period ended on July 18, 2014 at 5:00 p.m. No appeals were filed.

The Hearing Examiner hearing was held on July 24, 2014 at 6:00 p.m. No members of the public were present at the hearing. On July 30, 2014, the Kittitas County Hearing Examiner recommended approval of the Butler Rezone (RZ-14-00001).

The Board of County Commissioners conducted a closed record meeting on August 19, 2014 for the purpose of considering the Butler Rezone (RZ-14-00001). A motion was made and seconded approving this proposal subject to correction of an incorrectly referenced RCW in the Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval document (see Exhibit A), motion carried with a vote of 2-0. Commissioner Obie O'Brien was absent.

Neil Caulkins, Prosecuting Attorney has reviewed this Ordinance.

INTERACTION: Community Development Services, Prosecuting Attorney, and the Board of County Commissioners

ATTACHMENTS: Ordinance for signature

STAFF

RECOMMENDATION: Staff recommends that the Kittitas County Board of County Commissioners sign the Ordinance for the Butler Rezone (RZ-14-00001).

HANLDING: Return signed ordinance to CDS Staff Planner for issuance of the Notice of Decision.

RESPONSIBLE STAFF: Lindsey Ozbolt, Planner II

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

ORDINANCE NO. 2014-_____

**BUTLER REZONE (RZ-14-00001) IN THE MATTER OF AMENDING THE KITTITAS
COUNTY ZONING ATLAS FROM HIGHWAY COMMERCIAL TO LIGHT
INDUSTRIAL**

WHEREAS, according to Kittitas County Code Titles 15A & 17, relating to rezones, adopted pursuant to RCW 36.70B & 36.70 respectively, an open record hearing was held by the Kittitas County Hearing Examiner on July 24, 2014 for the purpose of considering a zone change consisting of approximately 2.51 acres from Highway Commercial to Light Industrial with a site plan to build and operate mini-warehouses as permitted with the zone change described as follows:

That portion of the northeast quarter of the northeast quarter of Section 36, T20N, R15E, WM in Kittitas County. Assessor's map number: 20-15-36058-0003. Proponent: Vicki Butler, authorized agent for Essen Butler, landowner.

WHEREAS, no public testimony was heard as there were no persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such change of zoning and site plan with associated permitted use under the proposed zone; and,

WHEREAS, the Hearing Examiner recommended approval of said proposed rezone; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on August 19, 2014 to consider the Hearing Examiner's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed rezone:

1. Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial in the Cle Elum Urban Growth Area, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.
2. The subject property consists of one (1) parcel, located just east of the City of Cle Elum

in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

3. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Urban. The subject property is zoned "Highway Commercial" and is proposing to be rezoned to "Light Industrial," which allows for mini-warehouses as a permitted use.
4. A complete application for a rezone from Highway Commercial to Light Industrial with associated site plan was received on January 9, 2014. The application was deemed complete on March 25, 2014. A Notice of Application was issued on April 14, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties.
5. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 3, 2014. The appeal period ended on July 18, 2014 at 5:00 p.m. No appeals were filed.
6. On July 24, 2014, the Kittitas County Hearing Examiner conducted an open record hearing where testimony could be heard. No one from the public was present to testify. On July 30, 2014 the Hearing Examiner submitted his Recommended Findings of Fact, Conclusions of Law, and Conditions of Approval of the Butler Rezone.
7. The Board of County Commissioners conducted a closed record hearing on August 19, 2014 for the purpose of considering the Butler Rezone (RZ-14-00001).
8. The Board of County Commissioners after review of the record and deliberation closed the hearing and a motion was made and seconded that the proposed Butler Rezone (RZ-14-00001) be approved. The motion carried with a vote of 2 to 0. Commissioner Obie O'Brien was absent.
9. The Board of County Commissioners finds that item II. Water E. on page 7 of the Hearing Examiner's Recommended Findings of Fact document (Exhibit A) references the incorrect RCW. The reference "RCW 58.17.110" shall be stricken and replaced with "RCW 19.27.097."
10. The Board of County Commissioners finds that additional conditions **are not** necessary to protect the public's interest.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of

Commissioners hereby grants approval of the **Butler Rezone (RZ-14-00001)** and adopts the Kittitas County Land Use Hearing Examiner's Recommended Finds of Fact, Conclusions of Law, Decision and Conditions of Approval (Exhibit A) as modified in Finding 9 above.

DATED this _____ day of _____, 2014 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTTITAS COUNTY, WASHINGTON

Paul Jewell, Chairman

Gary Berndt, Vice Chairman

Obie O'Brien, Commissioner

ATTEST:
CLERK OF THE BOARD

APPROVED AS TO FORM:

Julie A Kjorsvik

Greg Zempel WSBA #19125

Exhibit "A"

**KITTITAS COUNTY
LAND USE HEARING EXAMINER**

RECEIVED

AUG 01 2014

KITTITAS COUNTY
CDS

IN THE MATTER OF	)	RECOMMENDED
	)	FINDINGS OF FACT,
	)	RECOMMENDED
	)	CONCLUSIONS OF LAW,
RZ-14-00001	)	RECOMMENDED
	)	DECISION AND
Butler	)	RECOMMENDED
	)	CONDITIONS OF APPROVAL

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on July 24, 2014, the Hearing Examiner having taken evidence hereby submits the following Recommended Findings of Fact, Recommended Conclusions of Law, Recommended Decision and Recommended Conditions of Approval as follows:

I. RECOMMENDED FINDINGS OF FACT

1. Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial in the Cle Elum Urban Growth Area, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.
2. The subject property consists of one (1) parcel, located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.
3. Total Project Size: 2.51 acres
Number of Lots: 1 (no new lots being proposed)
Domestic Water: None requested/proposed at this time.
Sewage Disposal: Proposing to use sani-can(s) if necessary.
Power/Electricity: Kittitas County PUD
Fire Protection: Fire District 7 (Cle Elum)
Irrigation District: N/A
4. Surrounding Property:

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North: Residential/Agriculture
South: undeveloped and state highways
East: Residential/Agriculture
West: Cle Elum Urban Growth Area/Light Industrial/Cle Elum City Limits

5. Site Characteristics: The site is a relatively flat vacant land located within the Cle Elum UGA. The area is comprised of commercial, industrial, agricultural, and residential uses.
6. The Comprehensive Plan designation is Urban.
7. The subject property is zoned "Highway Commercial". The applicant is proposing to change the zoning to "Light Industrial," which allows for mini-warehouses as a permitted use.
8. A complete Rezone and Short Plat application was submitted to Community Development Services on March 27, 2013. A Notice of Application for said applications was issued on April 19, 2013. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. A complete application for a rezone from Highway Commercial to Light Industrial with associated site plan was received on January 9, 2014. The application was deemed complete on March 25, 2014. A Notice of Application was issued on April 14, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties.
9. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 3, 2014. The appeal period ended on July 18, 2014 at 5:00 p.m. No appeals were filed.
10. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 2.30A; 2.32A; 2.32B; 2.34 (b, d, f, & g); 2.44; and 2.45. This proposal is consistent with the intent of the Urban Growth Areas of Kittitas County.
11. As conditioned, this proposal is consistent with the provisions of Kittitas County Roads and Bridges Title 12.
12. As conditioned, this proposal is consistent with the provisions of KCC 13 Water and Sewers Code.

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13. This proposal, as conditioned, is consistent with Kittitas County Code Title 14 Building and Construction.
14. This proposal is consistent with the Kittitas County Zoning Code Title 17, more specifically KCC 17.48.
15. This proposal is consistent with Kittitas County Code Title 17A Critical Areas.
16. This proposal, as conditioned, is consistent with Kittitas County Code Title 20 Fire Life Safety.
17. This proposal is a project specific rezone and will require that the mini-storage units be constructed in substantial conformance with the plans and application materials (RZ-14-00001 Butler Rezone) on file dated January 9, 2014 prior to the rezone on the County map taking effect.
18. Upon review of KCC 17.13 Transfer of Development Rights, it has been determined that the request to rezone from Highway Commercial to Light Industrial is outside of the scope of consideration and the legislative intent of KCC 17.13 when it was adopted in 2009 and further amended in 2010 and 2011. Therefore, TDRs are not required for this rezone proposal.
19. The following agencies provided comments during the comment period: Washington State Department of Transportation, Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, and Kittitas County Public Works. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department. These comments have been integrated into the SEPA MDNS and the recommended conditions of approval. No comments have been received from the public.
20. Public and agency comments that were received were considered by the Hearing Examiner in rendering this Decision and forming Conditions of Approval.
21. An open record public hearing after due legal notice was held on July 24, 2014.
22. The entire Planning Staff file was admitted into the record at the public hearing.
23. The Kittitas County Community Development Services recommended approval of this zone change, subject to the recommended conditions of approval.

24. The following exhibits were admitted into the record:
- 24.1 Exhibit 1: Pre application materials – 12/18/13
 - 24.2 Exhibit 2: KC application fees receipt – 1/9/14
 - 24.3 Exhibit 3: Rezone application submittal packet – 1/9/14
 - 24.4 Exhibit 4: Updated Site Plan from designer – 1/9/14
 - 24.5 Exhibit 5: Updated phasing drawings – 3/13/14
 - 24.6 Exhibit 6: Deem Complete Letter – 3/25/14
 - 24.7 Exhibit 7: Affidavit of Posting – 3/26/14
 - 24.8 Exhibit 8: Staff review info
 - 24.9 Exhibit 9: Notice of Application – 4/14/14
 - 24.10 Exhibit 10: Affidavit of Mailing & Publication – Notice of Application – 4/14/14
 - 24.11 Exhibit 11: Returned Mail –Notice of Application and Corrected Notice of Application – 4/21/14
 - 24.12 Exhibit 12: Comment email from WSDOT – 4/14/14
 - 24.13 Exhibit 13: Comment email from DOH – 4/14/14
 - 24.14 Exhibit 14: Comment email from KC Env. Health – 4/15/14
 - 24.15 Exhibit 15: Comment memo from KC Public Works – 5/2/14
 - 24.16 Exhibit 16: Comment letter from WSDOT – 5/7/14
 - 24.17 Exhibit 17: Comment letter from DOE – 5/7/14
 - 24.18 Exhibit 18: Email between applicant and CDS – 5/21/14
 - 24.19 Exhibit 19: Transmittal of comments letter – 5/22/14
 - 24.20 Exhibit 20: Copy of legal Notice of Application publishing in Daily Record
 - 24.21 Exhibit 21: Email between applicant and CDS – 5/22/14
 - 24.22 Exhibit 22: Affidavit of published Notice of SEPA action and Hearing in Daily Record & NKC Tribune (with memo/legal) – 7/3/14
 - 24.23 Exhibit 23: SEPA MDNS – 7/3/14
 - 24.24 Exhibit 24: Second publishing of Notice of SEPA action and Hearing in Daily Record – 7/9/14
 - 24.25 Exhibit 25: Email between applicant and county – 7/14/14
 - 24.26 Exhibit 26: Email between applicant and CDS – 7/17/14
 - 24.27 Exhibit 27: Agenda for Hearing Examiner Hearing – 7/24/14 [Hearing Date]
 - 24.28 Exhibit 28: Kittitas County Community Development Services staff report
 - 24.29 Exhibit 29: Kittitas County Community Development Services power point presentation
 - 24.30 Exhibit 30: Determination of Concurrency Finding -7/24/14
25. Appearing and testifying on behalf of the applicant was Vicki Butler. Ms. Butler testified that she was an agent authorized to appear and speak on behalf of the property owner. Ms. Butler testified that she had reviewed all of the proposed conditions of approval and that neither she nor the property owner had any objections to any of the proposed conditions of approval.

26. No member of the public testified at the hearing.
27. Supplemental materials were submitted by Staff at the hearing. Those items were Exhibits 28, 29 and 30.
29. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located.
30. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval.
31. The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities.
32. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. RECOMMENDED CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted authority to render this recommended decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Kittitas County Code Title 12 Roads and Bridges, Title 13 Water and Sewer, Title 14 Building and Construction, Title 15 Environmental Policy, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire Life Safety.
6. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

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III. RECOMMENDED DECISION

Based on the above Findings of Fact and Conclusions of Law, the Hearing Examiner hereby recommends that Application RZ-1400001 Butler, be **APPROVED** subject to the following Conditions of Approval.

IV. RECOMMENDED CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. The project shall proceed in substantial conformance with the plans and application materials (RZ-14-00001 Butler Rezone) on file dated January 9, 2014, and all submitted revisions except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. The rezone from Highway Commercial to Light Industrial does not become effective until such time that the final occupancy permit is issued by Kittitas County Building Department on phase one of this proposal.
4. Based on comments received during the public comment period and other information submitted with this project permit application, A SEPA Mitigation Determination of Non-Significance (MDNS) was issued by Community Development Services on October 31, 2013. The following are the mitigation contained within the MDNS and shall be conditions of approval:

I. Transportation

- A. Access: This project proposes to change the use of the existing access from the county road. The access must be improved to meet commercial standards. An access permit must be applied for and issued prior to beginning any work within the county right of way. Access must be completed prior to issuance of an occupancy or final approval.
- B. The Subject property has frontage along both Airport Road and the State Highway 903 Spur (SR 903_Spur). SR 903 Spur is a Class 3 access managed highway with a posted speed limit of 45 miles per hour. The applicant proposes all access from Airport Road; WSDOT is in agreement. For the safety and security of the highway, no direct access to the SR 903 Spur will be allowed.
 - i. Future access to the SR 903 Spur will only be allowed when a two-

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way left turn lane is built on the spur between the SR 903 and SR 970 intersections. There is no State funding for this improvement and the cost is anticipated to be paid for by the developer(s).

- C. All loads transported on WSDOT right-of-ways must be within the legal size and load limits, or have a valid oversize and/or overweight permit.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require a NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and reviewed by the County Engineer prior to issuance of a building permit. The stormwater system construction shall be certified by a licensed engineer prior to issuance of an occupancy permit.
- C. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- D. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in an area becomes limited, use could be curtailed by those with senior water rights.
- E. Prior to receiving any type of building permit in Kittitas County, applicants shall be required to make appropriate provisions for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (see attached).
- F. The Washington State Department of Health, Office of Drinking Water requires an approved water system for this project.

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III. Air

- A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.
- B. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust Control Plan (FDCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

IV. Septic

- A. As of the date of this determination, there are no permitted septic systems for this proposed project. The applicant will need to follow WAC 246-272A to comply with state and local regulations. Please contact the Kittitas County Public Health Department for assistance. Septic permits must be issued prior to issuance of any building permits.

V. Fire & Life Safety

- A. "No Parking" Signage will be required for apparatus access. If such signage is not posted, an additional 15' in width will be required for the roads.
- B. All future development must comply with the International Fire Code.
- C. A Knox key or switch is required on gate entrance for emergency services.
- D. The driveway for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- E. Addresses of all new residences shall be clearly visible from both directions at the county road.

VI. Irrigation Services

- A. The subject property is not within the boundaries of Irrigation.
- B. Irrigation delivery shall not be impaired at any time to the surrounding farming practices and all costs associated with any potential relocation of

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irrigation delivery routes shall be the burden of the developer and not that of the surrounding landowners.

VII. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.
- B. RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.
- C. All landscaping in the development area and its immediate surroundings shall follow the landscaping plan submitted with the Rezone application.

VIII. Noise

- A. Development and construction practices for this project shall only occur between the hours of 7:00 am and 7:00 pm to minimize the effect of construction noise on nearby residential properties.

IX. Historic and Cultural Preservation

- A. Should ground disturbing or other activities related to the proposed conditional use permit 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.

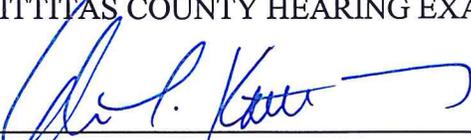
X. Building

- A. Certificate of Occupancy must be granted by Kittitas County Building Department prior to final of Rezone.
- B. All structures will require full Washington State Engineering.
- C. All restrooms on site must meet ADA requirements.

RZ-14-00001
Butler
Page 9 of 10

Dated this 30th day of July, 2014.

KITTITAS COUNTY HEARING EXAMINER

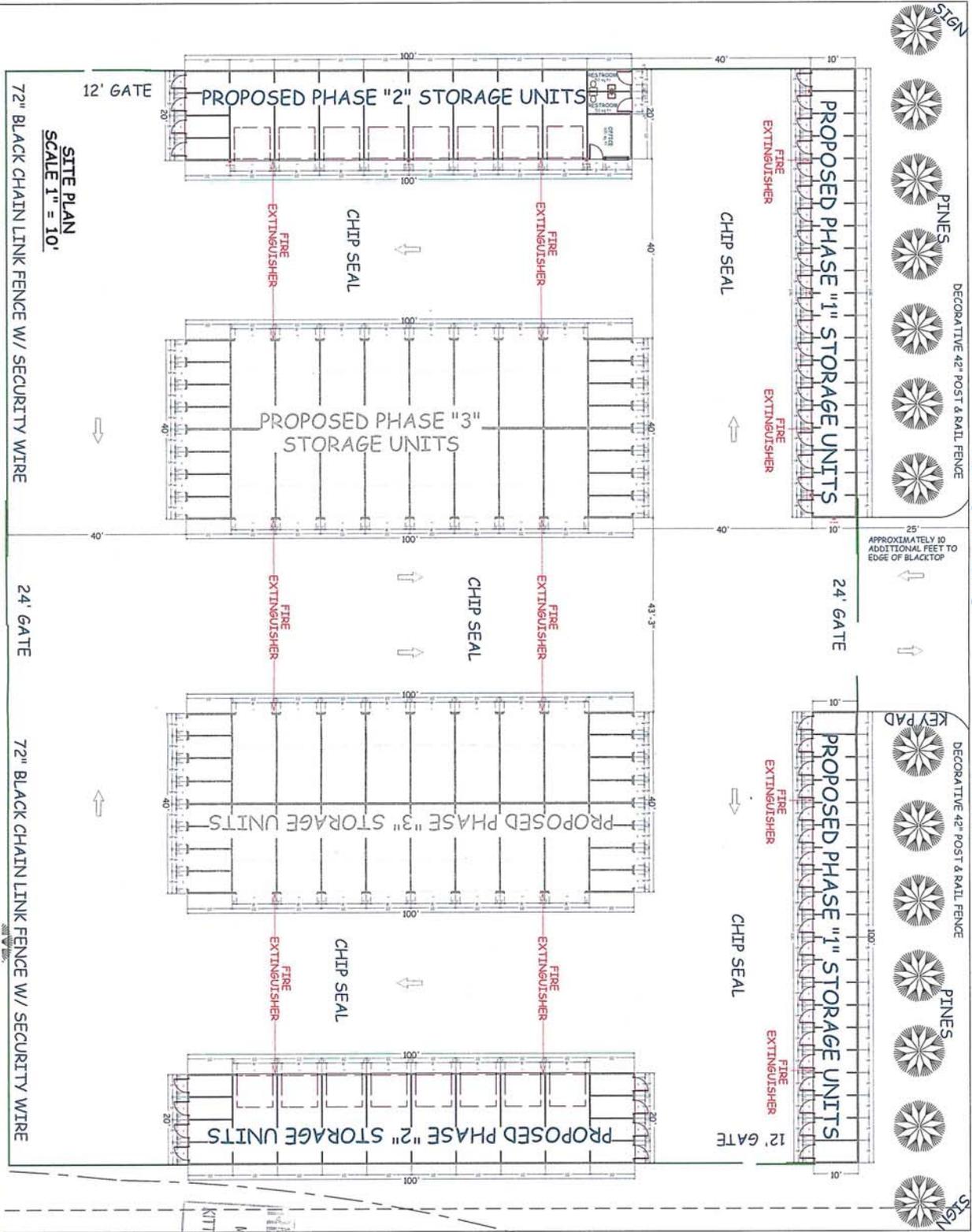


Andrew L. Kottkamp

RZ-14-00001
Butler
Page 10 of 10

Exhibit "B"

355.47'



SITE PLAN
SCALE 1" = 10'

72" BLACK CHAIN LINK FENCE W/ SECURITY WIRE

24' GATE

72" BLACK CHAIN LINK FENCE W/ SECURITY WIRE

453.38'

RECEIVED
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KITITAS COUNTY
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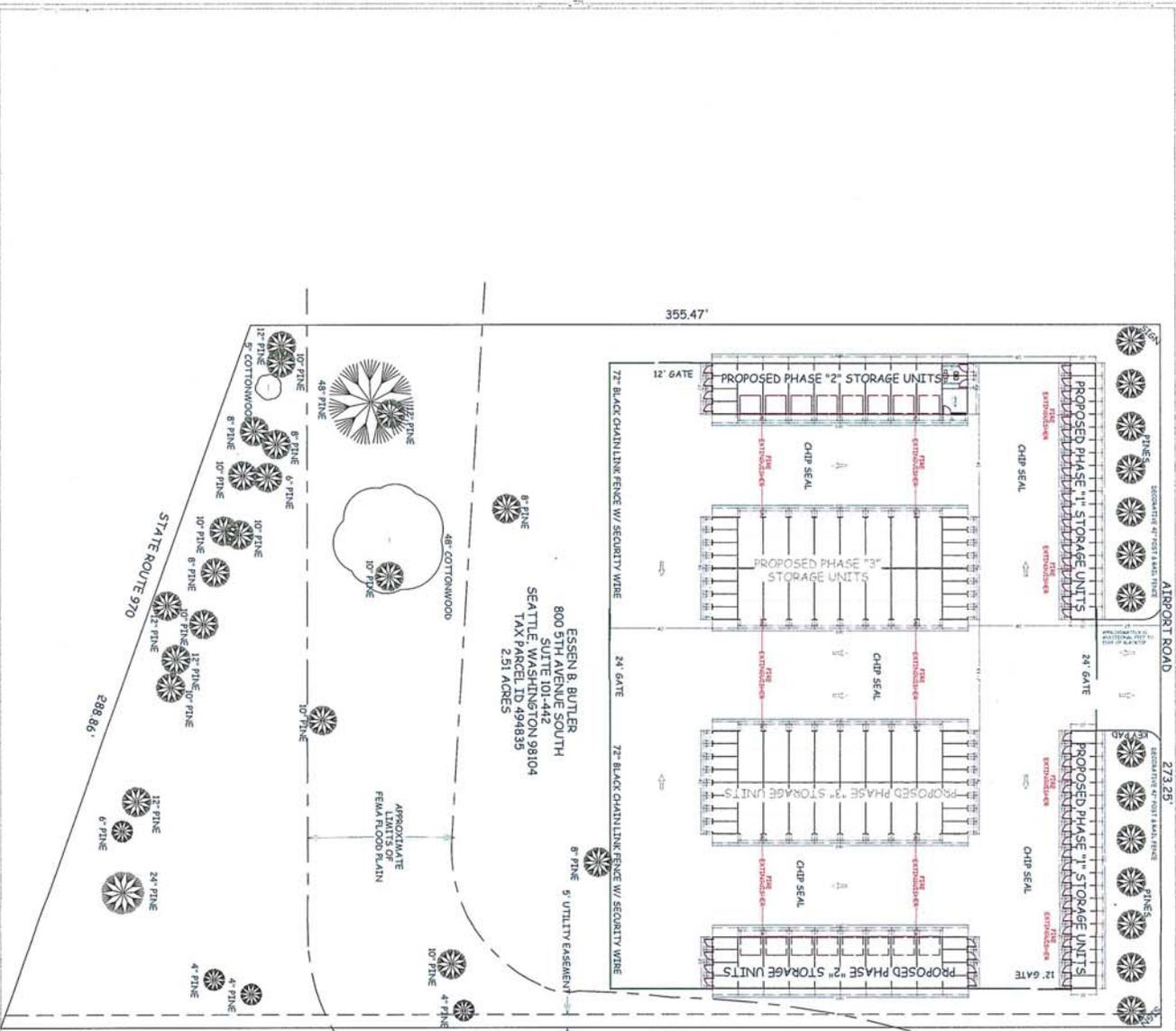
ENGINEER OF RECORD
MAP #
20-15-36058-0003

BUTLER STORAGE
SITE PLAN
SR970 CLE ELUM, WASHINGTON

www.montgomerybuildingdesign.com
ISSUED: PURPOSE:
10-24-2013 REVISED:

SITE PLAN
2013-062

A1



ESSEN B. BUTLER
 800 5TH AVENUE SOUTH
 SUITE 101-442
 SEATTLE, WASHINGTON 98104
 TAX PARCEL ID 494835
 2.51 ACRES

SITE PLAN
 SCALE 1" = 20'



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ENGINEER OF RECORD
 MAP #
 20-15-3605B-0003

BUTLER STORAGE
SITE PLAN
 SR970 CLE ELUM, WASHINGTON

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 15 ISSUED PURPOSE
 10-24-2013 REVIEW

SITE PLAN
 2013-062

A2

Kittitas County
Commissioners' Agenda
Tuesday August 19, 2014 - 10:00 AM
Commissioners' Auditorium
205 West 5th Room 109 - Ellensburg

The agenda study session will be held on Monday at 10:30 a.m. in the Commissioners' Auditorium.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Introduction of New County Employees**
4. **Proclamations**

A. Proclamation Declaring September 2014 as Childhood Cancer Awareness Month in Kittitas County

5. **Awards and Recognitions**
6. **Approval of Agenda**
7. **CONSENT AGENDA**

All matters listed within the Consent Agenda have been distributed to each member of the Kittitas County Board of Commissioners for reading and study. They are considered routine and will be enacted by one motion of the Commissioners with no separate discussion. If separate discussion is desired, that item may be removed by request from the Consent Agenda and placed under Board

Discussion/Decision Items.

- A. Approve Minutes
 - B. Request to Acknowledge a WASPC Traffic Safety Mini Grant
 - C. Request to Approve Service Level Agreement No. OSOS No. 818K-1351 for Document Preparation and Imaging Services
 - D. Request to Approve an Amendment No. 1 to a Professional Services Agreement with B&F Services
 - E. Request to Approve a Resolution Authorizing an Interlocal Procurement Agreement with Grant County
 - F. Request to Approve Updates to the Lodging Tax Application and Instructions Proposed by the Lodging Tax Advisory Committee
 - G. Request to Approve a Resolution Authorizing a Contract between the Department of Fish & Wildlife and Noxious Weed
 - H. Request to Approve a Contract Amendment No. 2 with the Washington State Health Care Authority
 - I. Request to Approve a Resolution Authorizing the Chair to Sign a Local Agency Haul Road/Detour Agreement for West Sparks Road
 - J. Request to Approve a Resolution Authorizing a Rural Arterial Program (RAP) Prospectus Submittals for Westside Road Safety Improvements from Mile Post 2.19 Mile Post 4.2 Project and for No. 6 Road Bridge #79051 Replacement Projects
 - K. Request to Approve a Revocable License Agreement between the Kittitas County Recreation Fund and the Kittitas County Sheriff's Office
 - L. Request to Approve a Resolution Authorizing a Notice of Call for Bids for the Kittitas Highway Safety Improvement Project
8. **Correspondence**
 9. **Administrative Matters**
 10. **Citizen Comments on Non-Agenda Items (3 minute time limit)**
 11. **Board Discussion/Decision Items**
 - A. Request to Approve a Special Event Application from Chris Aldridge to Host CloneAPalooza II Autism Benefit Festival on September 12, 2014 - September 14, 2014
 - B. Closed Record Meeting to Consider the Hearing Examiner's Recommendation for the Butler Rezone (RZ-14-00001)
 12. **Miscellaneous**

13. Executive Session

14. Adjournment

2:00 P.M. TIMED ITEMS

(All public hearings will be heard in the following order)

1. Public Hearing to Consider Amending Chapter 2.04.010, Official Meeting Times.

Kittitas County Commissioners

Agenda Staff Report

Agenda Date: August 19, 2014

Action requested:

Conduct a closed record meeting to consider the Hearing Examiner's recommendation for the Butler Rezone (RZ-14-00001).

Background:

Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial in the Cle Elum Urban Growth Area, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.

The subject property consists of one (1) parcel, located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

A complete application for a rezone from Highway Commercial to Light Industrial with associated site plan was received on January 9, 2014. The application was deemed complete on March 25, 2014. A Notice of Application was issued on April 14, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties. The last day to submit written comments was May 14, 2014. The following agencies provided comments during the comment period: Washington State Department of Transportation, Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, and Kittitas County Public Works. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department. These comments have been integrated into the SEPA MDNS and the recommended conditions of approval. No comments were received from the public.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 3, 2014. The appeal period ended on July 18, 2014 at 5:00 p.m. No appeals were filed.

The Hearing Examiner hearing was held on July 24, 2014 at 6:00 p.m. No members of the public were present at the hearing. On July 30, 2014, the Kittitas County Hearing Examiner recommended approval of the Butler Rezone (RZ-14-00001).

Interaction:

Kittitas County Hearing Examiner and Community Development Services.

Recommendation:

Staff recommends that the Kittitas County Board of County Commissioners conduct the closed record meeting, as scheduled, to consider accepting the Hearing Examiner's recommendation of approval of the Butler Rezone (RZ-14-00001) and direct staff to prepare enabling documents based upon the decision of the Board.

Handling: none

Lead Staff: Lindsey Ozbolt

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Thursday, August 14, 2014 10:42 AM
To: 'essen butler'
Cc: Vicki Butler (vbutler9@me.com); '970selfstorage@gmail.com'
Subject: RE: RZ-14-00001 Hearing Examiner Recommendation

Hi Essen,

You can speak with the Department of Ecology regarding a fugitive dust control plan. You can contact the Central Region office at 509-575-2490.

I also wanted to let you know that I am working to get your project scheduled for the closed record hearing next Tuesday at 10am before the Kittitas County Commissioners. I will confirm this with you as soon as it is scheduled.

Regards,

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

From: essen butler [mailto:essenb25@yahoo.com]
Sent: Friday, August 08, 2014 4:57 PM
To: Lindsey Ozbolt
Subject: Re: RZ-14-00001 Hearing Examiner Recommendation

Hi,

Thank you for the news. Who do I speak to about obtaining a "fugitive dust control plan" They had mentioned it in the Recommendation section of the letter.

Thank you

Essen

On Friday, August 8, 2014 4:47 PM, Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us> wrote:

Essen,

Please see the attached Hearing Examiner Recommendation for your rezone request RZ-14-00001. This recommendation has been posted on our county website. The next step is to conduct the closed record hearing before the Kittitas County Board of County Commissioners. I hope to be

able to schedule this for August 19th during the regular BOCC agenda meeting at 10:00 am. No new testimony from the public or applicant is allowed at this hearing. I will confirm the date once it is scheduled.

Please let me know if you have any questions.

Regards,

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

KOTTKAMP & YEDINAK

435 Orondo Ave. | Wenatchee, WA 98801
PO Box 1667 | Wenatchee, WA 98807

Attorneys

Andrew L. Kottkamp

Nicholas A. Yedinak

Robert W. Grim

RECEIVED

JUL 31 2014

KITITAS COUNTY
GDS

July 30, 2014

Ms. Mandy Weed
Kittitas County Community
Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: RZ-14-00001 Butler

Dear Mandy:

Enclosed please find the original Recommended Decisions regarding the above-referenced.

Should you have any questions, please do not hesitate to call me.

Sincerely,

ANDREW L. KOTTKAMP

ALK:dn
Enclosures

*435 Orondo, Post Office Box 1667, Wenatchee, WA 98807-1667
(509) 667-8667 / (509) 667-8837 Fax*

www.wenatcheelaw.com

Toll-Free **866-441-1444** | Local **509-667-8667** | Fax **509-667-8837**

**KITTITAS COUNTY
LAND USE HEARING EXAMINER**

RECEIVED

AUG 01 2014

KITTITAS COUNTY
CDS

IN THE MATTER OF)
)
RZ-14-00001)
Butler)
**RECOMMENDED
FINDINGS OF FACT,
RECOMMENDED
CONCLUSIONS OF LAW,
RECOMMENDED
DECISION AND
RECOMMENDED
CONDITIONS OF APPROVAL**

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on July 24, 2014, the Hearing Examiner having taken evidence hereby submits the following Recommended Findings of Fact, Recommended Conclusions of Law, Recommended Decision and Recommended Conditions of Approval as follows:

I. RECOMMENDED FINDINGS OF FACT

1. Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial in the Cle Elum Urban Growth Area, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.
2. The subject property consists of one (1) parcel, located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.
3. Total Project Size: 2.51 acres
Number of Lots: 1 (no new lots being proposed)
Domestic Water: None requested/proposed at this time.
Sewage Disposal: Proposing to use sani-can(s) if necessary.
Power/Electricity: Kittitas County PUD
Fire Protection: Fire District 7 (Cle Elum)
Irrigation District: N/A
4. Surrounding Property:

RZ-14-00001
Butler
Page 1 of 10

North: Residential/Agriculture
South: undeveloped and state highways
East: Residential/Agriculture
West: Cle Elum Urban Growth Area/Light Industrial/Cle Elum City Limits

5. Site Characteristics: The site is a relatively flat vacant land located within the Cle Elum UGA. The area is comprised of commercial, industrial, agricultural, and residential uses.
6. The Comprehensive Plan designation is Urban.
7. The subject property is zoned "Highway Commercial". The applicant is proposing to change the zoning to "Light Industrial," which allows for mini-warehouses as a permitted use.
8. A complete Rezone and Short Plat application was submitted to Community Development Services on March 27, 2013. A Notice of Application for said applications was issued on April 19, 2013. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. A complete application for a rezone from Highway Commercial to Light Industrial with associated site plan was received on January 9, 2014. The application was deemed complete on March 25, 2014. A Notice of Application was issued on April 14, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties.
9. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 3, 2014. The appeal period ended on July 18, 2014 at 5:00 p.m. No appeals were filed.
10. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 2.30A; 2.32A; 2.32B; 2.34 (b, d, f, & g); 2.44; and 2.45. This proposal is consistent with the intent of the Urban Growth Areas of Kittitas County.
11. As conditioned, this proposal is consistent with the provisions of Kittitas County Roads and Bridges Title 12.
12. As conditioned, this proposal is consistent with the provisions of KCC 13 Water and Sewers Code.

13. This proposal, as conditioned, is consistent with Kittitas County Code Title 14 Building and Construction.
14. This proposal is consistent with the Kittitas County Zoning Code Title 17, more specifically KCC 17.48.
15. This proposal is consistent with Kittitas County Code Title 17A Critical Areas.
16. This proposal, as conditioned, is consistent with Kittitas County Code Title 20 Fire Life Safety.
17. This proposal is a project specific rezone and will require that the mini-storage units be constructed in substantial conformance with the plans and application materials (RZ-14-00001 Butler Rezone) on file dated January 9, 2014 prior to the rezone on the County map taking effect.
18. Upon review of KCC 17.13 Transfer of Development Rights, it has been determined that the request to rezone from Highway Commercial to Light Industrial is outside of the scope of consideration and the legislative intent of KCC 17.13 when it was adopted in 2009 and further amended in 2010 and 2011. Therefore, TDRs are not required for this rezone proposal.
19. The following agencies provided comments during the comment period: Washington State Department of Transportation, Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, and Kittitas County Public Works. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department. These comments have been integrated into the SEPA MDNS and the recommended conditions of approval. No comments have been received from the public.
20. Public and agency comments that were received were considered by the Hearing Examiner in rendering this Decision and forming Conditions of Approval.
21. An open record public hearing after due legal notice was held on July 24, 2014.
22. The entire Planning Staff file was admitted into the record at the public hearing.
23. The Kittitas County Community Development Services recommended approval of this zone change, subject to the recommended conditions of approval.

24. The following exhibits were admitted into the record:
- 24.1 Exhibit 1: Pre application materials – 12/18/13
 - 24.2 Exhibit 2: KC application fees receipt – 1/9/14
 - 24.3 Exhibit 3: Rezone application submittal packet – 1/9/14
 - 24.4 Exhibit 4: Updated Site Plan from designer – 1/9/14
 - 24.5 Exhibit 5: Updated phasing drawings – 3/13/14
 - 24.6 Exhibit 6: Deem Complete Letter – 3/25/14
 - 24.7 Exhibit 7: Affidavit of Posting – 3/26/14
 - 24.8 Exhibit 8: Staff review info
 - 24.9 Exhibit 9: Notice of Application – 4/14/14
 - 24.10 Exhibit 10: Affidavit of Mailing & Publication – Notice of Application – 4/14/14
 - 24.11 Exhibit 11: Returned Mail –Notice of Application and Corrected Notice of Application – 4/21/14
 - 24.12 Exhibit 12: Comment email from WSDOT – 4/14/14
 - 24.13 Exhibit 13: Comment email from DOH – 4/14/14
 - 24.14 Exhibit 14: Comment email from KC Env. Health – 4/15/14
 - 24.15 Exhibit 15: Comment memo from KC Public Works – 5/2/14
 - 24.16 Exhibit 16: Comment letter from WSDOT – 5/7/14
 - 24.17 Exhibit 17: Comment letter from DOE – 5/7/14
 - 24.18 Exhibit 18: Email between applicant and CDS – 5/21/14
 - 24.19 Exhibit 19: Transmittal of comments letter – 5/22/14
 - 24.20 Exhibit 20: Copy of legal Notice of Application publishing in Daily Record
 - 24.21 Exhibit 21: Email between applicant and CDS – 5/22/14
 - 24.22 Exhibit 22: Affidavit of published Notice of SEPA action and Hearing in Daily Record & NKC Tribune (with memo/legal) – 7/3/14
 - 24.23 Exhibit 23: SEPA MDNS – 7/3/14
 - 24.24 Exhibit 24: Second publishing of Notice of SEPA action and Hearing in Daily Record – 7/9/14
 - 24.25 Exhibit 25: Email between applicant and county – 7/14/14
 - 24.26 Exhibit 26: Email between applicant and CDS – 7/17/14
 - 24.27 Exhibit 27: Agenda for Hearing Examiner Hearing – 7/24/14 [Hearing Date]
 - 24.28 Exhibit 28: Kittitas County Community Development Services staff report
 - 24.29 Exhibit 29: Kittitas County Community Development Services power point presentation
 - 24.30 Exhibit 30: Determination of Concurrency Finding -7/24/14
25. Appearing and testifying on behalf of the applicant was Vicki Butler. Ms. Butler testified that she was an agent authorized to appear and speak on behalf of the property owner. Ms. Butler testified that she had reviewed all of the proposed conditions of approval and that neither she nor the property owner had any objections to any of the proposed conditions of approval.

26. No member of the public testified at the hearing.
27. Supplemental materials were submitted by Staff at the hearing. Those items were Exhibits 28, 29 and 30.
29. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located.
30. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval.
31. The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities.
32. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. RECOMMENDED CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted authority to render this recommended decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Kittitas County Code Title 12 Roads and Bridges, Title 13 Water and Sewer, Title 14 Building and Construction, Title 15 Environmental Policy, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire Life Safety.
6. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. RECOMMENDED DECISION

Based on the above Findings of Fact and Conclusions of Law, the Hearing Examiner hereby recommends that Application RZ-1400001 Butler, be **APPROVED** subject to the following Conditions of Approval.

IV. RECOMMENDED CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. The project shall proceed in substantial conformance with the plans and application materials (RZ-14-00001 Butler Rezone) on file dated January 9, 2014, and all submitted revisions except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. The rezone from Highway Commercial to Light Industrial does not become effective until such time that the final occupancy permit is issued by Kittitas County Building Department on phase one of this proposal.
4. Based on comments received during the public comment period and other information submitted with this project permit application, A SEPA Mitigation Determination of Non-Significance (MDNS) was issued by Community Development Services on October 31, 2013. The following are the mitigation contained within the MDNS and shall be conditions of approval:

I. Transportation

- A. Access: This project proposes to change the use of the existing access from the county road. The access must be improved to meet commercial standards. An access permit must be applied for and issued prior to beginning any work within the county right of way. Access must be completed prior to issuance of an occupancy or final approval.
- B. The Subject property has frontage along both Airport Road and the State Highway 903 Spur (SR 903_Spur). SR 903 Spur is a Class 3 access managed highway with a posted speed limit of 45 miles per hour. The applicant proposes all access from Airport Road; WSDOT is in agreement. For the safety and security of the highway, no direct access to the SR 903 Spur will be allowed.
 - i. Future access to the SR 903 Spur will only be allowed when a two-

way left turn lane is built on the spur between the SR 903 and SR 970 intersections. There is no State funding for this improvement and the cost is anticipated to be paid for by the developer(s).

- C. All loads transported on WSDOT right-of-ways must be within the legal size and load limits, or have a valid oversize and/or overweight permit.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require a NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and reviewed by the County Engineer prior to issuance of a building permit. The stormwater system construction shall be certified by a licensed engineer prior to issuance of an occupancy permit.
- C. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- D. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in an area becomes limited, use could be curtailed by those with senior water rights.
- E. Prior to receiving any type of building permit in Kittitas County, applicants shall be required to make appropriate provisions for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (see attached).
- F. The Washington State Department of Health, Office of Drinking Water requires an approved water system for this project.

III. Air

- A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.
- B. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust Control Plan (FDCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

IV. Septic

- A. As of the date of this determination, there are no permitted septic systems for this proposed project. The applicant will need to follow WAC 246-272A to comply with state and local regulations. Please contact the Kittitas County Public Health Department for assistance. Septic permits must be issued prior to issuance of any building permits.

V. Fire & Life Safety

- A. "No Parking" Signage will be required for apparatus access. If such signage is not posted, an additional 15' in width will be required for the roads.
- B. All future development must comply with the International Fire Code.
- C. A Knox key or switch is required on gate entrance for emergency services.
- D. The driveway for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- E. Addresses of all new residences shall be clearly visible from both directions at the county road.

VI. Irrigation Services

- A. The subject property is not within the boundaries of Irrigation.
- B. Irrigation delivery shall not be impaired at any time to the surrounding farming practices and all costs associated with any potential relocation of

irrigation delivery routes shall be the burden of the developer and not that of the surrounding landowners.

VII. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.
- B. RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeded of areas disturbed by development to preclude the proliferation of noxious weeds.
- C. All landscaping in the development area and its immediate surroundings shall follow the landscaping plan submitted with the Rezone application.

VIII. Noise

- A. Development and construction practices for this project shall only occur between the hours of 7:00 am and 7:00 pm to minimize the effect of construction noise on nearby residential properties.

IX. Historic and Cultural Preservation

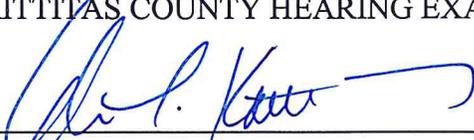
- A. Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic 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.

X. Building

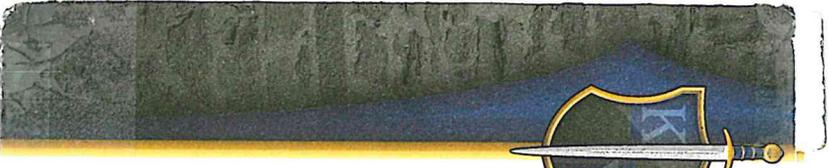
- A. Certificate of Occupancy must be granted by Kittitas County Building Department prior to final of Rezone.
- B. All structures will require full Washington State Engineering.
- C. All restrooms on site must meet ADA requirements.

Dated this 30th day of July, 2014.

KITTITAS COUNTY HEARING EXAMINER



Andrew L. Kottkamp



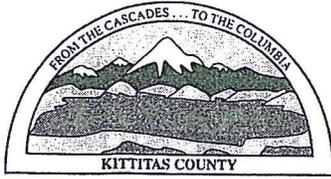
**KOTTKAMP
& YEDINAK**
435 Orondo Ave. | Wenatchee, WA 98801
PO Box 1667 | Wenatchee, WA 98807

Ms. Mandy Weed
Kititas County Community
Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

PAID



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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

DETERMINATION OF CONCURRENCY FINDING

Project: TC-13-00006 Willard Lot 2 SP-13-00006

Description: Self storage with approximately 132 units.

Proponent: Vicki Butler
PO Box 532
South Cle Elum, WA 98926

Landowner: Essen Butler
800 5th Ave, #101-442
Seattle, WA 98104

Location: The project is located at 740 Airport Road, Cle Elum, WA, in a portion of Section 36, T20N, R15E, WM in Kittitas County. Assessor's map number: 20-15-36058-0003.

Serving Roadway: Airport Road (Cle Elum)

Capacity Allocation: 37 ADT (ITE 151 - Mini-Storage)

Kittitas County Department of Public Works has determined there will not be a significant impact to the County roads serving this project and there is sufficient capacity on the serving roadways for the additional traffic to be generated by this project. No mitigation will be required. This decision was made after review of the completed transportation concurrency management application which is on file with Public Works. This information is available to the public on request.

This concurrency finding is issued under KCC 12.10. This determination may be appealed within 15 days of this notification to the Road Variance Committee. The applicant may request reconsideration of the results of the concurrency evaluation by the Public Works Director within 15 days of this notification.

Signed: CWorman

Date: 7-24-14

Kittitas County BOCC Hearing

July 24, 2014

Butler Rezone
Rezone (RZ-14-00001)

Good Evening Mr. Hearing Examiner

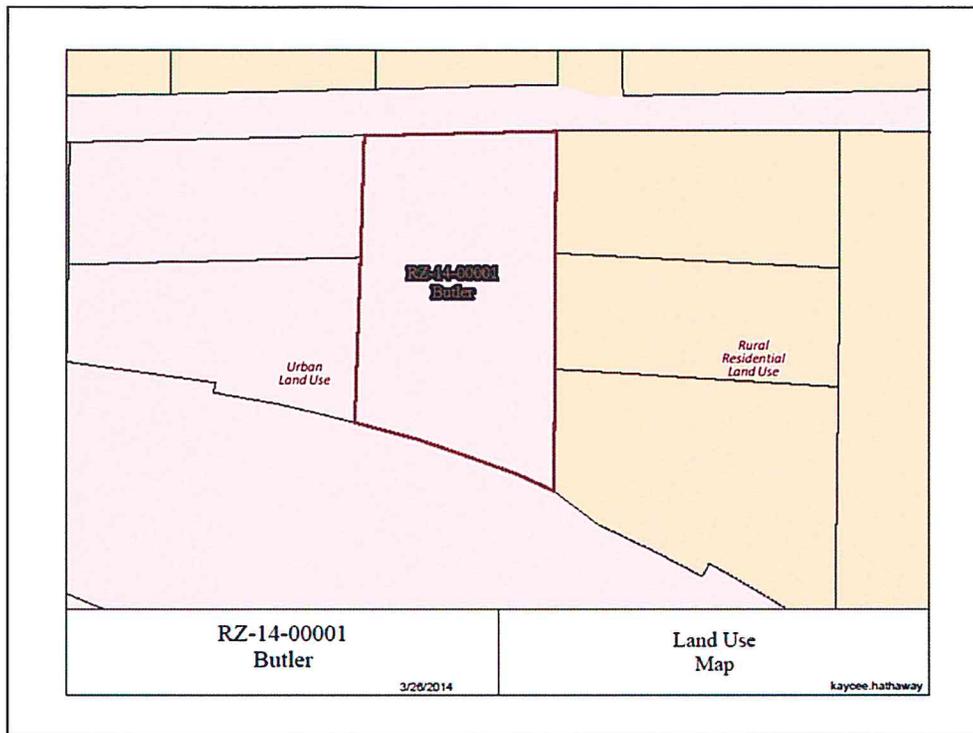
For the record

You have before you tonight for consideration the Butler Rezone Permit.

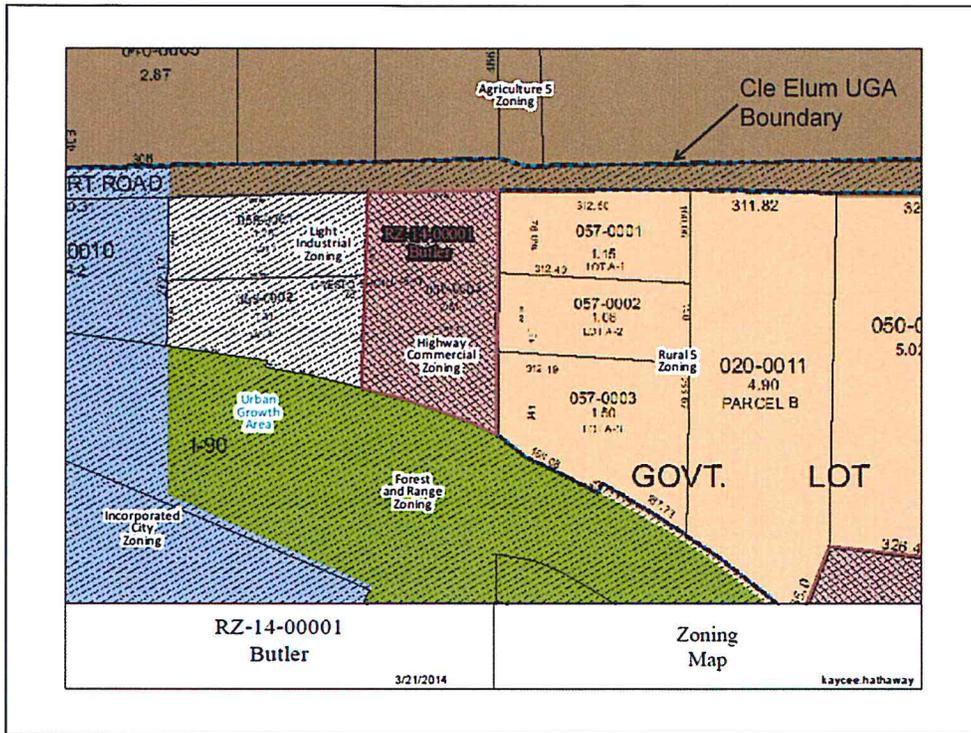
Overview of Proposal

- Project Specific Rezone: Rezone request with a site plan; building permits are required.
- Project acreage: 2.51
- Number of lots: 1 (No new lots being proposed)
- Water: None at this time
- Septic: sani-can(s) if necessary
- Land Use: Urban
- Zoning: Highway Commercial to Light Industrial

Vicki Butler, authorized agent for Essen Butler, landowner submitted application and associated site plan and project narrative.

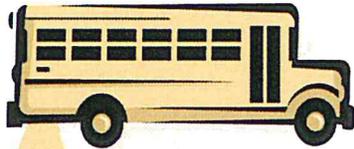


Land use: Urban

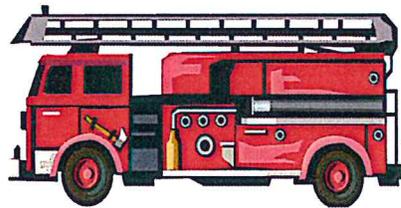


Zoning: Highway Commercial to Light Industrial

Cle Elum/ Roslyn School District



Fire District 7 (Cle Elum)



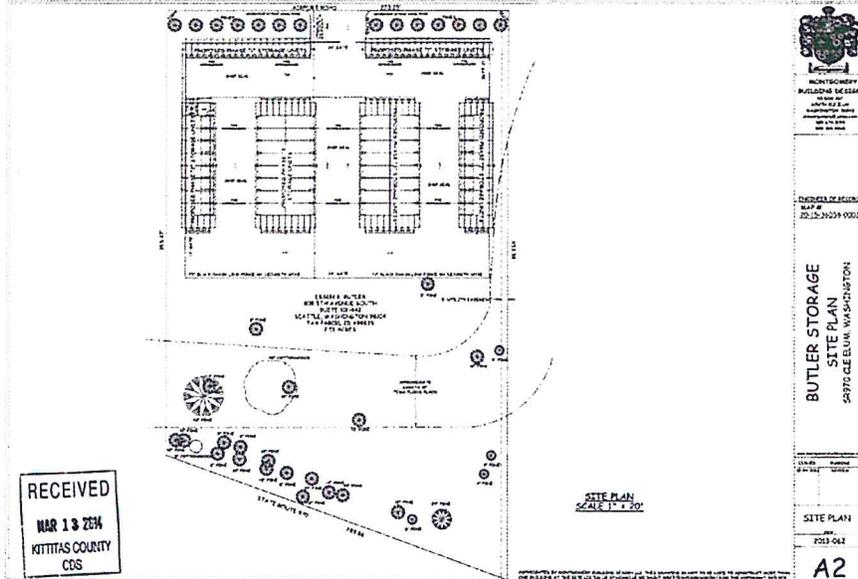
The property is located within the Cle Elum/ Roslyn School District and is located in Fire District 7.

Both were noticed. No comments were received.

Vertical Air Photo



Overpass to I-90



RECEIVED
 MAR 13 2014
 KITTITAS COUNTY
 CDS

SITE PLAN
 SCALE 1" = 20'

KITTITAS COUNTY
 BUILDING DEPARTMENT
 201 S. 1ST ST.
 JEFFERSON, WI 53549
 PHONE: 608.785.2300
 FAX: 608.785.2301

PROJECT INFORMATION
 PROJECT NAME: BUTLER STORAGE
 SHEET NO.: 2012-2025-0001

PROJECT LOCATION
 BUTLER STORAGE
 24370 GEE BLVD., WISCONSIN

DATE **SCALE**
 3/13/14 1" = 20'

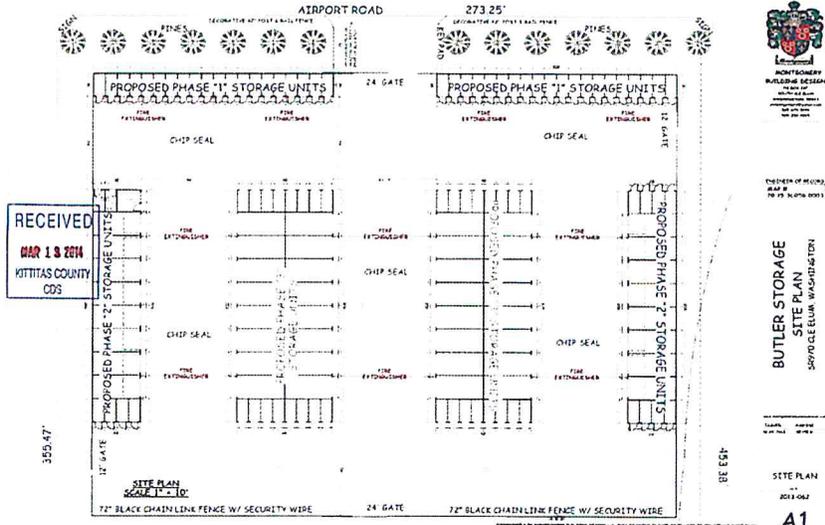
SITE PLAN
 SHEET NO. 2012-2025-0001
A2

Phasing Plan

- Phase 1
 - Two buildings located along the northern boundary of the property. Proposed to begin as soon as pertinent permits are issued.
- Phase 2
 - Two buildings, one on east and one on west side of property.
- Phase 3
 - Two buildings located in the center of property.

Phases 2 & 3 are proposed to begin within 5 years of Phase 1.

Site Plan



RECEIVED
MAR 13 2014
KITITAS COUNTY
CDS



DEPARTMENT OF REVENUE
BUREAU OF TAXATION
TAXPAYER SERVICE CENTER
3600 UNIVERSITY AVENUE
SEASIDE, WA 98148
PHONE: (206) 467-3000
FAX: (206) 467-3001

BUTLER STORAGE
SITE PLAN
SPRINGER BLVD, WASHINGTON

SITE PLAN
2013-062
A1

Critical Areas Checklist

Title: April 11, 2014
 Application File Number: #2014-0001
 Planner: Lindsay Cooper

Is FEMA required? Yes No
 Is Flood Hazard required? Yes No

What is the Zone? Impervious Cover
 Is Project inside a Fire District? Yes No
 If so, which one? Fire District 7, DeBum
 Is the project inside an Inglewood District? Yes No
 If so, which one?

Does project have a Major Approval? Yes No
 Which Local District? DeBum - Poplar/Jones District
 Is the project inside a USAR? Yes No
 If so, which one? DeBum

Is there a PM Reciprocity on the project's parcel? Yes No
 If so, which one? A

What is the FEMA Panel Number? 233X55242
 Is the Project parcel in the Floodway? Yes No
 Does the project parcel contain a portion of the stream? Yes No
 If so, what is the Water Body?

What is the designation?
 Does the project parcel contain a Classified Stream? Yes No
 If so, what is the Classification? Type 3 Urban Run
 Does the project parcel contain a Wetland? Yes No
 If so, what is the ID?

Does the project parcel intersect a AFD designation? Yes No
 If so, what is the Site Name?
 Is there a Hazard Slope in the project parcel? Yes No
 If so, what is it?

Does the project parcel abut a DOT road? Yes No
 If so, which one? SR 970

Does the project parcel abut a Forest Service road? Yes No
 If so, which one?

Does the project parcel intersect an Airport overlay zone? Yes No
 If so, which Zone is it in?

Does the project parcel intersect a SPA right of way, or line? Yes No
 If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No
 If so, which one?

Is the project parcel in or near a DNF Landslide area? Yes No
 If so, which one?

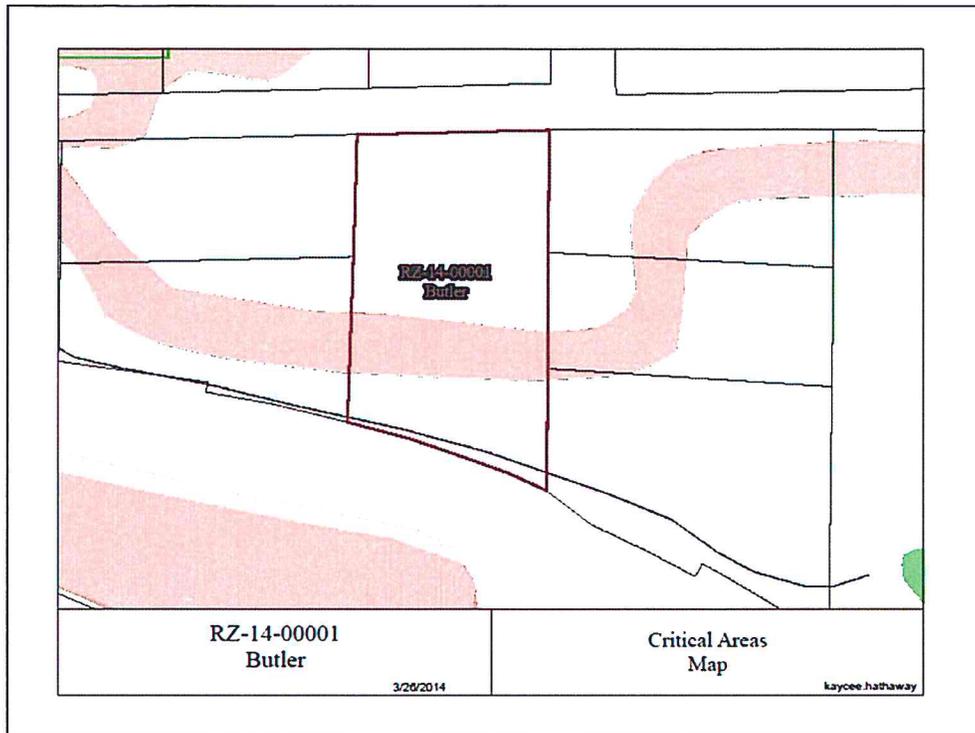
Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation? D1

Does the Project Application have a Title Report Attached?
 Does the Project Application have a Recorded Survey Attached?
 Have the Current Year's Taxes been paid?

Critical Areas and Related GIS Administrative Information

An administrative critical areas review was done in compliance with KCC 17A. The subject property contains a 100- year floodplain. This area will not be impacted by this proposal as the proposed storage units are located north of the extents of the floodplain boundary.



Critical Area: 100 Year Floodplain

Notices

- Application Submitted: January 9, 2014
- Site Posted: March 26, 2014
- Notice of Application: April 14, 2014
 - Comments Received From:
 - KC Public Works
 - KC Public Health
 - WA State Department of Health
 - WA State Department of Ecology
 - WA State Department of Transportation
- SEPA MDNS: Issued on July 3, 2014
 - Appeal period ended July 18, 2014; no Appeals were filed.

Access

- No access off of SR 903 Spur per WSDOT.
- Existing access off of Airport Road.
 - Requires improvement of existing access to commercial standards.
- Transportation concurrency determined there will be no significant impact.

Project Analysis

- Consistent with Comprehensive Plan as Conditioned
- Consistent with KCC 12 Roads and Bridges as Conditioned
- Consistent with KCC 13 Water and Sewers as Conditioned
- Consistent with KCC 14 Building and Construction as Conditioned
- Consistent with KCC 17 Zoning as Conditioned
- Consistent with KCC 17A Critical Areas
- Consistent with KCC 20 Fire and Safety as Conditioned

Staff recommends **approval** of the Butler Rezone as conditioned and contingent on building department's issuance of CO on phase one.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

STAFF REPORT BUTLER REZONE (RZ-14-00001)

TO: Kittitas County Hearing Examiner
FROM: Kittitas County Community Development Services Staff
RE: Butler Rezone (RZ-14-00001)
DATE: July 24, 2014 [hearing date]

I. GENERAL INFORMATION

Requested Action:

Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial in the Cle Elum Urban Growth Area, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.

Location: The subject property consists of one (1) parcel, located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

II. SITE INFORMATION

Total Project Size: 2.51 acres
Number of Lots: 1 (no new lots being proposed)
Domestic Water: None requested/proposed at this time.
Sewage Disposal: Proposing to use sani-can(s) if necessary.
Power/Electricity: Puget Sound Energy
Fire Protection: Fire District 7 (Cle Elum)
Irrigation District: N/A

Site Characteristics: The site is a relatively flat vacant land located within the Cle Elum UGA. The area is comprised of commercial, industrial, agricultural, and residential uses.

Surrounding Property:

North: Residential/Agriculture

South: undeveloped and state highways

East: Residential/Agriculture

West: Cle Elum Urban Growth Area/Light Industrial/Cle Elum City Limits

Access: The proposed project will have access from Airport Road; per WSDOT, no direct access from the SR 903 Spur will be allowed at this time.

Zoning and Development Standards: The subject property is currently located within the Highway Commercial zoning district and is within the Cle Elum Urban Growth Area. Light Industrial zoning is being requested, which is an appropriate zoning designation within the UGA and Urban land use designation. The purpose and intent of the Light Industrial zone is to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses and to protect such zones from encroachment by conflicting land uses.

III. ADMINISTRATIVE REVIEW

Rezone Application with associated site plan: Application for a rezone from Highway Commercial to Light Industrial was received on January 9, 2014. The application was deemed complete on March 25, 2014. A Notice of Application was issued on April 14, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties.

Posting of Site: The signed Affidavit of Posting was returned to CDS on March 26, 2014 indicating that the site had been accurately posted with the “Land Use Action” sign as provided by CDS and required per KCC 15A.03.110.

IV. COMPREHENSIVE PLAN

The current land use designation is **Urban**, specifically it is located within the Cle Elum Urban Growth Area (UGA). Under the 2013 Comprehensive Plan, Kittitas County has established the following goals and policies to guide future development through a 20 year planning window, assuming developed areas will be annexed into the adjacent cities. These goals and policies were developed in an effort to ensure consistency and coordination with the future annexing jurisdiction while still under County jurisdiction, and support the County Wide Planning Policies:

GPO 2.30A Consideration for all future development should be the adaptability of a proposal to both public and private utilities such as municipal water and sewer systems.

GPO 2.32A Encourage and accommodate future expansion of utilities and roadways in a logical manner for new development in urban growth areas. Expansion of utilities and roadways shall not be made exclusively to accommodate new development outside of urban growth areas.

GPO 2.32B Adopt urban growth area (UGA) boundaries to accommodate residential and employment increases projected within the boundaries over the next 20 years.

GPO 2.34 The UGAs shall be consistent with the following criteria: *[emphasis on provided excerpts]*

- b. Lands included within UGAs shall either be already characterized by urban growth or directly adjacent to such lands;
- d. UGAs shall provide a balance of industrial, commercial, and residential lands.
- f. Protect natural resource and critical areas.
- g. Encourage the conversion of undeveloped lands into urban densities (infill).

GPO 2.44 Location of Industrial Land. The County should designate sufficient industrial land located in areas convenient to utilizes, fire protection, and to major transportation facilities (air, rail, freeway). Industrial developments may be permitted beyond urban growth areas, when zoning allows.

GPO 2.45 Compatibility. Industry located adjacent to residential areas or along scenic routes should be situated so as to minimize impacts on those areas and should provide screening and other measures to achieve compatibility.

V. REZONE CRITERIA

The following criteria must be met per KCC 17.98.020.6 (a-h).

- a) The proposed amendment is compatible with the comprehensive plan; and
- b) The proposed amendment bears a substantial relation to the public health, safety or welfare; and

- c) The proposed amendment has merit and value for Kittitas County or a sub-area of the county; and
- d) The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property; and
- e) The subject property is suitable for development in general conformance with zoning standards for the proposed zone; and
- f) The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property; and
- g) The proposed change in use of the subject property shall not adversely impact irrigation water deliveries to other properties; and
- h) The proposed amendment is in full compliance with KCC 17.13 Transfer of Development Rights.

Staff responds to the above criteria with the following:

- a) The proposed amendment is compatible with the comprehensive plan.

Staff Response: This project proposes to build mini-warehouse style storage units which are an allowed use in the Light Industrial Zone. Additionally, this proposal is currently located in the Cle Elum Urban Growth Area with a comprehensive plan designation of Urban and is adjacent to the east of property currently zoned light industrial. The requested zone change from highway commercial to light industrial is compatible with the 2013 Comprehensive Plan.

- b) The proposed amendment bears a substantial relation to the public health, safety or welfare.

Staff Response: This amendment will not be detrimental to the health, safety, or welfare of the public. It is proposing to provide ADA approved sani-can(s) and will be fully fenced with security card access to ensure limited access. Additionally, the applicant has proposed to provide a variety of pine trees along Airport Road and the back side of the building as a site buffer.

- c) The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

Staff Response: The proposed amendment will provide for a new business opportunity in the County that will be landscaped and secure. This also meets the goals, policies, and objectives of the Comprehensive Plan by adding to the mix of uses in the UGA.

- d) The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

Staff Response: The proposed rezone is appropriate for reasonable development of the subject property. This rezone to light industrial will make the property more conforming to the adjacent property to the west, which is already zoned light industrial.

- e) The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

Staff Response: The existing zoning designation is highway commercial and the proposed zoning designation is light industrial; both zoning designations are compatible within the UGA. Further, the proposed use of mini-storage is a permitted use in the proposed light industrial zone.

- f) The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

Staff Response: The proposed amendment will not be materially detrimental to the properties in the immediate vicinity of the subject property. Adjacent to the west is property currently used for landscape materials storage. The property is bordered by Airport Road to the north. North and east of the proposal is property that is used for residential and agricultural purposes; this area is located outside of the UGA. Adjacent to the south is the SR 903 Spur and Interstate-90. This proposal is compatible with the existing uses in the area.

- g) The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

Staff Response: There are no irrigation districts in this area. Irrigation will not be impacted.

- h) The proposed amendment is in full compliance with KCC 17.13 Transfer of Development Rights.

Staff Response: Upon review of KCC 17.13 Transfer of Development Rights, staff has determined that the request to rezone from highway commercial to light industrial is outside of the scope of consideration and the legislative intent of KCC 17.13 when it was adopted in 2009 and further amended in 2010 and 2011. Therefore, TDRs are not required for this rezone proposal.

V. ENVIRONMENTAL REVIEW

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 3, 2014. The appeal period ended on July 18, 2014 at 5:00 p.m. No appeals were filed.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments have been included as Exhibits in the Hearing Examiner packet.

VII. 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.

Comprehensive Plan Consistency:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 2.30A; 2.32A; 2.32B; 2.34 (b, d, f, & g); 2.44; and 2.45. This proposal is consistent with the intent of the Urban Growth Areas of Kittitas County.

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

All roads and accesses are required to meet all Kittitas County Road Standards as outlined in the May 2, 2104 memorandum issued by the Department of Public Works. Additionally, the applicant must also abide by the requirements of Washington State Department of Transportation in their May 7, 2014 letter. As conditioned, the proposal is consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC 13 Water and Sewers Code:

This proposal with the recommended conditions is consistent with the Kittitas County Code for Water and Sewers.

Consistency with the provisions of KCC Title 14 Buildings and Construction:

This proposal with the recommended conditions is consistent with Kittitas County Code Title 14 for Building and Construction.

Consistency with the provisions of KCC 17.48, Light Industrial zoning:

This proposal is consistent with the Kittitas County Zoning Code 17.48. The proposal is compatible with KCC 17.48.020 referring to the uses table in KCC 17.15. Specifically, the proposed mini storage units are compatible as a permitted use with 17.15.080 (D) mini-warehouse.

Consistency with the provisions of KCC 17A Critical Areas Code:

Staff has conducted an administrative critical area review in accordance with KCC 17A and found critical areas present on-site. There is a DNR stream type 9 – unknown along the southern edge of the subject parcel. Additionally, there is a 100 year floodplain located in the southern area of the parcel. The proposed activities will take place north of the floodplain and unknown stream.

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

This proposal with the recommended conditions is consistent with the Kittitas County Code for Fire Life Safety.

Agency Comments:

The following agencies provided comments during the comment period: Washington State Department of Transportation, Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, and Kittitas County Public Works. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department. These comments have been integrated into the SEPA MDNS and the recommended conditions of approval.

Public Comments:

No comments have been received from the public.

VIII. RECOMMENDATION

As conditioned below, the application is not detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Titles 12, 13, 14, 17, 17A, and 20 of the Kittitas County Code and the Kittitas County Comprehensive Plan. Staff recommends approval of the Butler Rezone (RZ-14-00001) and associated site plan, subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial in the Cle Elum Urban Growth Area, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.
2. The subject property consists of one (1) parcel, located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.
3. Total Project Size: 2.51 acres

Number of Lots:	1 (no new lots being proposed)
Domestic Water:	None requested/proposed at this time.
Sewage Disposal:	Proposing to use sani-can(s) if necessary.
Power/Electricity:	Puget Sound Energy
Fire Protection:	Fire District 7 (Cle Elum)
Irrigation District:	N/A

4. Surrounding Property:
 - North: Residential/Agriculture
 - South: undeveloped and state highways
 - East: Residential/Agriculture
 - West: Cle Elum Urban Growth Area/Light Industrial/Cle Elum City Limits
5. Site Characteristics: The site is a relatively flat vacant land located within the Cle Elum UGA. The area is comprised of commercial, industrial, agricultural, and residential uses.
6. The Comprehensive Plan designation is Urban.
7. The subject property is zoned “Highway Commercial” and is proposing to be rezoned to “Light Industrial,” which allows for mini-warehouses as a permitted use.
8. A complete Rezone and Short Plat application was submitted to Community Development Services on March 27, 2013. A Notice of Application for said applications was issued on April 19, 2013. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. A complete application for a rezone from Highway Commercial to Light Industrial with associated site plan was received on January 9, 2014. The application was deemed complete on March 25, 2014. A Notice of Application was issued on April 14, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties.
9. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 3, 2014. The appeal period ended on July 18, 2014 at 5:00 p.m. 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 IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 2.30A; 2.32A; 2.32B; 2.34 (b, d, f, & g); 2.44; and 2.45. This proposal is consistent with the intent of the Urban Growth Areas of Kittitas County.
11. As conditioned, this proposal is consistent with the provisions of Kittitas County Roads and Bridges Title 12.
12. As conditioned, this proposal is consistent with the provisions of KCC 13 Water and Sewers Code.
13. This proposal, as conditioned, is consistent with Kittitas County Code Title 14 Building and Construction.
14. This proposal is consistent with the Kittitas County Zoning Code Title 17, more specifically KCC 17.48.
15. This proposal is consistent with Kittitas County Code Title 17A Critical Areas.
16. This proposal, as conditioned, is consistent with Kittitas County Code Title 20 Fire Life Safety.

17. This proposal is a project specific rezone and will require that the mini-storage units be constructed in substantial conformance with the plans and application materials (RZ-14-00001 Butler Rezone) on file dated January 9, 2014 prior to the rezone on the County map taking effect.
18. Upon review of KCC 17.13 Transfer of Development Rights, it has been determined that the request to rezone from highway commercial to light industrial is outside of the scope of consideration and the legislative intent of KCC 17.13 when it was adopted in 2009 and further amended in 2010 and 2011. Therefore, TDRs are not required for this rezone proposal.
19. The following agencies provided comments during the comment period: Washington State Department of Transportation, Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, and Kittitas County Public Works. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department. These comments have been integrated into the SEPA MDNS and the recommended conditions of approval. No comments have been received from the public.

Suggested 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 12 Roads and Bridges, Title 13 Water and Sewer, Title 14 Building and Construction, Title 15 Environmental Policy, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire Life Safety.

Suggested Conditions of Approval:

1. The project shall proceed in substantial conformance with the plans and application materials (RZ-14-00001 Butler Rezone) on file dated January 9, 2014, and all submitted revisions except as amended by the conditions herein.
2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
3. The rezone from Highway Commercial to Light Industrial does not become effective until such time that the final occupancy permit is issued by Kittitas County Building Department on phase one of this proposal.
4. Based on comments received during the public comment period and other information submitted with this project permit application, A SEPA Mitigation Determination of Non-Significance (MDNS) was issued by Community Development Services on October 31, 2013. The following are the mitigation contained within the MDNS and shall be conditions of approval:
 - I. Transportation**
 - A. Access: This project proposes to change the use of the existing access from the county road. The access must be improved to meet commercial standards. An access permit must be applied for

and issued prior to beginning any work within the county right of way. Access must be completed prior to issuance of an occupancy or final approval.

- B. The Subject property has frontage along both Airport Road and the State Highway 903 Spur (SR 903 Spur). SR 903 Spur is a Class 3 access managed highway with a posted speed limit of 45 miles per hour. The applicant proposes all access from Airport Road; WSDOT is in agreement. For the safety and security of the highway, no direct access to the SR 903 Spur will be allowed.
 - i. Future access to the SR 903 Spur will only be allowed when a two-way left turn lane is built on the spur between the SR 903 and SR 970 intersections. There is no State funding for this improvement and the cost is anticipated to be paid for by the developer(s).
- C. All loads transported on WSDOT right-of-ways must be within the legal size and load limits, or have a valid oversize and/or overweight permit.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require a NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and reviewed by the County Engineer prior to issuance of a building permit. The stormwater system construction shall be certified by a licensed engineer prior to issuance of an occupancy permit.
- C. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- D. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in an area becomes limited, use could be curtailed by those with senior water rights.
- E. Prior to receiving any type of building permit in Kittitas County, applicants shall be required to make appropriate provisions for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (see attached).
- F. The Washington State Department of Health, Office of Drinking Water requires an approved water system for this project.

III. Air

- A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in

an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.

- B. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust Control Plan (FDCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

IV. Septic

- A. As of the date of this determination, there are no permitted septic systems for this proposed project. The applicant will need to follow WAC 246-272A to comply with state and local regulations. Please contact the Kittitas County Public Health Department for assistance. Septic permits must be issued prior to issuance of any building permits.

V. Fire & Life Safety

- A. "No Parking" Signage will be required for apparatus access. If such signage is not posted, an additional 15' in width will be required for the roads.
- B. All future development must comply with the International Fire Code.
- C. A Knox key or switch is required on gate entrance for emergency services.
- D. The driveway for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150' shall be no less than 16 feet in width.
- E. Addresses of all new residences shall be clearly visible from both directions at the county road.

VI. Irrigation Services

- A. The subject property is not within the boundaries of Irrigation.
- B. Irrigation delivery shall not be impaired at any time to the surrounding farming practices and all costs associated with any potential relocation of irrigation delivery routes shall be the burden of the developer and not that of the surrounding landowners.

VII. Light and Aesthetics

- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.
- B. RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseedling of areas disturbed by development to preclude the proliferation of noxious weeds.
- C. All landscaping in the development area and its immediate surroundings shall follow the landscaping plan submitted with the Rezone application.

VIII. Noise

- A. Development and construction practices for this project shall only occur between the hours of 7:00 am and 7:00 pm to minimize the effect of construction noise on nearby residential properties.

IX. Historic and Cultural Preservation

- A. Should ground disturbing or other activities related to the proposed conditional use permit 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.

X. Building

- A. Certificate of Occupancy must be granted by Kittitas County Building Department prior to final of Rezone.
- B. All structures will require full Washington State Engineering.
- C. All restrooms on site must meet ADA requirements.



KITTITAS COUNTY HEARING EXAMINER
Andrew L. Kottkamp, Hearing Examiner

AGENDA

Thursday, July 24, 2014 @ 6:00PM

KITTITAS COUNTY COURTHOUSE, COMMISSIONERS' AUDITORIUM ROOM 109
205 WEST 5TH AVENUE, ELLENSBURG, WA 98926

Procedure for Participation – Please Sign in Legibly – When Recognized:

- State your name, address and whether you are representing only yourself or others. All remarks/comments should be addressed to the Hearing Examiner and not to the audience. Questions should be addressed to the Hearing Examiner.
- Please limit Applicant Presentation to fifteen (15) minutes; Public Testimony to three (3) minutes.
- Submit all written comments or other media to the Hearing Examiner as an exhibit for the permanent record.

- I. CALL TO ORDER
- II. ADMINISTRATIVE MATTERS
- III. OLD BUSINESS - None
- IV. NEW BUSINESS –
 - a. Butler Rezone - RZ-14-00001

Application is for a project specific rezone with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial and to construct mini-storage unites in three (3) phases on one parcel 2.51 acres in size. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse. The site is located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, W.M. in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

- V. OTHER BUSINESS – None
- VI. ADJOURN

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Thursday, July 17, 2014 6:49 PM
To: 'essen butler'
Subject: RE: Layout

Hi Essen,

You can submit a new layout if you wish, however if there are tweaks you need to make to the layout you have already proposed those can be discussed at the preapplication meeting that will be required prior to submittal of your building permit since this will be a commercial structure. It will not be a substantial change to your CUP therefore a new proposed layout is not necessary at this stage of the process. The spacing between the interior buildings is something that will need to be discussed with the building department and the fire marshal's office.

I hope this addresses your questions at this time.

Regards,

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

From: essen butler [mailto:essenb25@yahoo.com]
Sent: Monday, July 14, 2014 8:59 AM
To: Lindsey Ozbolt
Subject: Layout

Hi,

Is it possible at this point to make changes to our site layout? Specifically in regards to the spacing between the interior buildings from 40' to 24'. Also making the east and west buildings 24' from the property line instead of the 15' setback.

Thank you,

Essen Butler

Lindsey Ozbolt

From: Brenda Larsen
Sent: Monday, July 14, 2014 8:03 AM
To: Lindsey Ozbolt; 'essen butler'
Cc: Christina Wollman; Josh Hink
Subject: RE: Automatic reply: Fwd: Butler Rezone (RZ-14-00001) Transmittal of Comments

Good morning.

As far as our office is concerned, the more open space around a structure, the better. Providing a driveway around the back side of the building could potentially serve two purposes; one as defensible space and the second as fire apparatus access.

One point to consider is what defensible space will be required. If the property is in an IR1 area, it is highly unlikely that a mere 15' of defensible space would suffice. You will want to check into this prior to submitting for any building permit.

Let me know if you have additional questions.

Brenda Larsen
Kittitas County Fire Marshal
509-962-7000

From: Lindsey Ozbolt
Sent: Friday, July 11, 2014 3:46 PM
To: 'essen butler'
Cc: Christina Wollman; Brenda Larsen; Josh Hink
Subject: RE: Automatic reply: Fwd: Butler Rezone (RZ-14-00001) Transmittal of Comments

Hello Essen,

In regards to your question about the use of the 15' setback, from a land use perspective you can use that area as a driveway. I am not sure if Public Works or Fire Marshal's office will have an issue with that however. Please contact Christina Wolman in public works and Brenda Larsen or Josh Hink in the Fire Marshal's office for clarification. I have included both offices on this email.

Kaycee also mentioned you are looking for a time frame on the remaining processing of your application. The Hearing Examiner is scheduled for July 24th at 6pm. The applicant or its representative should be in attendance and you will be given up to 15 minutes to present any information regarding your project to the Hearing Examiner you would like. Once the hearing examiner closes the open record hearing he will have 10 business days to provide his recommendation. Once the recommendation has been received by CDS, we will schedule the closed record hearing before the board of county commissioners. Most likely this will occur in late August or early September. The commissioners only hear these types of applications on the 1st and 3rd Tuesday of every month at 10am. Once the commissioners vote, they will direct staff to prepare the resolution and they will sign it at their next Tuesday meeting. From that date there is a 21 day LUPA (land use petition act) appeal process. Only those who have standing in the record can file a LUPA against a project. As always, this is best case scenario.

I hope this information is helpful. Please let me know if you have any further questions.

Regards,

Lindsey Ozbolt
Planner II
Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
509.962.7637

From: essen butler [<mailto:essenb25@yahoo.com>]
Sent: Monday, July 07, 2014 6:37 PM
To: Lindsey Ozbolt
Subject: Re: Automatic reply: Fwd: Butler Rezone (RZ-14-00001) Transmittal of Comments

Hi,

I have a question for you. Do you know if you can use the 15' setback area as a driveway to access the back side of a building?

Thank you,

Essen

On Thursday, May 22, 2014 2:43 PM, Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us> wrote:

I am out of the office until Tuesday, May 27th. If you need immediate assistance in my absence please contact the front counter at 509-962-7506 for assistance, otherwise I will get back to you as soon as possible once I return.

Thank you,

Lindsey Ozbolt
Community Development Services, Planner II
509-962-7637

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 07/09/14 17:20 by lfi18

Acct #: 84329

Ad #: 1127834

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 07/11/2014 Stop: 07/11/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 7.98 Words: 463
Total STD6 15.96
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 137.26
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descrpt: N/DECISION RZ 14 00001
Given by: LINDSEY OZBOLT
Created: lfi18 07/09/14 12:26
Last Changed: lfi18 07/09/14 17:15

COMMENTS:

COPIED from AD 1124491

PUB ZONE ED TP START INS STOP SMTWTFS
DR A 97 S 07/11
IN A 97 S 07/11

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Lindsay Ozbolt
Name (print or type)

Lindsay Ozbolt
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509) 925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 07/09/14 17:20 by lfi18

Acct #: 84329

Ad #: 1127834

Status: N

**Notice of SEPA Action & Notice of Public Hearing
Butler Rezone (RZ-14-00001)**

An Application was submitted for a project related rezone from Highway Commercial to Light Industrial to construct mini storage units in (3) phases on a 2.51 acre parcel. The subject property located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

NOTICE IS HEREBY given that an open record public hearing regarding the above application shall be held before the Kittitas County Hearing Examiner on Thursday, July 24, 2014 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at Kittitas County Community Development Services 411 North Ruby, Suite 2 Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify prior to attending.

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on, July 3, 2014, issue a Final Mitigated Determination of Non-Significance (MDNS) on a project action from Essen Butler for a Rezone to construct mini storage units in (3) phases.

The lead agency for this proposal, Kittitas County Community Development Services, has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

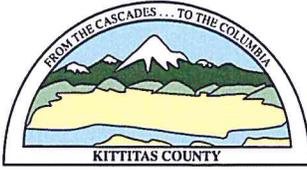
A Notice of Application and intent to utilize the optional DNS process was issued and published in the legal newspaper of record on April 14, 2014 establishing a 15 day comment period for all interested persons, parties, and agencies. As per WAC 197-11-340 & 390 the lead agency is issuing the Mitigated Determination of Non-Significance (MDNS) for this proposal. The complete application file (RZ-14-00001 Butler) may be viewed at Kittitas County Community Development Services, or on the Web at: <http://www.co.kittitas.wa.us/cds/current/> under "Rezones".

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 18, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

Staff Planner: Lindsey Ozbolt
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
lindsey.ozbolt@co.kittitas.wa.us

Notice of Application: Monday, April 14, 2014
Application Received: Thursday, January 9, 2014
Application Complete: Tuesday, March 25, 2014
Publication Date: Thursday, July 3, 2014

Date: July 3, & July 10, 2014



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

Project: Butler Rezone (RZ-14-00001)

Description: A rezone from Highway Commercial to Light Industrial to construct mini storage units in three (3) phases.

Proponent: Essen Butler (Landowner)
PO Box 532
South Cle Elum, WA 98943

Location: 1 parcel, located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

Lead Agency: Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request.

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

I. Transportation

- A. Access: This project proposes to change the use of the existing access from the county road. The access must be improved to meet commercial standards. An access permit must be applied for and issued prior to beginning any work within the county right of way. Access must be completed prior to issuance of an occupancy or final approval.
- B. The Subject property has frontage along both Airport Road and the State Highway 903 Spur (SR 903Spur). SR 903 Spur is a Class 3 access managed highway with a posted speed limit of 45 miles per hour. The applicant proposes all access from Airport Road; WSDOT is in agreement. For the safety and security of the highway, no direct access to the SR 903 Spur will be allowed.

- i. Future access to the SR 903 Spur will only be allowed when a two-way left turn lane is built on the spur between the SR 903 and SR 970 intersections. There is no State funding for this improvement and the cost is anticipated to be paid for by the developer(s).
- C. All loads transported on WSDOT right-of-ways must be within the legal size and load limits, or have a valid oversize and/or overweight permit.

II. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require a NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. It is the applicant's responsibility to contact the Department of Ecology.
- B. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and reviewed by the County Engineer prior to issuance of a building permit. The stormwater system construction shall be certified by a licensed engineer prior to issuance of an occupancy permit.
- C. Withdrawals of groundwater on the subject property are subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology; this includes the use of water for irrigation. Legally obtained water must be used on-site.
- D. Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in an area becomes limited, use could be curtailed by those with senior water rights.
- E. Prior to receiving any type of building permit in Kittitas County, applicants shall be required to make appropriate provisions for potable water supplies per RCW 58.17.110 which includes, but is not limited to, the minimum requirements outlined in the Kittitas County Board of Commissioners Resolution 2012-027 (see attached).
- F. The Washington State Department of Health, Office of Drinking Water requires an approved water system for this project.

III. Air

- A. If the applicant plans to burn trees or debris from the property, the applicant shall obtain a burn permit from the Department of Ecology. Only natural unprocessed vegetation may be burned in an outdoor fire. It is the applicant's responsibility to contact the Department of Ecology regarding this permit.
- B. Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the project site. Additionally, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts or damaging property or business. As a result, the applicant shall be responsible for creating a site-specific Fugitive Dust Control Plan (FDCP) before starting this project. The plan shall be followed throughout the duration of any activity and construction of the project.

IV. Septic

- A. As of the date of this determination, there are no permitted septic systems for this proposed project. The applicant will need to follow WAC 246-272A to comply with state and local regulations. Please contact the Kittitas County Public Health Department for assistance. Septic permits must be issued prior to issuance of any building permits.

V. Fire & Life Safety

- A. “No Parking” Signage will be required for apparatus access. If such signage is not posted, an additional 15’ in width will be required for the roads.
- B. All future development must comply with the International Fire Code.
- C. A Knox key or switch is required on gate entrance for emergency services.
- D. The driveway for the new property must comply with Kittitas County Code, i.e. any driveway greater in length than 150’ shall be no less than 16 feet in width.
- E. Addresses of all new residences shall be clearly visible from both directions at the county road.

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- A. The subject property is not within the boundaries of Irrigation.
- B. Irrigation delivery shall not be impaired at any time to the surrounding farming practices and all costs associated with any potential relocation of irrigation delivery routes shall be the burden of the developer and not that of the surrounding landowners.

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- A. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties.
- B. RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.
- C. All landscaping in the development area and its immediate surroundings shall follow the landscaping plan submitted with the Rezone application.

VIII. Noise

- A. Development and construction practices for this project shall only occur between the hours of 7:00 am and 7:00 pm to minimize the effect of construction noise on nearby residential properties.

IX. Historic and Cultural Preservation

- A. Should ground disturbing or other activities related to the proposed conditional use permit 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

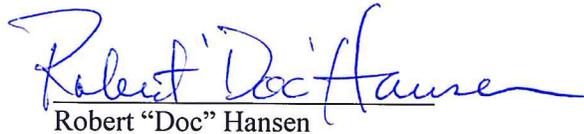
appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

X. Building

- A. Certificate of Occupancy must be granted by Kittitas County Building Department prior to final of Rezone.
- B. All structures will require full Washington State Engineering.
- C. All restrooms on site must meet ADA requirements.

The above stated mitigation conditions listed above will be provided within conditions of the decision of the conditional use permit approval.

**Responsible
Official:**


Robert "Doc" Hansen

Title:

Planning Official

Address:

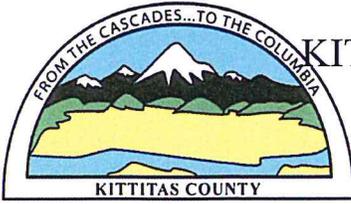
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506 Fax: (509) 962-7682

Date:

July 3, 2014

This Mitigated DNS is issued under WAC 197-11-355 and WAC 197-11-390; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action's procedural compliance with the provisions of Chapter 197-11 WAC shall be commenced on or before 5:00 pm, February 11, 2014.

Pursuant to Chapter 15A.04.020 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$500.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 110, Ellensburg, WA 98926. Timely appeals must be received within 10 working days, or no later than 5:00 PM, July 18, 2014. Aggrieved parties are encouraged to contact the Board at (509) 962-7508 for more information on appeal process.



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

PROPOSAL NAME: Butler Project Specific Rezone (RZ-14-00001)

NOTIFICATION OF: Notice Decision & Notice of SEPA Action

NOTIFICATION MAIL DATE: Thursday, July 3, 2014

I certify that the following documentation:

- Notice of Application for the NMF Enterprises Conditional Use Permit (CU-14-00001) has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

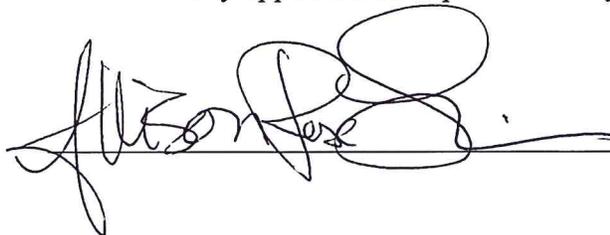
 Signature

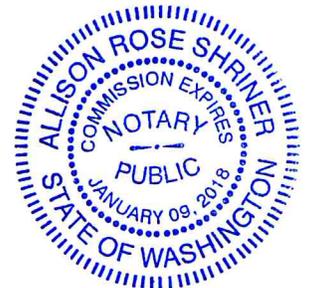
Kaycee K Hathaway
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me July 3, 2014
Date

Allison Rose Shriner
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: January 9, 2018.

 Signature





KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

NOTICE OF SEPA ACTION & NOTICE OF PUBLIC HEARING

TO: Interested County Departments & Agencies with Jurisdiction
Adjacent Property Owners
Applicant

FROM: Lindsey Ozbolt, Staff Planner

DATE: July 3, 2014

SUBJECT: **Butler Rezone (RZ-14-00001)**

An Application was submitted by Essen Butler, landowner, for a project related rezone from Highway Commercial to Light Industrial to construct mini storage units in (3) phases on a 2.51 acre parcel. The subject property located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

NOTICE IS HEREBY given that an open record public hearing regarding the above application shall be held before the Kittitas County Hearing Examiner on Thursday, July 24, 2014 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at Kittitas County Community Development Services 411 North Ruby, Suite 2 Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify prior to attending.

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on, July 3, 2014, issue a Final Mitigated Determination of Non-Significance (MDNS) on a project action from Essen Butler for a Rezone to construct mini storage units in (3) phases.

The lead agency for this proposal, Kittitas County Community Development Services, has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

A Notice of Application and intent to utilize the optional DNS process was issued and published in the legal newspaper of record on April 14, 2014 establishing a 15 day comment period for all interested persons, parties, and agencies. As per WAC 197-11-340 & 390 the lead agency is issuing the Mitigated Determination of Non-Significance (MDNS) for this proposal. The complete application file (RZ-14-00001 Butler) may be viewed at Kittitas County Community Development Services, or on the Web at: <http://www.co.kittitas.wa.us/cds/current/> under "Rezoning".

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 18, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

If you have any questions please contact Community Development Services at (509) 962-7637, Lindsey Ozbolt, Staff Planner.

**Notice of SEPA Action & Notice of Public Hearing
Butler Rezone (RZ-14-00001)**

An Application was submitted for a project related rezone from Highway Commercial to Light Industrial to construct mini storage units in (3) phases on a 2.51 acre parcel. The subject property located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

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The lead agency for this proposal, Kittitas County Community Development Services, has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

A Notice of Application and intent to utilize the optional DNS process was issued and published in the legal newspaper of record on April 14, 2014 establishing a 15 day comment period for all interested persons, parties, and agencies. As per WAC 197-11-340 & 390 the lead agency is issuing the Mitigated Determination of Non-Significance (MDNS) for this proposal. The complete application file (RZ-14-00001 Butler) may be viewed at Kittitas County Community Development Services, or on the Web at: <http://www.co.kittitas.wa.us/cds/current/> under "Rezoning".

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 18, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

Staff Planner: Lindsey Ozbolt
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
lindsey.ozbolt@co.kittitas.wa.us

Notice of Application: Monday, April 14, 2014
Application Received: Thursday, January 9, 2014
Application Complete: Tuesday, March 25, 2014
Publication Date: Thursday, July 3, 2014

Date: July 3, 2014

Kaycee Hathaway

From: Microsoft Outlook
To: tribune@nkctribune.com
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Undeliverable: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery has failed to these recipients or groups:

tribune@nkctribune.com

The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

Diagnostic information for administrators:

Generating server: EXCH2010-MAIL.co.kittitas.wa.us

[IMCEAEX- O=KITTITAS OU=COURTHSE cn=Recipients cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us](#)
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

Original message headers:

Received: from EXCH2010-MAIL.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df])
by exch2010-mail.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df%11]) with mapi
id 14.03.0195.001; Thu, 3 Jul 2014 08:30:49 -0700
Content-Type: application/ms-tnef; name="winmail.dat"
Content-Transfer-Encoding: binary
From: Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us>
To: Brenda Larsen <brenda.larsen@co.kittitas.wa.us>, "Brent Renfrow
(Brent.Renfrow@dfw.wa.gov)" <Brent.Renfrow@dfw.wa.gov>, "Candie M. Leader"
<candie.leader@co.kittitas.wa.us>, Christina Wollman
<christina.wollman@co.kittitas.wa.us>, "Cindy Preston
(cindy.preston@dnr.wa.gov)" <cindy.preston@dnr.wa.gov>,
"CROSEPA COORDINATOR@ECY.WA.GOV" <CROSEPA COORDINATOR@ECY.WA.GOV>, "Clear,
Gwen (ECY)" <GCLE461@ECY.WA.GOV>, "enviroreview@yakama.com"
<enviroreview@yakama.com>, Erin Moore <erin.moore@co.kittitas.wa.us>,
"Gretchen.Kaehler@DAHP.wa.gov" <Gretchen.Kaehler@DAHP.wa.gov>, Holly Duncan
<holly.duncan@co.kittitas.wa.us>, "Jan Jorgenson (jorgenja@cwu.edu)"
<jorgenja@cwu.edu>, "Jessica Lally (jessica@yakama.com)"
<jessica@yakama.com>, "jmarvin@yakama.com" <jmarvin@yakama.com>, "Johnson
Meninick (johnson@yakama.com)" <johnson@yakama.com>, Julie Kjorsvik
<julie.kjorsvik@co.kittitas.wa.us>, Kim Dawson
<kim.dawson@co.kittitas.wa.us>, "linda.hazlett@dnr.wa.gov"
<linda.hazlett@dnr.wa.gov>, Lisa Iammarino
<lisa.iammarino@co.kittitas.wa.us>, Lisa Lawrence

<lisa.lawrence@co.kittitas.wa.us>, Mike Johnston <mjohnston@kvnews.com>, "nelmsk@cwu.edu" <nelmsk@cwu.edu>, Patti Johnson <patti.johnson@co.kittitas.wa.us>, "russell.mau@doh.wa.gov" <russell.mau@doh.wa.gov>, "Teske, Mark S" <Mark.Teske@dfw.wa.gov>, "rivers@dnr.wa.gov" <rivers@dnr.wa.gov>, "Thalia Sachtleben (enviroreview@yakama.com)" <enviroreview@yakama.com>, "Tom Justus (tom.justus@doh.wa.gov)" <tom.justus@doh.wa.gov>, "tribune@nkctribune.com" <tribune@nkctribune.com>, Erin Moore <erin.moore@co.kittitas.wa.us>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, Jan Ollivier <jan.ollivier@co.kittitas.wa.us>, "Richard.Benson@doh.wa.gov" <Richard.Benson@doh.wa.gov>, "heather.cannon@doh.wa.gov" <heather.cannon@doh.wa.gov>, Josh Hink <josh.hink@co.kittitas.wa.us>, "jwiseman@snoqualmiepassfirerescue.org" <jwiseman@snoqualmiepassfirerescue.org>
CC: Doc Hansen <doc.hansen@co.kittitas.wa.us>, "cruseandassoc@kvalley.com" <cruseandassoc@kvalley.com>, Dave Nelson <dnelson@encompasses.net>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, Chad Bala <bala.ce@gmail.com>, "darren.habel@usace.army.mil" <darren.habel@usace.army.mil>, "separegister@ecy.wa.gov" <separegister@ecy.wa.gov>, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us>

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Thread-Topic: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Thread-Index: Ac+Wz0W/saWhqqKpRSynZSVYI+e/SQ==

Return-Receipt-To: <kaycee.hathaway@co.kittitas.wa.us>

Date: Thu, 3 Jul 2014 08:30:43 -0700

Deferred-Delivery: Thu, 3 Jul 2014 08:30:00 -0700

Message-ID: <035D19827BB5FE4BAE0E0DC16A722910718630@exch2010-mail.co.kittitas.wa.us>

Reply-To: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

Accept-Language: en-US

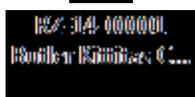
Content-Language: en-US

X-MS-Has-Attach: yes

X-MS-TNEF-Correlator: <035D19827BB5FE4BAE0E0DC16A722910718630@exch2010-mail.co.kittitas.wa.us>

MIME-Version: 1.0

X-Originating-IP: [192.168.38.19]



Kaycee Hathaway

From: Kim Dawson
Sent: Thursday, July 03, 2014 8:31 AM
To: Kaycee Hathaway
Subject: Automatic reply: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

I am currently out of the office until Monday, July 14th. If you need immediate assistance please call 509-962-7525. Thank you~

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Kaycee Hathaway

From: Microsoft Outlook
To: Patti Johnson; Doc Hansen; Kaycee Hathaway; Jan Ollivier; Josh Hink; Christina Wollman; Erin Moore; Brenda Larsen; Candie M. Leader; Holly Duncan; Lisa Iammarino; Lisa Lawrence; Julie Kjorsvik; Kim Dawson
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Delivered: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Your message has been delivered to the following recipients:

[Patti Johnson \(patti.johnson@co.kittitas.wa.us\)](mailto:patti.johnson@co.kittitas.wa.us)

[Doc Hansen \(doc.hansen@co.kittitas.wa.us\)](mailto:doc.hansen@co.kittitas.wa.us)

[Kaycee Hathaway \(kaycee.hathaway@co.kittitas.wa.us\)](mailto:kaycee.hathaway@co.kittitas.wa.us)

[Jan Ollivier \(jan.ollivier@co.kittitas.wa.us\)](mailto:jan.ollivier@co.kittitas.wa.us)

[Josh Hink \(josh.hink@co.kittitas.wa.us\)](mailto:josh.hink@co.kittitas.wa.us)

[Christina Wollman \(christina.wollman@co.kittitas.wa.us\)](mailto:christina.wollman@co.kittitas.wa.us)

[Erin Moore \(erin.moore@co.kittitas.wa.us\)](mailto:erin.moore@co.kittitas.wa.us)

[Brenda Larsen \(brenda.larsen@co.kittitas.wa.us\)](mailto:brenda.larsen@co.kittitas.wa.us)

[Candie M. Leader \(candie.leader@co.kittitas.wa.us\)](mailto:candie.leader@co.kittitas.wa.us)

[Holly Duncan \(holly.duncan@co.kittitas.wa.us\)](mailto:holly.duncan@co.kittitas.wa.us)

[Lisa Iammarino \(lisa.iammarino@co.kittitas.wa.us\)](mailto:lisa.iammarino@co.kittitas.wa.us)

[Lisa Lawrence \(lisa.lawrence@co.kittitas.wa.us\)](mailto:lisa.lawrence@co.kittitas.wa.us)

[Julie Kjorsvik \(julie.kjorsvik@co.kittitas.wa.us\)](mailto:julie.kjorsvik@co.kittitas.wa.us)

[Kim Dawson \(kim.dawson@co.kittitas.wa.us\)](mailto:kim.dawson@co.kittitas.wa.us)

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: Dave Nelson
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Relayed: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Dave Nelson](#)

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: Allison Kimball (brooksideconsulting@gmail.com); bala.ce@gmail.com
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Relayed: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Allison Kimball \(brooksideconsulting@gmail.com\)](mailto:brooksideconsulting@gmail.com)

bala.ce@gmail.com

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: russell.mau@doh.wa.gov; Tom Justus (tom.justus@doh.wa.gov);
Richard.Benson@doh.wa.gov; heather.cannon@doh.wa.gov
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Relayed: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

russell.mau@doh.wa.gov

[Tom Justus \(tom.justus@doh.wa.gov\)](mailto:Tom.Justus@doh.wa.gov)

Richard.Benson@doh.wa.gov

heather.cannon@doh.wa.gov

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: Brent Renfrow (Brent.Renfrow@dfw.wa.gov); Teske, Mark S
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Relayed: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Brent Renfrow \(Brent.Renfrow@dfw.wa.gov\)](mailto:Brent.Renfrow@dfw.wa.gov)

[Teske, Mark S](#)

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: CROSEPACORDINATOR@ECY.WA.GOV; Clear, Gwen (ECY); separegister@ecy.wa.gov
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Relayed: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

CROSEPACORDINATOR@ECY.WA.GOV

[Clear, Gwen \(ECY\)](#)

separegister@ecy.wa.gov

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: Gretchen.Kaehler@DAHP.wa.gov
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Relayed: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Gretchen.Kaehler@DAHP.wa.gov

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: jwiseman@snoqualmiepassfirerescue.org
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Relayed: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jwiseman@snoqualmiepassfirerescue.org

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Riley, Craig (DOH) <Craig.Riley@DOH.WA.GOV>
Sent: Thursday, July 03, 2014 8:31 AM
To: Kaycee Hathaway
Subject: Automatic reply: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

I am currently out of the office. I will be returning Monday, July 7th. If you need immediate assistance, please contact our front office at 509-329-2100 or try my cell phone 509-342-6449. If this is an after hours emergency please call our Drinking Water Hotline at 1-877-481-4901.

Kaycee Hathaway

From: postmaster@Yakama.com
To: jmarvin@yakama.com
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Delivered: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Your message has been delivered to the following recipients:

jmarvin@yakama.com

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: postmaster@kvalley.com
To: cruseandassoc@kvalley.com
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Delivered: Message delivered (cruseandassoc@kvalley.com)

Your message has been delivered to the following recipients:

cruseandassoc@kvalley.com

Subject:

Kaycee Hathaway

From: postmaster@Yakama.com
To: Jessica Lally (jessica@yakama.com)
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Delivered: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Your message has been delivered to the following recipients:

[Jessica Lally \(jessica@yakama.com\)](mailto:jessica@yakama.com)

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: Cindy Preston (cindy.preston@dnr.wa.gov); linda.hazlett@dnr.wa.gov;
rivers@dnr.wa.gov
Sent: Thursday, July 03, 2014 8:31 AM
Subject: Relayed: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Cindy Preston \(cindy.preston@dnr.wa.gov\)](mailto:cindy.preston@dnr.wa.gov)

linda.hazlett@dnr.wa.gov

rivers@dnr.wa.gov

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: postmaster@Yakama.com
To: enviroreview@yakama.com
Sent: Thursday, July 03, 2014 8:32 AM
Subject: Undeliverable: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery has failed to these recipients or groups:

enviroreview@yakama.com

The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

Diagnostic information for administrators:

Generating server: BY2PR04MB255.namprd04.prod.outlook.com

enviroreview@yakama.com
#< #5.1.1 smtp;550 5.1.1 RESOLVER.ADR.RecipNotFound; not found> #SMTP#

Original message headers:

Received: from BLUPR04CA007.namprd04.prod.outlook.com (10.255.219.155) by BY2PR04MB255.namprd04.prod.outlook.com (10.242.41.13) with Microsoft SMTP Server (TLS) id 15.0.974.11; Thu, 3 Jul 2014 15:31:05 +0000
Received: from BN1AFFO11FD013.protection.gbl (2a01:111:f400:7c10::177) by BLUPR04CA007.outlook.office365.com (2a01:111:e400:83f::27) with Microsoft SMTP Server (TLS) id 15.0.980.8 via Frontend Transport; Thu, 3 Jul 2014 15:31:04 +0000
Received: from na01-by2-obe.outbound.protection.outlook.com (207.46.163.241) by BN1AFFO11FD013.mail.protection.outlook.com (10.58.52.73) with Microsoft SMTP Server (TLS) id 15.0.969.12 via Frontend Transport; Thu, 3 Jul 2014 15:31:03 +0000
Received: from DM2PR0401MB0926.namprd04.prod.outlook.com (25.160.97.20) by DM2PR0401MB0909.namprd04.prod.outlook.com (25.160.97.156) with Microsoft SMTP Server (TLS) id 15.0.974.11; Thu, 3 Jul 2014 15:31:00 +0000
Received: from BY2PR04CA006.namprd04.prod.outlook.com (10.242.32.26) by DM2PR0401MB0926.namprd04.prod.outlook.com (25.160.97.20) with Microsoft SMTP Server (TLS) id 15.0.974.11; Thu, 3 Jul 2014 15:30:57 +0000
Received: from BY2FFO11FD021.protection.gbl (2a01:111:f400:7c0c::181) by BY2PR04CA006.outlook.office365.com (2a01:111:e400:2c2a::26) with Microsoft SMTP Server (TLS) id 15.0.980.8 via Frontend Transport; Thu, 3 Jul 2014 15:30:56 +0000
Received: from exch2010-mail.co.kittitas.wa.us (66.243.251.106) by BY2FFO11FD021.mail.protection.outlook.com (10.1.15.210) with Microsoft SMTP

Server (TLS) id 15.0.969.12 via Frontend Transport; Thu, 3 Jul 2014 15:30:55 +0000

Received: from EXCH2010-MAIL.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df]) by exch2010-mail.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df%11]) with mapi id 14.03.0195.001; Thu, 3 Jul 2014 08:30:49 -0700

From: Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us>

To: Brenda Larsen <brenda.larsen@co.kittitas.wa.us>, "Brent Renfrow (Brent.Renfrow@dfw.wa.gov)" <Brent.Renfrow@dfw.wa.gov>, "Candie M. Leader" <candie.leader@co.kittitas.wa.us>, Christina Wollman <christina.wollman@co.kittitas.wa.us>, "Cindy Preston (cindy.preston@dnr.wa.gov)" <cindy.preston@dnr.wa.gov>, "CROSEPA COORDINATOR@ECY.WA.GOV" <CROSEPA COORDINATOR@ECY.WA.GOV>, "Clear, Gwen (ECY)" <GCLE461@ECY.WA.GOV>, "enviroreview@yakama.com" <enviroreview@yakama.com>, Erin Moore <erin.moore@co.kittitas.wa.us>, "Gretchen.Kaehler@DAHP.wa.gov" <Gretchen.Kaehler@DAHP.wa.gov>, Holly Duncan <holly.duncan@co.kittitas.wa.us>, "Jan Jorgenson (jorgenja@cwu.edu)" <jorgenja@cwu.edu>, "Jessica Lally (jessica@yakama.com)" <jessica@yakama.com>, "jmarvin@yakama.com" <jmarvin@yakama.com>, "Johnson Meninick (johnson@yakama.com)" <johnson@yakama.com>, Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>, Kim Dawson <kim.dawson@co.kittitas.wa.us>, "linda.hazlett@dnr.wa.gov" <linda.hazlett@dnr.wa.gov>, Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>, Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>, Mike Johnston <mjohnston@kvnews.com>, "nelmsk@cwu.edu" <nelmsk@cwu.edu>, Patti Johnson <patti.johnson@co.kittitas.wa.us>, "russell.mau@doh.wa.gov" <russell.mau@doh.wa.gov>, "Teske, Mark S" <Mark.Teske@dfw.wa.gov>, "rivers@dnr.wa.gov" <rivers@dnr.wa.gov>, "Thalia Sachtleben (enviroreview@yakama.com)" <enviroreview@yakama.com>, "Tom Justus (tom.justus@doh.wa.gov)" <tom.justus@doh.wa.gov>, "tribune@nkctribune.com" <tribune@nkctribune.com>, Erin Moore <erin.moore@co.kittitas.wa.us>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, Jan Ollivier <jan.ollivier@co.kittitas.wa.us>, "Richard.Benson@doh.wa.gov" <Richard.Benson@doh.wa.gov>, "heather.cannon@doh.wa.gov" <heather.cannon@doh.wa.gov>, Josh Hink <josh.hink@co.kittitas.wa.us>, "jwiseman@snoqualmiepassfirerescue.org" <jwiseman@snoqualmiepassfirerescue.org>

CC: Doc Hansen <doc.hansen@co.kittitas.wa.us>, "cruseandassoc@kvalley.com" <cruseandassoc@kvalley.com>, Dave Nelson <dnelson@encompasses.net>, "Allison Kimball (brooksideconsulting@gmail.com)" <brooksideconsulting@gmail.com>, Chad Bala <bala.ce@gmail.com>, "darren.habel@usace.army.mil" <darren.habel@usace.army.mil>, "separegister@ecy.wa.gov" <separegister@ecy.wa.gov>, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us>

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Thread-Topic: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Thread-Index: Ac+Wz0W/saWhqqKpRSynZSVYI+e/SQ==

Return-Receipt-To: <kaycee.hathaway@co.kittitas.wa.us>

Date: Thu, 3 Jul 2014 15:30:43 +0000

Deferred-Delivery: Thu, 3 Jul 2014 15:30:00 +0000

Message-ID: <035D19827BB5FE4BAE0E0DC16A722910718630@exch2010-mail.co.kittitas.wa.us>

Reply-To: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

Accept-Language: en-US

Content-Language: en-US

X-MS-Has-Attach: yes

Kaycee Hathaway

From: postmaster@Yakama.com
To: Johnson Meninick (johnson@yakama.com)
Sent: Thursday, July 03, 2014 8:32 AM
Subject: Delivered: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Your message has been delivered to the following recipients:

[Johnson Meninick \(johnson@yakama.com\)](mailto:johnson@yakama.com)

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@KittitasCounty.onmicrosoft.com>
To: darren.habel@usace.army.mil
Sent: Thursday, July 03, 2014 8:32 AM
Subject: Relayed: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

darren.habel@usace.army.mil

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: PMDF e-Mail Interconnect <postmaster@Lister.CTS.CWU.EDU>
To: jorgenja@cwu.edu; nelmsk@cwu.edu
Sent: Thursday, July 03, 2014 8:33 AM
Subject: Expanded: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Your message has been delivered to the following groups:

jorgenja@cwu.edu

nelmsk@cwu.edu

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Mail Delivery System <MAILER-DAEMON@mail.newswest.com>
To: mjohnston@kvnews.com
Sent: Thursday, July 03, 2014 8:33 AM
Subject: Relayed: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

mjohnston@kvnews.com

Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing

Kaycee Hathaway

From: Kaycee Hathaway
Sent: Thursday, July 03, 2014 8:31 AM
To: Brenda Larsen; Brent Renfrow (Brent.Renfrow@dfw.wa.gov); Candie M. Leader; Christina Wollman; Cindy Preston (cindy.preston@dnr.wa.gov); CROSECOORDINATOR@ECY.WA.GOV; Clear, Gwen (ECY); enviroreview@yakama.com; Erin Moore; Gretchen.Kaehler@DAHP.wa.gov; Holly Duncan; Jan Jorgenson (jorgenja@cwu.edu); Jessica Lally (jessica@yakama.com); jmarvin@yakama.com; Johnson Meninick (johnson@yakama.com); Julie Kjorsvik; Kim Dawson; linda.hazlett@dnr.wa.gov; Lisa Iammarino; Lisa Lawrence; Mike Johnston; nelmsk@cwu.edu; Patti Johnson; russell.mau@doh.wa.gov; Teske, Mark S; rivers@dnr.wa.gov; Thalia Sachtleben (enviroreview@yakama.com); Tom Justus (tom.justus@doh.wa.gov); tribune@nktribune.com; Erin Moore; Allison Kimball (brooksideconsulting@gmail.com); Jan Ollivier; Richard.Benson@doh.wa.gov; heather.cannon@doh.wa.gov; Josh Hink; jwiseman@snoqualmiepassfirerescue.org
Cc: Doc Hansen; cruseandassoc@kvalley.com; Dave Nelson; Allison Kimball (brooksideconsulting@gmail.com); Chad Bala; darren.habel@usace.army.mil; separegister@ecy.wa.gov; Kaycee Hathaway
Subject: RZ-14-00001 Butler Kittitas County Notice of Decision SEPA Action & Public Hearing
Attachments: RZ-14-00001 Butler MDNS Signed.pdf; RZ-14-00001 Butler Notice of SEPA & Public Hearing.pdf

Kittitas County has issued a Decision SEPA Action & Public Hearing along with a MDNS for the Butler Rezone (RZ-14-00001). Please see the attached Notice of Decision SEPA Action & Public Hearing memo along with the SEPA MDNS document. Agencies within the county network may review the application file via the T-drive. Agencies outside of the county network can view the file documentation by following this link: <http://www.co.kittitas.wa.us/cds/landuse.asp> and opening the designated file by application number. This file will be updated as the application progresses.

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of 43.21C RCW shall be commenced on or before July 18, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

NOTICE IS HEREBY given that a hearing on said application before the Kittitas County Hearing Examiner has been scheduled for **July 24, 2014** at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at the above address prior to the hearing. Interested persons are encouraged to verify prior to attending.

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION

Salesperson: LAURA FISHBURN

Printed at 07/02/14 11:05 by lfi18

Acct #: 84329

Ad #: 1124491

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 07/03/2014 Stop: 07/03/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 7.98 Words: 460
Total STD6 15.96
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 137.26
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descrpt: N/DECISION RZ 14 00001
Given by: LINDSEY OZBOLT
Created: lfi18 07/02/14 10:15
Last Changed: lfi18 07/02/14 10:21

COMMENTS:

COPIED from AD 1121619

PUB ZONE ED TP START INS STOP SMTWTFS
DR A 97 S 07/03
IN A 97 S 07/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Kaycee K Hathaway
Name (print or type)

Kaycee K Hathaway
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204
(509)925-1414

ORDER CONFIRMATION (CONTINUED)

Salesperson: LAURA FISHBURN

Printed at 07/02/14 11:05 by lfi18

Acct #: 84329

Ad #: 1124491

Status: N

**Notice of SEPA Action & Notice of Public Hearing
Butler Rezone (RZ-14-00001)**

An Application was submitted for a project related rezone from Highway Commercial to Light Industrial to construct mini storage units in (3) phases on a 2.51 acre parcel. The subject property located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

NOTICE IS HEREBY given that an open record public hearing regarding the above application shall be held before the Kittitas County Hearing Examiner on Thursday, July 24, 2014 at 6:00 p.m. in the Kittitas County Courthouse Auditorium, Ellensburg, WA. 98926. Anyone with an interest in this matter is urged to attend said hearing where testimony will be taken. Written comments will be received and documents may be viewed at Kittitas County Community Development Services 411 North Ruby, Suite 2 Ellensburg, WA 98926 prior to the hearing. Interested persons are encouraged to verify prior to attending.

NOTICE IS HEREBY given that pursuant to WAC 197-11-340, Kittitas County Community Development Services did on, July 3, 2014, issue a Final Mitigated Determination of Non-Significance (MDNS) on a project action from Essen Butler for a Rezone to construct mini storage units in (3) phases.

The lead agency for this proposal, Kittitas County Community Development Services, has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

A Notice of Application and intent to utilize the optional DNS process was issued and published in the legal newspaper of record on April 14, 2014 establishing a 15 day comment period for all interested persons, parties, and agencies. As per WAC 197-11-340 & 390 the lead agency is issuing the Mitigated Determination of Non-Significance (MDNS) for this proposal. The complete application file (RZ-14-00001 Butler) may be viewed at Kittitas County Community Development Services, or on the Web at: <http://www.co.kittitas.wa.us/cds/current/> under "Rezones".

Any action to set aside, enjoin, review, or otherwise challenge such administrative SEPA action on the grounds of noncompliance with the provisions of chapter 43.21RCW shall be commenced on or before July 18, 2014 at 5:00 p.m. to the Kittitas County Board of Commissioners, Rm. 108, County Courthouse, Ellensburg, WA 98926.

Staff Planner: Lindsey Ozbolt
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
lindsey.ozbolt@co.kittitas.wa.us

Notice of Application:	Monday, April 14, 2014
Application Received:	Thursday, January 9, 2014
Application Complete:	Tuesday, March 25, 2014
Publication Date:	Thursday, July 3, 2014

Date: July 3, 2014

Kaycee Hathaway

From: DAILY RECORD/KITTITAS PUB <lfishburn@kvnews.com>
Sent: Wednesday, July 02, 2014 11:09 AM
To: Kaycee Hathaway
Cc: lfishburn@kvnews.com
Subject: Confirmation: Ad 1124491 for KC COMMUNITY DEVELOPM
Attachments: AD1124491_jnl.pdf

Hello Kaycee,

Here is your legal proof :)

Laura Fishburn

Kaycee Hathaway

From: NKC Tribune Advertising <ads@nkctribune.com>
Sent: Wednesday, July 02, 2014 10:05 AM
To: Kaycee Hathaway
Subject: Re: Notice of SEPA Action & Notice of Public Hearing: RZ-14-00001 Butler

CONFIRMATION RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Terry Hamberg
Publisher

Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

On Jul 2, 2014, at 9:59 AM, Kaycee Hathaway <kaycee.hathaway@co.kittitas.wa.us> wrote:

Please Publish One Time: Thursday, July 3, 2014.

Thank you,
Kaycee K Hathaway
Kittitas County
Community Development Services/ Planner I
Phone: (509) 962-7079
Email: kaycee.hathaway@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

<RZ-14-00001 Butler Notice of SEPA & Public Hearing Legal.doc>

MCCANN, STEFANIE G
661 AIRPORT RD
CLE ELUM WA 98922-

BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH TX 76161-0089

MAGLIETTI, PAUL E. ETUX
314 W 4TH ST
CLE ELUM WA 98922-

HAWK, E DEE ETUX &
HAWK, WILLIAM G ETUX
731 AIRPORT RD
CLE ELUM WA 98922

CHAMBERS, GEORGE R ETUX
PO BOX 689
CLE ELUM WA 98922

BRAACK, ARTHUR J ETUX
PO BOX 647
CLE ELUM WA 98922

COMMERCIAL LOAN SOLUTIONS III LLC
230 CROSS KEYS OFFICE PARK
FAIRPORT NY 14450-3510

HIGGINBOTHAM, EARL
ROSS HIGGINBOTHAM, LAUREEN E
PO BOX 237
CLE ELUM WA 98922-0237

HIGGINBOTHAM, MIKE & SUSAN
2131 THORP CEMETERY RD
THORP WA 98946-9564

BUTLER, ESSEN B
800 5TH AVE STE 101-442
SEATTLE WA 98104-3176

HENSHAW, BERNARD I
PO BOX 234
CLE ELUM WA 98922

BUTLER, ESSEN
PO BOX 532
SOUTH CLE ELUM WA 98943

JOVANOVIICH, FRANK L ETUX
TRUSTEES
22431 10TH AVE S
DES MOINES WA 98198

Kittitas County Fire Marshal
brenda.larsen@co.kittitas.wa.us
josh.hink@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Code Enforcement
lisa.iammarino@co.kittitas.wa.us

Kittitas County Environmental Health
joe.gilbert@co.kittitas.wa.us
erin.moore@co.kittitas.wa.us
holly.duncan@co.kittitas.wa.us
holly.myers@co.kittitas.wa.us

Kittitas County Solid Waste Programs
lisa.lawrence@co.kittitas.wa.us
patti.johnson@co.kittitas.wa.us

Kittitas County Public Works
christina.wollman@co.kittitas.wa.us
candie.leader@co.kittitas.wa.us

Yakama Nation
jessica@yakama.com
jmarvin@yakama.com
johnson@yakama.com
enviroreview@yakama.com

Department of Ecology
separegister@ecy.gov
crosepacoordinator@ecy.wa.gov
gcle461@ecy.wa.gov

WA Dept. Fish and Wildlife
Brent.Renfrow@dfw.wa.gov
Mark.Teske@dfw.wa.gov

Washington State DAHP
Gretchen.Kaehler@DAHP.wa.gov

James E Brooks Library
jorgenja@cwu.edu
nelmsk@cwu.edu

Kittitas County Building Dept.
Mike.flory@co.kittitas.wa.us
Lou.whitford@co.kittitas.wa.us

WA State Department of Health
russell.mau@doh.wa.gov

WA Dept. of Natural Resources
linda.hazlett@dnr.wa.gov

Allison Kimball
brooksideconsulting@gmail.com

Northern Kittitas County Tribune
tribune@nkctribune.com

Daily Record
jmarkell@kvnews.com
mjohnston@kvnews.com

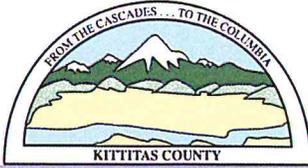
Army Corps of Engineers
Darren.habel@usace.army.mil

CITY OF CLE ELUM
mmorton@cityofcleelum.com
jleonhard@cityofcleelum.com
tfields@cityofcleelum.com

Cle Elum- Roslyn School District 404
flataum@cleelum.wednet.edu
davisb@cleelum.wednet.edu
montgomeryr@cleelum.wednet.edu

Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943

Washington State DOT
HolmstR@wsdot.wa.gov
kaiserm@wsdot.wa.gov



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

May 22, 2014

Essen Butler
PO Box 532
South Cle Elum, WA 98943

RE: Transmittal of Comments – Butler Rezone (RZ-14-00001)

Dear Mr. Butler:

Enclosed are the comments received by the end of the comment period regarding the Butler Rezone (RZ-14-00001):

April 14, 2014	WSDOT email coorespondance – Rick Holmstrom
April 14, 2014	WA DOH comment email – Russell Mau
April 15, 2014	KC Env. Health comment email – Holly Duncan
May 2, 2014	KC Public Works – Christina Wollman
May 7, 2014	WSDOT comment letter – Paul Gonseth
May 9, 2014	WA DOE comment letter – Gwen Clear

Please review all comments and notify me of any questions. I will be issuing the SEPA Checklist determination based in part on the comments received.

Sincerely,

Lindsey Ozbolt
Planner II

cc: Essen Butler, applicant *via email*
Vicki Butler, agent *via email*



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

May 7, 2014

Kittitas County
Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Attention: Lindsey Ozbolt, Staff Planner

Subject: RZ-14-00001 – Butler Rezone
SR 903 Spur milepost 0.35 vicinity left

We have reviewed the proposed project and have the following comments.

- The subject property has frontage along both Airport Road and the State Highway 903 Spur (SR 903 Spur). SR 903 Spur is a Class 3 access managed highway with a posted speed limit of 45 miles per hour. The applicant proposes all access from Airport Road. WSDOT is in agreement. For the safety and security of the highway, no direct access to the SR 903 Spur will be allowed.

Future access to the SR 903 Spur will only be allowed when a two-way left turn lane is built on the spur between the SR 903 and SR 970 intersections. There is no State funding for this improvement and the cost is anticipated to be paid for by the developer(s).

- Any proposed lighting should be directed down towards the site, and away from the SR 903 Spur.
- Stormwater and surface runoff generated by this project must be retained and treated on site, and not be allowed to flow onto WSDOT rights-of-way.
- All loads transported on WSDOT rights-of-way must be within the legal size and load limits, or have a valid oversize and/or overweight permit.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: rh/mls

cc: File #2, SR 903 Spur
Terry Kukes, Area 1 Maintenance Superintendent

p:\planning\devrev\KittCo_CleElum – Butler Rezone-Mini Storage.docx

Lindsey Ozbolt

From: Seaward, Mike <SeawarM@wsdot.wa.gov>
Sent: Wednesday, May 07, 2014 5:15 PM
To: Lindsey Ozbolt
Cc: Holmstrom, Rick
Subject: RZ-14-00001 - Butler Rezone - Comments
Attachments: Comments Letter.pdf

Attached is our comments letter to the Butler Rezone proposal. A hard copy will be mailed via USPS.

Thank you for the opportunity to comment on this proposal.

Mike Seaward
Washington State Department of Transportation
South Central Region
Planning and Materials Office
2809 Rudkin Road, Union Gap, WA 98903-1648
(509) 577-1638
seawarm@wsdot.wa.gov



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

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MAY 12 2014

May 7, 2014

KITTITAS COUNTY
CD

Kittitas County
Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Attention: Lindsey Ozbolt, Staff Planner

Subject: RZ-14-00001 – Butler Rezone
SR 903 Spur milepost 0.35 vicinity left

We have reviewed the proposed project and have the following comments.

- The subject property has frontage along both Airport Road and the State Highway 903 Spur (SR 903 Spur). SR 903 Spur is a Class 3 access managed highway with a posted speed limit of 45 miles per hour. The applicant proposes all access from Airport Road. WSDOT is in agreement. For the safety and security of the highway, no direct access to the SR 903 Spur will be allowed.

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Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG: rh/mls

cc: File #2, SR 903 Spur
Terry Kukes, Area 1 Maintenance Superintendent



**Washington State
Department of Transportation**

SOUTH CENTRAL REGION
2809 RUDKIN ROAD
UNION GAP, WA 98903-1648



RECEIVED

MAY 12 2014

KITTITAS COUNTY
CDS

Kittitas County
Community Development Services
Attn: Lindsey Ozbolt
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

9892666300 0004





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

RECEIVED

May 9, 2014

MAY 12 2014

KITTITAS COUNTY
CDS

Lindsey Ozbolt
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: RZ-14-00001

Dear Ms. Ozbolt:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the rezone and associated site plan for 2.51 acres from Highway Commercial to Light Industrial and construction of a mini-storage facility. This project is proposed by Essen Butler. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Ray Latham** at the Department of Ecology, (509) 575-2807, with questions about this permit.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012





State of Washington
 DEPARTMENT OF ECOLOGY
 15 W Yakima Ave, Ste 200
 Yakima, WA 98902-3452

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MAY 12 2014

KITTITAS COUNTY
 CDS

LINDSEY OZBOLT
 KITTITAS COUNTY
 COMMUNITY DEVELOPMENT
 411 N RUBY STREET SUITE 2
 ELLENSBURG WA 98926



UNITED STATES POSTAGE
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 0002009106 MAY 09 2014
 MAILED FROM ZIP CODE 98902

9892636300 C004



Lindsey Ozbolt

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Monday, April 14, 2014 2:24 PM
To: Lindsey Ozbolt
Cc: Holly Duncan
Subject: RE: Notice of Application - Butler Rezone RZ-14-00001

Follow Up Flag: Follow up
Flag Status: Completed

Ms. Ozbolt:

The SEPA documentation, under "Utilities", did not identify "City water", but their Project Proposal states: "We spoke to the city and water is available to the site [sic]."

So, I (DOH) want to be clear that they intend to use City (City of Cle Elum) water.

Thanks,

Russell E. Mau, Ph.D., P.E.

Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Monday, April 14, 2014 11:47 AM
To: Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Joe Gilbert; Moore, Erin (DOHi); Holly Duncan; Holly Myers; Lisa Lawrence; Patti Johnson; Christina Wollman; Candie M. Leader; 'jessica@yakama.com' (jessica@yakama.com); 'jmarvin@yakama.com' (jmarvin@yakama.com); 'johnson@yakama.com' (johnson@yakama.com); 'enviroreview@yakama.com' (enviroreview@yakama.com); ECY RE SEPA REGISTER; ECY RE CRO SEPA COORDINATOR; Clear, Gwen (ECY); Renfrow, Brent D (DFW); Teske, Mark S (DFW); Kaehler, Gretchen (DAHP); 'jorgenja@cwu.edu' (jorgenja@cwu.edu); 'nelmsk@cwu.edu' (nelmsk@cwu.edu); Michael Flory; Lou Whitford; Mau, Russell E (DOH); HAZLETT, LINDA (DNR); Allison Kimball (brooksideconsulting@gmail.com); tribune@nktribune.com; 'jmarkell@kvnews.com' (jmarkell@kvnews.com); Johnston, Mike (DOHi); darren.habel@usace.army.mil; mmorten@cityofcleelum.com; 'jleonhard@cityofcleelum.com'; tfields@cityofcleelum.com; 'flataum@cleelum.wednet.edu'; 'davisb@cleelum.wednet.edu'; 'montgomeryr@cleelum.wednet.edu'; holmstr@wsdot.wa.gov; Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)
Cc: Lindsey Ozbolt; Doc Hansen; Jeff Watson; 'essenb25@yahoo.com'; '970selfstorage@gmail.com'; Brad & Vicki Butler (sailfish2@gmail.com)
Subject: Notice of Application - Butler Rezone RZ-14-00001

[RZ-14-00001 Butler Rezone](#)

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related

documentation by following this link: <http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Rezones> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail. The comment period for this application ends on **May 14th, 2014 at 5:00 p.m.**

Regards,

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Lindsey Ozbolt

From: Holly Duncan
Sent: Tuesday, April 15, 2014 4:13 PM
To: 'Mau, Russell E (DOH)'; Lindsey Ozbolt
Cc: Erin Moore
Subject: RE: Notice of Application - Butler Rezone RZ-14-00001

Follow Up Flag: Follow up
Flag Status: Completed

Yes, I noticed the same inconsistency and would like to understand what their plans are for water as well.

From: Mau, Russell E (DOH) [mailto:Russell.Mau@DOH.WA.GOV]
Sent: Monday, April 14, 2014 2:24 PM
To: Lindsey Ozbolt
Cc: Holly Duncan
Subject: RE: Notice of Application - Butler Rezone RZ-14-00001

Ms. Ozbolt:

The SEPA documentation, under "Utilities", did not identify "City water", but their Project Proposal states: "We spoke to the city and water is available to the site [sic]."

So, I (DOH) want to be clear that they intend to use City (City of Cle Elum) water.

Thanks,

Russell E. Mau, Ph.D., P.E.

Regional Engineer
Department of Health, Office of Drinking Water
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Desk: 509-329-2116
Fax: 509-329-2104
Russell.Mau@DOH.WA.GOV

Public Health - Always Working for a Safer and Healthier Washington

Visit our web site at www.doh.wa.gov/ehp/dw

From: Lindsey Ozbolt [mailto:lindsey.ozbolt@co.kittitas.wa.us]
Sent: Monday, April 14, 2014 11:47 AM
To: Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Joe Gilbert; Moore, Erin (DOHi); Holly Duncan; Holly Myers; Lisa Lawrence; Patti Johnson; Christina Wollman; Candie M. Leader; 'jessica@yakama.com' (jessica@yakama.com); 'jmarvin@yakama.com' (jmarvin@yakama.com); 'johnson@yakama.com' (johnson@yakama.com); 'enviroreview@yakama.com' (enviroreview@yakama.com); ECY RE SEPA REGISTER; ECY RE CRO SEPA COORDINATOR; Clear, Gwen (ECY); Renfrow, Brent D (DFW); Teske, Mark S (DFW); Kaehler, Gretchen (DAHP); 'jorgenja@cwu.edu' (jorgenja@cwu.edu); 'nelmsk@cwu.edu' (nelmsk@cwu.edu); Michael Flory; Lou Whitford; Mau, Russell E (DOH); HAZLETT, LINDA (DNR); Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; 'jmarkell@kvnews.com' (jmarkell@kvnews.com); Johnston, Mike (DOHi); darren.habel@usace.army.mil; mmorten@cityofcleelum.com; 'jleonhard@cityofcleelum.com'; tfields@cityofcleelum.com; 'flataum@cleelum.wednet.edu'; 'davisb@cleelum.wednet.edu'; 'montgomeryr@cleelum.wednet.edu'; holmstr@wsdot.wa.gov; Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)

Cc: Lindsey Ozbolt; Doc Hansen; Jeff Watson; 'essenb25@yahoo.com'; '970selfstorage@gmail.com'; Brad & Vicki Butler (sailfish2@gmail.com)

Subject: Notice of Application - Butler Rezone RZ-14-00001

[RZ-14-00001 Butler Rezone](#)

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Rezones> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail. The comment period for this application ends on **May 14th, 2014 at 5:00 p.m.**

Regards,

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Lindsey Ozbolt

From: Holmstrom, Rick <HolmstR@wsdot.wa.gov>
Sent: Monday, April 14, 2014 3:30 PM
To: Seaward, Mike
Cc: Lindsey Ozbolt
Subject: FW: Notice of Application - Butler Rezone RZ-14-00001
Attachments: RZ-14-00001 Butler Notice of Application memo.pdf; RZ-14-00001 Butler Application Rezone.pdf; RZ-14-00001 Butler Application SEPA.pdf; RZ-14-00001 Butler Project Proposal.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Mike-gather the info on this please and prepare our response. It is on the 903 spur. I spoke to Lindsey late last week-the proponenet has access to Airport road. They should not plan for access off the spur, until a TWTL is built.

From: Lindsey Ozbolt [lindsey.ozbolt@co.kittitas.wa.us]
Sent: Monday, April 14, 2014 11:47 AM
To: Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Joe Gilbert; Erin Moore; Holly Duncan; Holly Myers; Lisa Lawrence; Patti Johnson; Christina Wollman; Candie M. Leader; 'jessica@yakama.com' (jessica@yakama.com); 'jmarvin@yakama.com' (jmarvin@yakama.com); 'johnson@yakama.com' (johnson@yakama.com); 'enviroreview@yakama.com' (enviroreview@yakama.com); seperegister@ecy.wa.gov; 'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov); gcle461@ecy.wa.gov; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); 'Mark.Teske@dfw.wa.gov' (Mark.Teske@dfw.wa.gov); 'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov); 'jorgenja@cwu.edu' (jorgenja@cwu.edu); 'nelmsk@cwu.edu' (nelmsk@cwu.edu); Michael Flory; Lou Whitford; 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov); 'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov); Allison Kimball (brooksideconsulting@gmail.com); tribune@nktribune.com; 'jmarkell@kvnews.com' (jmarkell@kvnews.com); Mike Johnston; darren.habel@usace.army.mil; mmorten@cityofcleelum.com; 'jleonhard@cityofcleelum.com'; tfields@cityofcleelum.com; 'flataum@cleelum.wednet.edu'; 'davisb@cleelum.wednet.edu'; 'montgomeryr@cleelum.wednet.edu'; Holmstrom, Rick; Kaiser, Mark
Cc: Lindsey Ozbolt; Doc Hansen; Jeff Watson; 'essenb25@yahoo.com'; '970selfstorage@gmail.com'; Brad & Vicki Butler (sailfish2@gmail.com)
Subject: Notice of Application - Butler Rezone RZ-14-00001

RZ-14-00001 Butler Rezone<<file:///\\fileserv-03\Teams\CDS\Projects\Rezones\RZ%202014\RZ-14-00001%20Butler>>

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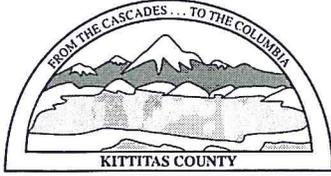
Regards,

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us<mailto:lindsey.ozbolt@co.kittitas.wa.us>

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Lindsey Ozbolt, CDS
FROM: Christina Wollman, Planner III *cw*
DATE: May 2, 2014
SUBJECT: Butler RZ-14-00001

Kittitas County Public Works has reviewed the application for a rezone on the Butler Property on Airport Road.

This property is within the 100-year floodplain. A floodplain delineation has been prepared by a surveyor to address the discrepancies shown on the digitized version of the Flood Insurance Rate Maps (FIRM). The digitized version of the FIRM places the floodplain in a different location than where it actually exists based on the official FIRM. This delineation will be used for future permitting of structures and development activity on the property.

This project must comply with the standard conditions required for commercial development, including:

1. **Access:** This project proposes to change the use of the existing access from the county road. The access must be improved to meet commercial standards. An access permit must be applied for and issued prior to beginning any work within the county right of way. Access must be completed prior to issuance of an occupancy permit or final approval.
2. **Stormwater:** On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system design shall be presented to Public Works and reviewed by the County Engineer prior to issuance of a building permit. The stormwater system construction shall be certified by a licensed engineer prior to issuance of an occupancy permit.
3. **Addressing:** Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.

Page 1 of 1



Google earth

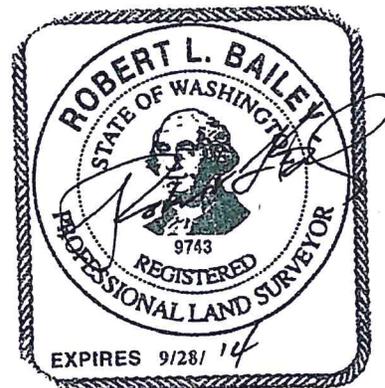


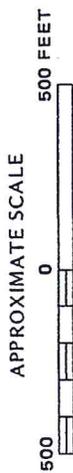
BRAD BUTLER'S Project

On-site review of the relationship of the un-numbered A Zone in parcel 494835 in the NE4,NE4, Sec 36, 20-15 shown on FEMA FIRM Panel 261 to existing topography, property lines and recent aerial photography reveal inconsistencies. On-the-ground analysis concluded that a uniform set-back distance of twenty feet north from the center of the irrigation ditch would be sufficient. Existing topography adjacent to and on the north side of the ditch has no apparent variations for the entire length of the ditch. It is my opinion that the twenty foot width of the set-back along the length of the ditch will handle high water conditions as well as the varying widths shown on the FIRM Panel. Scaled distance of ditch length on said property is 515 feet. Set-back distance is marked with nine 48" laths/blue ribbons.

Robert L. Bailey, PLS/PE 9743; April 17, 2014

808's LLC
PROFESSIONAL LAND SURVEYING
4201 HWY 970, CLE ELUM, WA 98922
509 674 5551





NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

KITTITAS COUNTY,
WASHINGTON
(UNINCORPORATED AREAS)

PANEL 261 OF 700
(SEE MAP INDEX FOR PANELS NOT PRINTED)

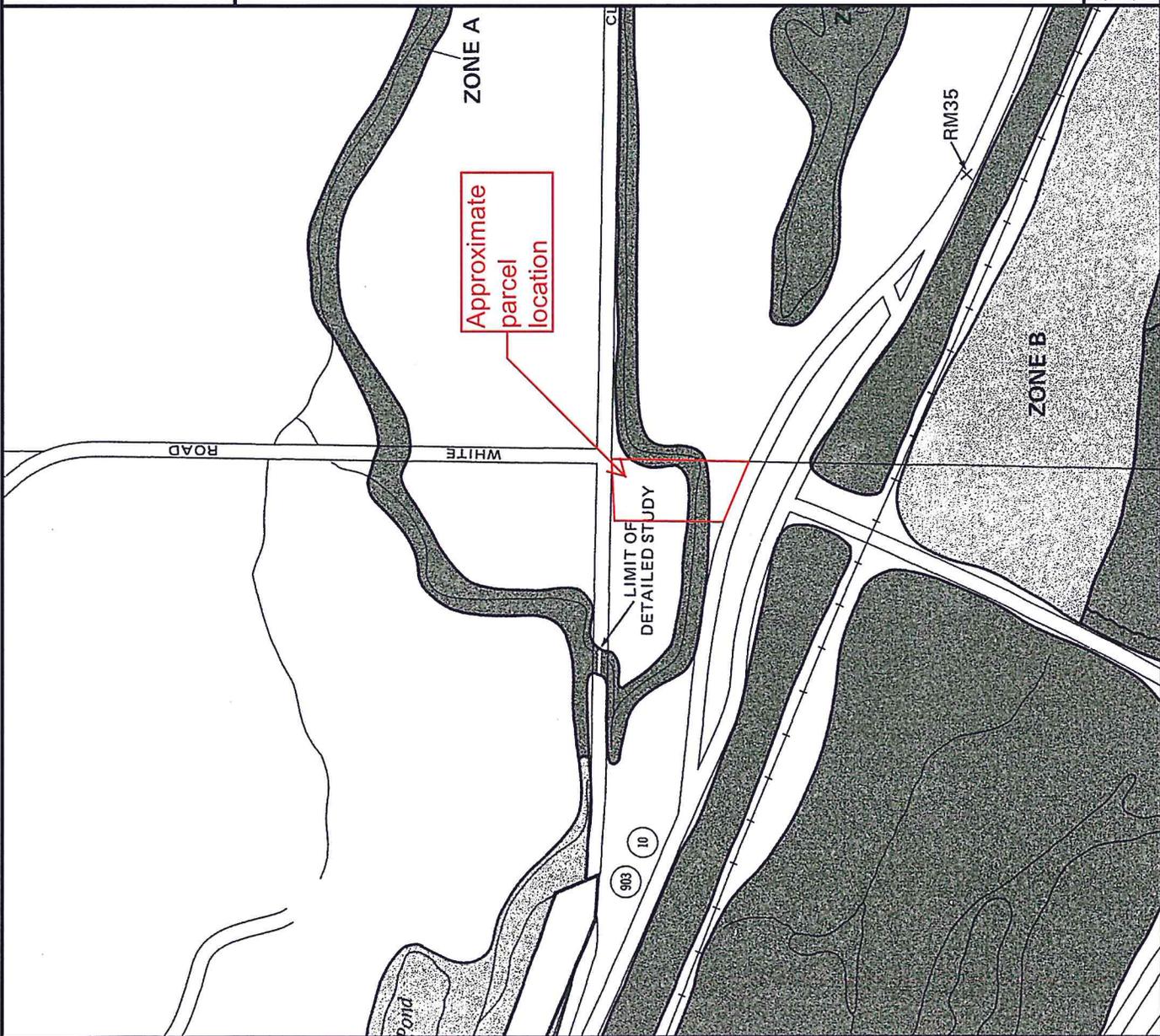
COMMUNITY-PANEL NUMBER
530095 0261 B

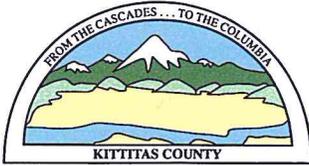
EFFECTIVE DATE:
MAY 5, 1981



federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Butler Rezone (RZ-14-00001)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 14, 2014

I certify that the following documentation:

- Notice of Application Butler Rezone (RZ-14-00001)

has been mailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

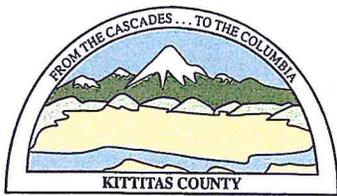
Lindsey Ozbolt
Community Development Services Planner
County of Kittitas
State of Washington

Subscribed and sworn to before me this 14th day of April 2014.



Steph Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: December 23, 2017



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Fax 509-962-7682

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Monday, April 14, 2014
Application Received: Thursday, January 9, 2014
Application Complete: Tuesday, March 25, 2014

Project Name (File Number): Butler Rezone (RZ-14-00001)
Applicant: Vicki Butler, authorized agent for Essen Butler (applicant)

Location: 1 parcel, located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

Proposal: Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.

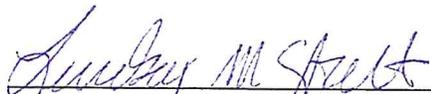
Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Rezones>. Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Wednesday, May 14, 2014. Any person has the right to comment on the application and request a copy of the decision once made.

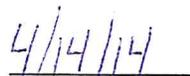
Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Designated Permit Coordinator (staff contact): Lindsey Ozbolt, Staff Planner: (509) 962-7637; email at lindsey.ozbolt@co.kittitas.wa.us



Signature Planner of Record



Date

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Notice of Application:	Monday, April 14, 2014
Application Received:	Thursday, January 9, 2014
Application Complete:	Tuesday, March 25, 2014
Publication Date:	Monday, April 14, 2014

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION

Salesperson: DANIELLE RENWICK

Printed at 04/11/14 08:11 by dde18

Acct #: 84329

Ad #: 1078211

Status: N

KC COMMUNITY DEVELOPMENT SERVICES
411 N. RUBY ST, SUITE 2
ELLENSBURG WA 98926

Start: 04/14/2014 Stop: 04/14/2014
Times Ord: 1 Times Run: ***
STD6 2.00 X 6.92 Words: 365
Total STD6 13.84
Class: 0001 LEGAL NOTICES
Rate: LEG2 Cost: 119.02
Affidavits: 1

Contact: MANDY
Phone: (509)962-7506
Fax#:
Email:
Agency:

Ad Descrpt: N/APP RZ-14-00001
Given by: *
Created: dde18 04/11/14 07:57
Last Changed: dde18 04/11/14 08:11

COMMENTS:

COPIED from AD 1074701

PUB	ZONE	ED	TP	START	INS	STOP	SMTWTFS
DR	A		97 S	04/14			
IN	A		97 S	04/14			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Quote from Daily Record/Kittitas County Publishing (509) 925-1414
This ad will run as quoted unless cancellation is received. Please contact your sales rep 24 hours prior to first run date to cancel order.

Lindsey OzboH
Name (print or type)

Lindsey M. Stult
Name (signature)

(CONTINUED ON NEXT PAGE)

DAILY RECORD/KITTITAS PUB
C/O IDAHO STATE JOURNAL RECEIVABLES
PO BOX 1570
POCATELLO ID 83204

ORDER CONFIRMATION (CONTINUED)

Salesperson: DANIELLE RENWICK

Printed at 04/11/14 08:11 by dde18

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Ad #: 1078211

Status: N

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(-) not (#)

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Application Complete: Tuesday, March 25, 2014
Publication Date: Monday, April 14, 2014

Kittitas County Fire Marshal
brenda.larsen@co.kittitas.wa.us
josh.hink@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Code Enforcement
lisa.iammarino@co.kittitas.wa.us

Kittitas County Environmental Health
joe.gilbert@co.kittitas.wa.us
erin.moore@co.kittitas.wa.us
holly.duncan@co.kittitas.wa.us
holly.myers@co.kittitas.wa.us

Kittitas County Solid Waste Programs
lisa.lawrence@co.kittitas.wa.us
patti.johnson@co.kittitas.wa.us

Kittitas County Public Works
christina.wollman@co.kittitas.wa.us
candie.leader@co.kittitas.wa.us

Yakama Nation
jessica@yakama.com
jmarvin@yakama.com
johnson@yakama.com
enviroreview@yakama.com

Department of Ecology
separegister@ecy.gov
crosepacoordinator@ecy.wa.gov
gcle461@ecy.wa.gov

WA Dept. Fish and Wildlife
Brent.Renfrow@dfw.wa.gov
Mark.Teske@dfw.wa.gov

Washington State DAHP
Gretchen.Kaehler@DAHP.wa.gov

James E Brooks Library
jorgenja@cwu.edu
nelmsk@cwu.edu

Kittitas County Building Dept.
Mike.flory@co.kittitas.wa.us
Lou.whitford@co.kittitas.wa.us

WA State Department of Health
russell.mau@doh.wa.gov

WA Dept. of Natural Resources
linda.hazlett@dnr.wa.gov

Allison Kimball
brooksideconsulting@gmail.com

Northern Kittitas County Tribune
tribune@nkctribune.com

Daily Record
jmarkell@kvnews.com
mjohnston@kvnews.com

Army Corps of Engineers
Darren.habel@usace.army.mil

CITY OF CLE ELUM
mmorton@cityofcleelum.com
jleonhard@cityofcleelum.com
tfields@cityofcleelum.com

Cle Elum- Roslyn School District 404
flataum@cleelum.wednet.edu
davisb@cleelum.wednet.edu
montgomeryr@cleelum.wednet.edu

Fire District #7
Attn: Fire Chief
PO Box 777
South Cle Elum, WA 98943

Washington State DOT
HolmstR@wsdot.wa.gov
kaiserm@wsdot.wa.gov

MCCANN, STEFANIE G
661 AIRPORT RD
CLE ELUM WA 98922-

BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH TX 76161-0089

MAGLIETTI, PAUL E. ETUX
314 W 4TH ST
CLE ELUM WA 98922-

HAWK, E DEE ETUX &
HAWK, WILLIAM G ETUX
731 AIRPORT RD
CLE ELUM WA 98922

CHAMBERS, GEORGE R ETUX
PO BOX 689
CLE ELUM WA 98922

BRAACK, ARTHUR J ETUX
PO BOX 647
CLE ELUM WA 98922

COMMERCIAL LOAN SOLUTIONS III LLC
230 CROSS KEYS OFFICE PARK
FAIRPORT NY 14450-3510

HIGGINBOTHAM, EARL
ROSS HIGGINBOTHAM, LAUREEN E
PO BOX 237
CLE ELUM WA 98922-0237

HIGGINBOTHAM, MIKE & SUSAN
2131 THORP CEMETERY RD
THORP WA 98946-9564

BUTLER, ESSEN B
800 5TH AVE STE 101-442
SEATTLE WA 98104-3176

HENSHAW, BERNARD I
PO BOX 234
CLE ELUM WA 98922

BUTLER, ESSEN
PO BOX 532
SOUTH CLE ELUM WA 98943

JOVANOVIICH, FRANK L ETUX
TRUSTEES
22431 10TH AVE S
DES MOINES WA 98198

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Monday, April 14, 2014 11:47 AM
To: Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Joe Gilbert; Erin Moore; Holly Duncan; Holly Myers; Lisa Lawrence; Patti Johnson; Christina Wollman; Candie M. Leader; 'jessica@yakama.com' (jessica@yakama.com); 'jmarvin@yakama.com' (jmarvin@yakama.com); 'johnson@yakama.com' (johnson@yakama.com); 'enviroreview@yakama.com' (enviroreview@yakama.com); separegister@ecy.wa.gov; 'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov); gcle461@ecy.wa.gov; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); 'Mark.Teske@dfw.wa.gov' (Mark.Teske@dfw.wa.gov); 'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov); 'jorgenja@cwu.edu' (jorgenja@cwu.edu); 'nelmsk@cwu.edu' (nelmsk@cwu.edu); Michael Flory; Lou Whitford; 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov); 'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov); Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; 'jmarkell@kvnews.com' (jmarkell@kvnews.com); Mike Johnston; darren.habel@usace.army.mil; mmorten@cityofcleelum.com; 'jleonhard@cityofcleelum.com'; tfields@cityofcleelum.com; 'flataum@cleelum.wednet.edu'; 'davisb@cleelum.wednet.edu'; 'montgomeryr@cleelum.wednet.edu'; holmstr@wsdot.wa.gov; Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)
Cc: Lindsey Ozbolt; Doc Hansen; Jeff Watson; 'essenb25@yahoo.com'; '970selfstorage@gmail.com'; Brad & Vicki Butler (sailfish2@gmail.com)
Subject: Notice of Application - Butler Rezone RZ-14-00001
Attachments: RZ-14-00001 Butler Notice of Application memo.pdf; RZ-14-00001 Butler Application Rezone.pdf; RZ-14-00001 Butler Application SEPA.pdf; RZ-14-00001 Butler Project Proposal.pdf

[RZ-14-00001 Butler Rezone](#)

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Rezones> and opening the designated file by application number. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail. The comment period for this application ends on **May 14th, 2014 at 5:00 p.m.**

Regards,

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Monday, April 14, 2014 1:11 PM
To: mmorton@cityofcleelum.com
Subject: FW: Notice of Application - Butler Rezone RZ-14-00001
Attachments: RZ-14-00001 Butler Notice of Application memo.pdf; RZ-14-00001 Butler Application Rezone.pdf; RZ-14-00001 Butler Application SEPA.pdf; RZ-14-00001 Butler Project Proposal.pdf

Mr. Morton,

Please see below. First notice was sent with a typo on your email address.

Regards,

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us

From: Lindsey Ozbolt
Sent: Monday, April 14, 2014 11:47 AM
To: Brenda Larsen; Josh Hink; Kim Dawson; Julie Kjorsvik; Lisa Iammarino; Joe Gilbert; Erin Moore; Holly Duncan; Holly Myers; Lisa Lawrence; Patti Johnson; Christina Wollman; Candie M. Leader; 'jessica@yakama.com' (jessica@yakama.com); 'jmarvin@yakama.com' (jmarvin@yakama.com); 'johnson@yakama.com' (johnson@yakama.com); 'enviroreview@yakama.com' (enviroreview@yakama.com); separegister@ecy.wa.gov; 'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov); gcle461@ecy.wa.gov; 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); 'Mark.Teske@dfw.wa.gov' (Mark.Teske@dfw.wa.gov); 'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov); 'jorgenja@cwu.edu' (jorgenja@cwu.edu); 'nelmsk@cwu.edu' (nelmsk@cwu.edu); Michael Flory; Lou Whitford; 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov); 'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov); Allison Kimball (brooksideconsulting@gmail.com); tribune@nkctribune.com; 'jmarkell@kvnews.com' (jmarkell@kvnews.com); Mike Johnston; darren.habel@usace.army.mil; mmorten@cityofcleelum.com; 'jleonhard@cityofcleelum.com'; tfields@cityofcleelum.com; 'flataum@cleelum.wednet.edu'; 'davisb@cleelum.wednet.edu'; 'montgomeryr@cleelum.wednet.edu'; holmstr@wsdot.wa.gov; Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov)
Cc: Lindsey Ozbolt; Doc Hansen; Jeff Watson; 'essenb25@yahoo.com'; '970selfstorage@gmail.com'; Brad & Vicki Butler (sailfish2@gmail.com)
Subject: Notice of Application - Butler Rezone RZ-14-00001

[RZ-14-00001 Butler Rezone](#)

Kittitas County has received the above referenced land use application. Agencies within the county network may review the application master file via the above link. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/land-use/current-planning.aspx?title=Rezones> and opening the designated file by application number. Comments within the body of an

email are encouraged, but may be submitted as attachments or via US Mail. The comment period for this application ends on **May 14th, 2014 at 5:00 p.m.**

Regards,

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

Lindsey Ozbolt

From: Mail Delivery System <MAILER-DAEMON@mail.newswest.com>
To: jmarkell@kvnews.com
Sent: Monday, April 14, 2014 12:06 PM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jmarkell@kvnews.com

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Renfrow, Brent D (DFW) <Brent.Renfrow@dfw.wa.gov>
Sent: Monday, April 14, 2014 11:49 AM
To: Lindsey Ozbolt
Subject: Automatic reply: Notice of Application - Butler Rezone RZ-14-00001

I will be out of the office until April 22nd. I will respond to your email message when I return.

If you need more immediate assistance, please contact either William Meyer at william.meyer@dfw.wa.gov or Mark Teske at mark.teske@dfw.wa.gov in our Ellensburg Office. In our Yakima Office, please contact Eric Bartrand at eric.bartrand@dfw.wa.gov

Lindsey Ozbolt

From: Mail Delivery System <MAILER-DAEMON@mail.newswest.com>
To: mjohnston@kvnews.com
Sent: Monday, April 14, 2014 11:49 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

mjohnston@kvnews.com

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov); 'Mark.Teske@dfw.wa.gov' (Mark.Teske@dfw.wa.gov)
Sent: Monday, April 14, 2014 11:49 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov) <<mailto:Brent.Renfrow@dfw.wa.gov>>

'Mark.Teske@dfw.wa.gov' (Mark.Teske@dfw.wa.gov) <<mailto:Mark.Teske@dfw.wa.gov>>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov)
Sent: Monday, April 14, 2014 11:49 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'Gretchen.Kaehler@DAHP.wa.gov' (Gretchen.Kaehler@DAHP.wa.gov) <<mailto:Gretchen.Kaehler@DAHP.wa.gov>>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov)
Sent: Monday, April 14, 2014 11:49 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'russell.mau@doh.wa.gov' (russell.mau@doh.wa.gov) <<mailto:russell.mau@doh.wa.gov>>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: separegister@ecy.wa.gov; 'crosepacoordinator@ecy.wa.gov'
(crosepacoordinator@ecy.wa.gov); gcle461@ecy.wa.gov
Sent: Monday, April 14, 2014 11:49 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

separegister@ecy.wa.gov

'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov) <<mailto:crosepacoordinator@ecy.wa.gov>>

gcle461@ecy.wa.gov

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: darren.habel@usace.army.mil
Sent: Monday, April 14, 2014 11:49 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

darren.habel@usace.army.mil

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov)
Sent: Monday, April 14, 2014 11:48 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov) <<mailto:linda.hazlett@dnr.wa.gov>>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov); holmstr@wsdot.wa.gov
Sent: Monday, April 14, 2014 11:48 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Kaiser, Mark (KaiserM@wsdot.wa.gov) (KaiserM@wsdot.wa.gov) <<mailto:KaiserM@wsdot.wa.gov>>

holmstr@wsdot.wa.gov

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: postmaster@Yakama.com
To: 'enviroreview@yakama.com' (enviroreview@yakama.com)
Sent: Monday, April 14, 2014 11:48 AM
Subject: Undeliverable: Notice of Application - Butler Rezone RZ-14-00001

Delivery has failed to these recipients or groups:

'enviroreview@yakama.com' (enviroreview@yakama.com) <mailto:enviroreview@yakama.com>
The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

Diagnostic information for administrators:

Generating server: BLUPR04MB675.namprd04.prod.outlook.com

enviroreview@yakama.com
#< #5.1.1 smtp;550 5.1.1 RESOLVER.ADR.RecipNotFound; not found> #SMTP#

Original message headers:

Received: from BLUPR04CA010.namprd04.prod.outlook.com (10.255.219.158) by BLUPR04MB675.namprd04.prod.outlook.com (10.141.205.27) with Microsoft SMTP Server (TLS) id 15.0.918.8; Mon, 14 Apr 2014 18:47:42 +0000

Received: from BN1AFFO11FD057.protection.gbl (2a01:111:f400:7c10::137) by BLUPR04CA010.outlook.office365.com (2a01:111:e400:83f::30) with Microsoft SMTP Server (TLS) id 15.0.918.8 via Frontend Transport; Mon, 14 Apr 2014 18:47:42 +0000

Received: from na01-bn1-obe.outbound.protection.outlook.com (157.56.111.59) by BN1AFFO11FD057.mail.protection.outlook.com (10.58.53.72) with Microsoft SMTP Server (TLS) id 15.0.918.6 via Frontend Transport; Mon, 14 Apr 2014 18:47:41 +0000

Received: from BN1AFFO11FD033.protection.gbl (10.58.52.31) by BN1AFFO11HUB030.protection.gbl (10.58.52.140) with Microsoft SMTP Server (TLS) id 15.0.918.6; Mon, 14 Apr 2014 18:47:27 +0000

Received: from exch2010-mail.co.kittitas.wa.us (66.243.251.106) by BN1AFFO11FD033.mail.protection.outlook.com (10.58.52.246) with Microsoft SMTP Server (TLS) id 15.0.918.6 via Frontend Transport; Mon, 14 Apr 2014 18:47:26 +0000

Received: from EXCH2010-MAIL.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df])

by exch2010-mail.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df%11]) with mapi
id 14.01.0438.000; Mon, 14 Apr 2014 11:47:13 -0700

From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

To: Brenda Larsen <brenda.larsen@co.kittitas.wa.us>, Josh Hink

<josh.hink@co.kittitas.wa.us>, Kim Dawson <kim.dawson@co.kittitas.wa.us>,

Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>, Lisa Iammarino

<lisa.iammarino@co.kittitas.wa.us>, Joe Gilbert

<joe.gilbert@co.kittitas.wa.us>, Erin Moore <erin.moore@co.kittitas.wa.us>,

Holly Duncan <holly.duncan@co.kittitas.wa.us>, Holly Myers

<holly.myers@co.kittitas.wa.us>, Lisa Lawrence

<lisa.lawrence@co.kittitas.wa.us>, Patti Johnson

<patti.johnson@co.kittitas.wa.us>, Christina Wollman

<christina.wollman@co.kittitas.wa.us>, "Candie M. Leader"

<candie.leader@co.kittitas.wa.us>, "jessica@yakama.com"

(jessica@yakama.com)" <jessica@yakama.com>, "jmarvin@yakama.com"

(jmarvin@yakama.com)" <jmarvin@yakama.com>, "johnson@yakama.com"

(johnson@yakama.com)" <johnson@yakama.com>, "enviroreview@yakama.com"

(enviroreview@yakama.com)" <enviroreview@yakama.com>,

"separegister@ecy.wa.gov" <separegister@ecy.wa.gov>,

"crosepacoordinator@ecy.wa.gov" (crosepacoordinator@ecy.wa.gov)"

<crosepacoordinator@ecy.wa.gov>, "gcle461@ecy.wa.gov" <gcle461@ecy.wa.gov>,

"Brent.Renfrow@dfw.wa.gov" (Brent.Renfrow@dfw.wa.gov)"

<Brent.Renfrow@dfw.wa.gov>, "Mark.Teske@dfw.wa.gov" (Mark.Teske@dfw.wa.gov)"

<Mark.Teske@dfw.wa.gov>, "Gretchen.Kaehler@DAHP.wa.gov"

(Gretchen.Kaehler@DAHP.wa.gov)" <Gretchen.Kaehler@DAHP.wa.gov>,

"jorgenja@cwu.edu" (jorgenja@cwu.edu)" <jorgenja@cwu.edu>,

"nelmsk@cwu.edu" (nelmsk@cwu.edu)" <nelmsk@cwu.edu>, Michael Flory

<mike.flory@co.kittitas.wa.us>, Lou Whitford

<lou.whitford@co.kittitas.wa.us>, "russell.mau@doh.wa.gov"

(russell.mau@doh.wa.gov)" <russell.mau@doh.wa.gov>,

"linda.hazlett@dnr.wa.gov" (linda.hazlett@dnr.wa.gov)"

<linda.hazlett@dnr.wa.gov>, "Allison Kimball (brooksideconsulting@gmail.com)"

<brooksideconsulting@gmail.com>, "tribune@nkctribune.com"

<IMCEAEX-_O=KITTITAS_OU=COURTHSE_cn=Recipients_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us>,

"jmarkell@kvnews.com" (jmarkell@kvnews.com)" <jmarkell@kvnews.com>, Mike

Johnston <mjohnston@kvnews.com>, "darren.habel@usace.army.mil"

<darren.habel@usace.army.mil>, "mmorten@cityofcleelum.com"

<mmorten@cityofcleelum.com>, "jleonhard@cityofcleelum.com"

<jleonhard@cityofcleelum.com>, "tfields@cityofcleelum.com"

<tfields@cityofcleelum.com>, "flataum@cleelum.wednet.edu"

<flataum@cleelum.wednet.edu>, "davisb@cleelum.wednet.edu"

<davisb@cleelum.wednet.edu>, "montgomeryr@cleelum.wednet.edu"

<montgomeryr@cleelum.wednet.edu>, "holmstr@wsdot.wa.gov"

<holmstr@wsdot.wa.gov>, "Kaiser, Mark (KaiserM@wsdot.wa.gov)"

(KaiserM@wsdot.wa.gov)" <KaiserM@wsdot.wa.gov>

CC: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>, Doc Hansen

<doc.hansen@co.kittitas.wa.us>, Jeff Watson <jeff.watson@co.kittitas.wa.us>,

"essenb25@yahoo.com" <essenb25@yahoo.com>, "970selfstorage@gmail.com"

<970selfstorage@gmail.com>, "Brad & Vicki Butler (sailfish2@gmail.com)"

<sailfish2@gmail.com>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Thread-Topic: Notice of Application - Butler Rezone RZ-14-00001

Thread-Index: Ac9YEKtLFyofiVsFQBiXQjs8rrxNIA==
Return-Receipt-To: <lindsey.ozbolt@co.kittitas.wa.us>
Date: Mon, 14 Apr 2014 18:47:12 +0000
Message-ID: <C97566EEC920FD4D8A425CFC93E067034A7A058B67@glamdring.co.kittitas.wa.us>
Reply-To: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
Accept-Language: en-US
Content-Language: en-US
X-MS-Has-Attach: yes
X-MS-TNEF-Correlator:
x-originating-ip: [192.168.38.11]
Content-Type: multipart/mixed;
 boundary=" _007_C97566EEC920FD4D8A425CFC93E067034A7A058B67glamdringcoki_ "
MIME-Version: 1.0
Return-Path: lindsey.ozbolt@co.kittitas.wa.us
X-EOPAttributedMessage: 1
X-Forefront-Antispam-Report-Untrusted:
CIP:66.243.251.106;CTRY:US;IPV:NLI;EFV:NLI;SFV:NSPM;SFS:(10009001)(428001)(189002)(199002)(252514010)(377454003)(55846006)(4396001)(43066001)(74482001)(74662001)(74502001)(81542001)(561944002)(80022001)(6806004)(80976001)(81342001)(71186001)(16236675002)(87936001)(568964001)(79102001)(15202345003)(15975445006)(92726001)(2201001)(86362001)(84326002)(567704001)(83072002)(99396002)(2656002)(85852003)(76482001)(20776003)(54356999)(16297215004)(512954002)(77982001)(50986999)(53806999)(19580395003)(44976005)(46102001)(2171001)(83322001)(19580405001)(33656001)(921003)(1121002)(80862004)(491001);DIR:OUT;SFP:1101;SCL:1;SRVR:BN1AFFO11HUB030;H:exch2010-mail.co.kittitas.wa.us;FPR:ECD8510D.A6D6942B.705755C7.52EC73.2023A;MLV:svf;PTR:static-66-243-251-106.ellensburg.fairpoint.net;MX:1;A:1;LANG:en;
X-Forefront-PRVS: 0181F4652A
Received-SPF: None (: co.kittitas.wa.us does not designate permitted sender hosts)
X-Forefront-Antispam-Report:
CIP:157.56.111.59;CTRY:US;IPV:NLI;EFV:NLI;SFV:SZE;SFS;;DIR:INB;SFP;;SCL:0;SRVR:BLUPRO4MB675;H:na01-bn1-obe.outbound.protection.outlook.com;FPR;;LANG:en;

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: mmorten@cityofcleelum.com
Sent: Monday, April 14, 2014 11:48 AM
Subject: Undeliverable: Notice of Application - Butler Rezone RZ-14-00001

Delivery has failed to these recipients or groups:

mmorten@cityofcleelum.com

The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

The following organization rejected your message: p3plibsmtp02-07.prod.phx3.secureserver.net.

Diagnostic information for administrators:

Generating server: BN1AFFO11HUB030.mail.protection.outlook.com

mmorten@cityofcleelum.com

p3plibsmtp02-07.prod.phx3.secureserver.net #<p3plibsmtp02-07.prod.phx3.secureserver.net #5.1.1 smtp;550 5.1.1 <mmorten@cityofcleelum.com> recipient rejected> #SMTP#

Original message headers:

Received: from BN1AFFO11FD033.protection.gbl (10.58.52.31) by BN1AFFO11HUB030.protection.gbl (10.58.52.140) with Microsoft SMTP Server (TLS) id 15.0.918.6; Mon, 14 Apr 2014 18:47:27 +0000

Received: from exch2010-mail.co.kittitas.wa.us (66.243.251.106) by BN1AFFO11FD033.mail.protection.outlook.com (10.58.52.246) with Microsoft SMTP Server (TLS) id 15.0.918.6 via Frontend Transport; Mon, 14 Apr 2014 18:47:26 +0000

Received: from EXCH2010-MAIL.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df]) by exch2010-mail.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df%11]) with mapi id 14.01.0438.000; Mon, 14 Apr 2014 11:47:13 -0700

From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

To: Brenda Larsen <brenda.larsen@co.kittitas.wa.us>, Josh Hink <josh.hink@co.kittitas.wa.us>, Kim Dawson <kim.dawson@co.kittitas.wa.us>, Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>, Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>, Joe Gilbert <joe.gilbert@co.kittitas.wa.us>, Erin Moore <erin.moore@co.kittitas.wa.us>,

Holly Duncan <holly.duncan@co.kittitas.wa.us>, Holly Myers
<holly.myers@co.kittitas.wa.us>, Lisa Lawrence
<lisa.lawrence@co.kittitas.wa.us>, Patti Johnson
<patti.johnson@co.kittitas.wa.us>, Christina Wollman
<christina.wollman@co.kittitas.wa.us>, "Candie M. Leader"
<candie.leader@co.kittitas.wa.us>, "'jessica@yakama.com'
(jessica@yakama.com)" <jessica@yakama.com>, "'jmarvin@yakama.com'
(jmarvin@yakama.com)" <jmarvin@yakama.com>, "'johnson@yakama.com'
(johnson@yakama.com)" <johnson@yakama.com>, "'enviroreview@yakama.com'
(enviroreview@yakama.com)" <enviroreview@yakama.com>,
"separegister@ecy.wa.gov" <separegister@ecy.wa.gov>,
"'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov)"
<crosepacoordinator@ecy.wa.gov>, "gcle461@ecy.wa.gov" <gcle461@ecy.wa.gov>,
"'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov)"
<Brent.Renfrow@dfw.wa.gov>, "'Mark.Teske@dfw.wa.gov' (Mark.Teske@dfw.wa.gov)"
<Mark.Teske@dfw.wa.gov>, "'Gretchen.Kaehler@DAHP.wa.gov'
(Gretchen.Kaehler@DAHP.wa.gov)" <Gretchen.Kaehler@DAHP.wa.gov>,
"'jorgenja@cwu.edu' (jorgenja@cwu.edu)" <jorgenja@cwu.edu>,
"'nelmsk@cwu.edu' (nelmsk@cwu.edu)" <nelmsk@cwu.edu>, Michael Flory
<mike.flory@co.kittitas.wa.us>, Lou Whitford
<lou.whitford@co.kittitas.wa.us>, "'russell.mau@doh.wa.gov'
(russell.mau@doh.wa.gov)" <russell.mau@doh.wa.gov>,
"'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov)"
<linda.hazlett@dnr.wa.gov>, "Allison Kimball (brooksideconsulting@gmail.com)"
<brooksideconsulting@gmail.com>, "tribune@nkctribune.com"
<IMCEAEX_O=KITTITAS_OU=COURTHSE_cn=Recipients_cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us>,
"'jmarkell@kvnews.com' (jmarkell@kvnews.com)" <jmarkell@kvnews.com>, "Mike
Johnston" <mjohnston@kvnews.com>, "darren.habel@usace.army.mil"
<darren.habel@usace.army.mil>, "mmorten@cityofcleelum.com"
<mmorten@cityofcleelum.com>, "'jleonhard@cityofcleelum.com"
<jleonhard@cityofcleelum.com>, "tfields@cityofcleelum.com"
<tfields@cityofcleelum.com>, "'flataum@cleelum.wednet.edu"
<flataum@cleelum.wednet.edu>, "'davisb@cleelum.wednet.edu"
<davisb@cleelum.wednet.edu>, "'montgomeryr@cleelum.wednet.edu"
<montgomeryr@cleelum.wednet.edu>, "holmstr@wsdot.wa.gov"
<holmstr@wsdot.wa.gov>, "Kaiser, Mark (KaiserM@wsdot.wa.gov)
(KaiserM@wsdot.wa.gov)" <KaiserM@wsdot.wa.gov>

CC: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>, Doc Hansen
<doc.hansen@co.kittitas.wa.us>, Jeff Watson <jeff.watson@co.kittitas.wa.us>,
"'essenb25@yahoo.com'" <essenb25@yahoo.com>, "'970selfstorage@gmail.com"
<970selfstorage@gmail.com>, "Brad & Vicki Butler (sailfish2@gmail.com)"
<sailfish2@gmail.com>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Thread-Topic: Notice of Application - Butler Rezone RZ-14-00001

Thread-Index: Ac9YEKtLFyofIVsFQBIXQjs8rrxNIA==

Return-Receipt-To: <lindsey.ozbolt@co.kittitas.wa.us>

Date: Mon, 14 Apr 2014 18:47:12 +0000

Message-ID: <C97566EEC920FD4D8A425CFC93E067034A7A058B67@glamdring.co.kittitas.wa.us>

Reply-To: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

Accept-Language: en-US

Content-Language: en-US

X-MS-Has-Attach: yes

X-MS-TNEF-Correlator:
x-originating-ip: [192.168.38.11]
Content-Type: text/plain
MIME-Version: 1.0
Return-Path: lindsey.ozbolt@co.kittitas.wa.us
X-EOPAttributedMessage: 0
X-Forefront-Antispam-Report:
CIP:66.243.251.106;CTRY:US;IPV:NLI;EFV:NLI;SFV:NSPM;SFS:(10009001)(428001)(189002)(199002)(252514010)(377454003)(55846006)(4396001)(43066001)(74482001)(74662001)(74502001)(81542001)(561944002)(80022001)(6806004)(80976001)(81342001)(71186001)(16236675002)(87936001)(568964001)(79102001)(15202345003)(15975445006)(92726001)(2201001)(86362001)(84326002)(567704001)(83072002)(99396002)(2656002)(85852003)(76482001)(20776003)(54356999)(16297215004)(512954002)(77982001)(50986999)(53806999)(19580395003)(44976005)(46102001)(2171001)(83322001)(19580405001)(33656001)(921003)(1121002)(80862004)(491001);DIR:OUT;SFP:1101;SCL:1;SRVR:BN1AFFO11HUB030;H:exch2010-mail.co.kittitas.wa.us;FPR:ECD8510D.A6D6942B.705755C7.52EC73.2023A;MLV:sfv;PTR:static-66-243-251-106.ellensburg.fairpoint.net;MX:1;A:1;LANG:en;
X-OriginatorOrg: KittitasCounty.onmicrosoft.com
X-Forefront-PRVS: 0181F4652A
Received-SPF: None (: co.kittitas.wa.us does not designate permitted sender hosts)

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'jleonhard@cityofcleelum.com'; tfields@cityofcleelum.com
Sent: Monday, April 14, 2014 11:48 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'jleonhard@cityofcleelum.com' <<mailto:jleonhard@cityofcleelum.com>>

tfields@cityofcleelum.com

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: 'essenb25@yahoo.com'
Sent: Monday, April 14, 2014 11:48 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

'essenb25@yahoo.com' <<mailto:essenb25@yahoo.com>>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: postmaster@Yakama.com
To: 'johnson@yakama.com' (johnson@yakama.com)
Sent: Monday, April 14, 2014 11:48 AM
Subject: Delivered: Notice of Application - Butler Rezone RZ-14-00001

Your message has been delivered to the following recipients:

'johnson@yakama.com' (johnson@yakama.com) <<mailto:johnson@yakama.com>>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: postmaster@Yakama.com
To: 'jessica@yakama.com' (jessica@yakama.com)
Sent: Monday, April 14, 2014 11:48 AM
Subject: Delivered: Notice of Application - Butler Rezone RZ-14-00001

Your message has been delivered to the following recipients:

'jessica@yakama.com' (jessica@yakama.com) <<mailto:jessica@yakama.com>>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: postmaster@Yakama.com
To: 'jmarvin@yakama.com' (jmarvin@yakama.com)
Sent: Monday, April 14, 2014 11:48 AM
Subject: Delivered: Notice of Application - Butler Rezone RZ-14-00001

Your message has been delivered to the following recipients:

'jmarvin@yakama.com' (jmarvin@yakama.com) <<mailto:jmarvin@yakama.com>>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook <postmaster@KittitasCounty.onmicrosoft.com>
To: Allison Kimball (brooksideconsulting@gmail.com); '970selfstorage@gmail.com'; Brad & Vicki Butler (sailfish2@gmail.com)
Sent: Monday, April 14, 2014 11:48 AM
Subject: Relayed: Notice of Application - Butler Rezone RZ-14-00001

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

Allison Kimball (brooksideconsulting@gmail.com) <<mailto:brooksideconsulting@gmail.com>>

'970selfstorage@gmail.com' <<mailto:970selfstorage@gmail.com>>

Brad & Vicki Butler (sailfish2@gmail.com) <<mailto:sailfish2@gmail.com>>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook
To: Michael Flory; Candie M. Leader; Patti Johnson; Christina Wollman; Doc Hansen; Jeff Watson; Lou Whitford; Lindsey Ozbolt; Lisa Lawrence; Kim Dawson; Julie Kjorsvik; Brenda Larsen; Josh Hink; Lisa Iammarino; Holly Duncan; Holly Myers; Joe Gilbert; Erin Moore
Sent: Monday, April 14, 2014 11:48 AM
Subject: Delivered: Notice of Application - Butler Rezone RZ-14-00001

Your message has been delivered to the following recipients:

Michael Flory (mike.flory@co.kittitas.wa.us) <<mailto:mike.flory@co.kittitas.wa.us>>

Candie M. Leader (candie.leader@co.kittitas.wa.us) <<mailto:candie.leader@co.kittitas.wa.us>>

Patti Johnson (patti.johnson@co.kittitas.wa.us) <<mailto:patti.johnson@co.kittitas.wa.us>>

Christina Wollman (christina.wollman@co.kittitas.wa.us) <<mailto:christina.wollman@co.kittitas.wa.us>>

Doc Hansen (doc.hansen@co.kittitas.wa.us) <<mailto:doc.hansen@co.kittitas.wa.us>>

Jeff Watson (jeff.watson@co.kittitas.wa.us) <<mailto:jeff.watson@co.kittitas.wa.us>>

Lou Whitford (lou.whitford@co.kittitas.wa.us) <<mailto:lou.whitford@co.kittitas.wa.us>>

Lindsey Ozbolt (lindsey.ozbolt@co.kittitas.wa.us) <<mailto:lindsey.ozbolt@co.kittitas.wa.us>>

Lisa Lawrence (lisa.lawrence@co.kittitas.wa.us) <<mailto:lisa.lawrence@co.kittitas.wa.us>>

Kim Dawson (kim.dawson@co.kittitas.wa.us) <<mailto:kim.dawson@co.kittitas.wa.us>>

Julie Kjorsvik (julie.kjorsvik@co.kittitas.wa.us) <<mailto:julie.kjorsvik@co.kittitas.wa.us>>

Brenda Larsen (brenda.larsen@co.kittitas.wa.us) <<mailto:brenda.larsen@co.kittitas.wa.us>>

Josh Hink (josh.hink@co.kittitas.wa.us) <<mailto:josh.hink@co.kittitas.wa.us>>

Lisa Iammarino (lisa.iammarino@co.kittitas.wa.us) <<mailto:lisa.iammarino@co.kittitas.wa.us>>

Holly Duncan (holly.duncan@co.kittitas.wa.us) <<mailto:holly.duncan@co.kittitas.wa.us>>

Holly Myers (holly.myers@co.kittitas.wa.us) <<mailto:holly.myers@co.kittitas.wa.us>>

Joe Gilbert (joe.gilbert@co.kittitas.wa.us) <<mailto:joe.gilbert@co.kittitas.wa.us>>

Erin Moore (erin.moore@co.kittitas.wa.us) <<mailto:erin.moore@co.kittitas.wa.us>>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Lindsey Ozbolt

From: Microsoft Outlook
To: tribune@nkctribune.com
Sent: Monday, April 14, 2014 11:48 AM
Subject: Undeliverable: Notice of Application - Butler Rezone RZ-14-00001

Delivery has failed to these recipients or groups:

tribune@nkctribune.com <<mailto:IMCEAEX-O%3DKITTITAS OU%3DCOURTHSE cn%3DRecipients cn%3Dtribune%2B40nkctribune%2B2Ecom@co.kittitas.wa.us>>
The e-mail address you entered couldn't be found. Please check the recipient's e-mail address and try to resend the message. If the problem continues, please contact your helpdesk.

Diagnostic information for administrators:

Generating server: EXCH2010-MAIL.co.kittitas.wa.us

[IMCEAEX- O=KITTITAS OU=COURTHSE cn=Recipients cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us](mailto:IMCEAEX-O=KITTITAS OU=COURTHSE cn=Recipients cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us)
#550 5.1.1 RESOLVER.ADR.ExRecipNotFound; not found ##

Original message headers:

Received: from EXCH2010-MAIL.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df])
by exch2010-mail.co.kittitas.wa.us ([fe80::f1f0:8133:f9bc:42df%11]) with mapi
id 14.01.0438.000; Mon, 14 Apr 2014 11:47:13 -0700
Content-Type: application/ms-tnef; name="winmail.dat"
Content-Transfer-Encoding: binary
From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
To: Brenda Larsen <brenda.larsen@co.kittitas.wa.us>, Josh Hink
<josh.hink@co.kittitas.wa.us>, Kim Dawson <kim.dawson@co.kittitas.wa.us>,
Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>, Lisa Iammarino
<lisa.iammarino@co.kittitas.wa.us>, Joe Gilbert
<joe.gilbert@co.kittitas.wa.us>, Erin Moore <erin.moore@co.kittitas.wa.us>,
Holly Duncan <holly.duncan@co.kittitas.wa.us>, Holly Myers
<holly.myers@co.kittitas.wa.us>, Lisa Lawrence
<lisa.lawrence@co.kittitas.wa.us>, Patti Johnson
<patti.johnson@co.kittitas.wa.us>, Christina Wollman
<christina.wollman@co.kittitas.wa.us>, "Candie M. Leader"
<candie.leader@co.kittitas.wa.us>, "'jessica@yakama.com'
(jessica@yakama.com)" <jessica@yakama.com>, "'jmarvin@yakama.com'

(jmarvin@yakama.com)" <jmarvin@yakama.com>, "'johnson@yakama.com'
(johnson@yakama.com)" <johnson@yakama.com>, "'enviroreview@yakama.com'
(enviroreview@yakama.com)" <enviroreview@yakama.com>,
"separegister@ecy.wa.gov" <separegister@ecy.wa.gov>,
"'crosepacoordinator@ecy.wa.gov' (crosepacoordinator@ecy.wa.gov)"
<crosepacoordinator@ecy.wa.gov>, "gcle461@ecy.wa.gov" <gcle461@ecy.wa.gov>,
"'Brent.Renfrow@dfw.wa.gov' (Brent.Renfrow@dfw.wa.gov)"
<Brent.Renfrow@dfw.wa.gov>, "'Mark.Teske@dfw.wa.gov' (Mark.Teske@dfw.wa.gov)"
<Mark.Teske@dfw.wa.gov>, "'Gretchen.Kaehler@DAHP.wa.gov'
(Gretchen.Kaehler@DAHP.wa.gov)" <Gretchen.Kaehler@DAHP.wa.gov>,
"'jorgenja@cwu.edu' (jorgenja@cwu.edu)" <jorgenja@cwu.edu>,
"'nelmsk@cwu.edu' (nelmsk@cwu.edu)" <nelmsk@cwu.edu>, Michael Flory
<mike.flory@co.kittitas.wa.us>, Lou Whitford
<lou.whitford@co.kittitas.wa.us>, "'russell.mau@doh.wa.gov'
(russell.mau@doh.wa.gov)" <russell.mau@doh.wa.gov>,
"'linda.hazlett@dnr.wa.gov' (linda.hazlett@dnr.wa.gov)"
<linda.hazlett@dnr.wa.gov>, "Allison Kimball (brooksideconsulting@gmail.com)"
<brooksideconsulting@gmail.com>, "tribune@nkctribune.com"
<[IMCEAEX- O=KITTITAS OU=COURTHSE cn=Recipients cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us](mailto:IMCEAEX-O=KITTITAS OU=COURTHSE cn=Recipients cn=tribune+40nkctribune+2Ecom@co.kittitas.wa.us)>,
"'jmarkell@kvnews.com' (jmarkell@kvnews.com)" <jmarkell@kvnews.com>, Mike
Johnston <mjohnston@kvnews.com>, "darren.habel@usace.army.mil"
<darren.habel@usace.army.mil>, "mmorten@cityofcleelum.com"
<mmorten@cityofcleelum.com>, "'jleonhard@cityofcleelum.com"
<jleonhard@cityofcleelum.com>, "tfields@cityofcleelum.com"
<tfields@cityofcleelum.com>, "'flataum@cleelum.wednet.edu"
<flataum@cleelum.wednet.edu>, "'davisb@cleelum.wednet.edu"
<davisb@cleelum.wednet.edu>, "'montgomeryr@cleelum.wednet.edu"
<montgomeryr@cleelum.wednet.edu>, "holmstr@wsdot.wa.gov"
<holmstr@wsdot.wa.gov>, "Kaiser, Mark (KaiserM@wsdot.wa.gov)
(KaiserM@wsdot.wa.gov)" <KaiserM@wsdot.wa.gov>
CC: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>, Doc Hansen
<doc.hansen@co.kittitas.wa.us>, Jeff Watson <jeff.watson@co.kittitas.wa.us>,
"'essenb25@yahoo.com" <essenb25@yahoo.com>, "'970selfstorage@gmail.com"
<970selfstorage@gmail.com>, "Brad & Vicki Butler (sailfish2@gmail.com)"
<sailfish2@gmail.com>

Subject: Notice of Application - Butler Rezone RZ-14-00001

Thread-Topic: Notice of Application - Butler Rezone RZ-14-00001

Thread-Index: Ac9YEKtLFyofiVsFQBixQjs8rrxNIA==

Return-Receipt-To: <lindsey.ozbolt@co.kittitas.wa.us>

Date: Mon, 14 Apr 2014 11:47:12 -0700

Message-ID: <C97566EEC920FD4D8A425CFC93E067034A7A058B67@glamdring.co.kittitas.wa.us>

Reply-To: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>

Accept-Language: en-US

Content-Language: en-US

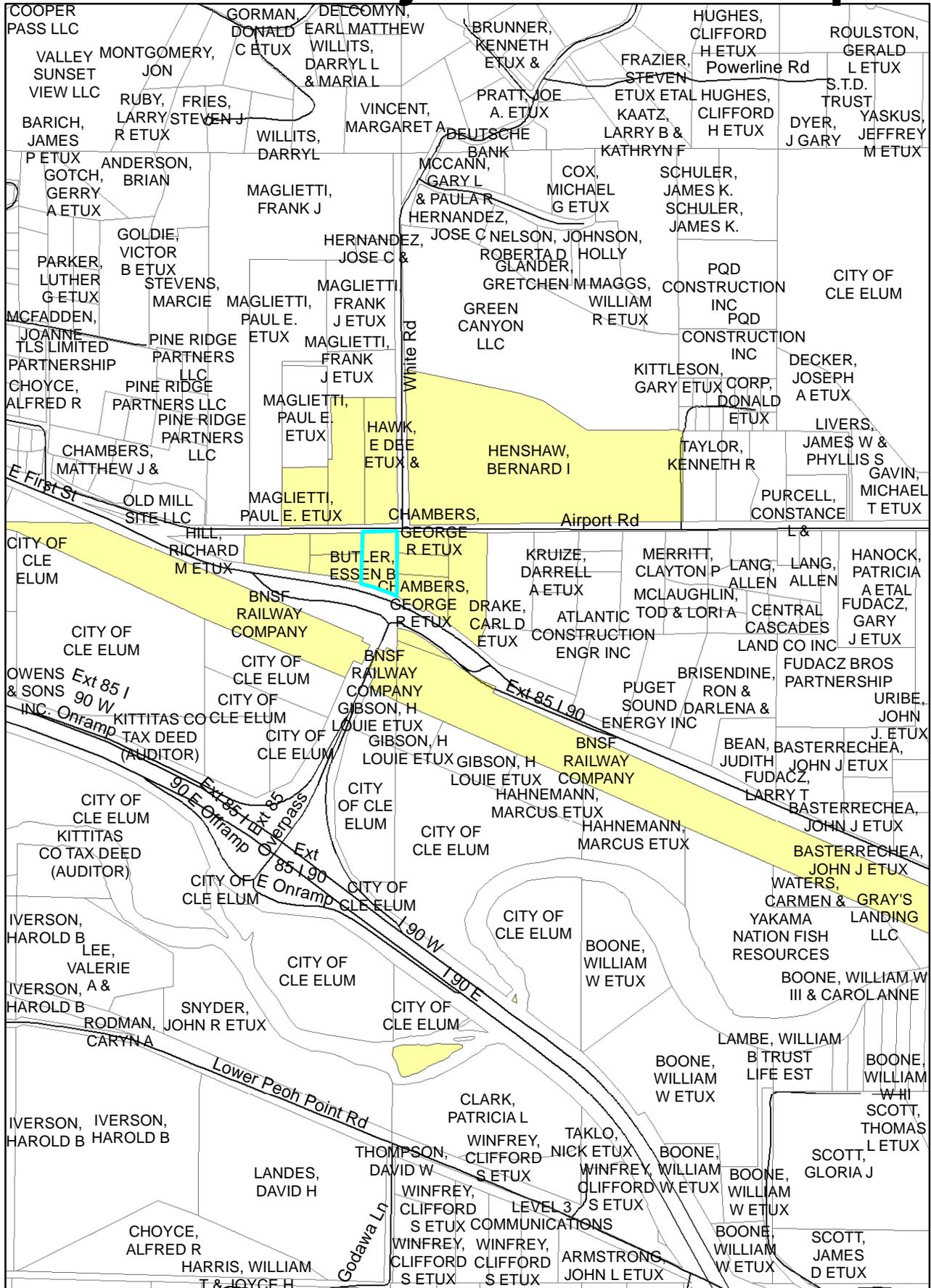
X-MS-Has-Attach: yes

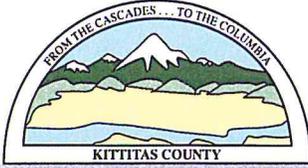
X-MS-TNEF-Correlator: <C97566EEC920FD4D8A425CFC93E067034A7A058B67@glamdring.co.kittitas.wa.us>

MIME-Version: 1.0

X-Originating-IP: [192.168.38.11]

500' Adjoiners Map





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

- 1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

Table with 2 columns: DATE: March 25, 2014 and PLANNER: Lindsey Ozbolt

Table with 2 columns: PROJECT NAME: Butler Rezone and FILE NUMBER: RZ-14-00001

PLEASE COMPLETE THE FOLLOWING:

I, _____, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.

Signature

Date

Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only: Received _____

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Tuesday, March 25, 2014 3:20 PM
To: Vicki Butler (vbutler9@me.com)
Subject: Butler Rezone RZ-14-00001
Attachments: RZ-14-00001 Butler Deem Complete signed.pdf

Ms. Butler,

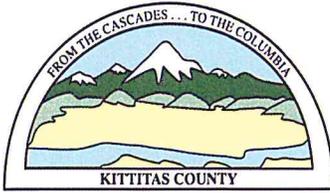
Please find attached a copy of the Deem Complete letter for your application known as the Butler Rezone RZ-14-00001 to rezone property from Hwy Commercial to Light Industrial for the construction and operation of mini-storage units. The land use action signs are available for pick-up at CDS office during normal business hours. Once CDS has received the signed posting affidavit along with photos of posted site, CDS can begin the noticing process.

Please contact me if you have any questions.

Regards,

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506
Fax 509-962-7682

Building Partnerships - Building Communities

March 25, 2014

Essen Butler
PO Box 532
South Cle Elum, WA 98943

Subject: **Butler Rezone**, (RZ-14-00001)

Dear Applicant,

Your application requesting a project specific rezone to change the property from Highway Commercial to Light Industrial to allow for the development of mini-storage units, located in a portion of Section 36, Township 20 N, Range 15 E, W.M. in Kittitas County; Assessor's map number 20-15-36058-0003, was received on January 9, 2014. Your application has been determined complete as of March 25, 2014.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons.
2. Posting of the property by the applicant is required along each street frontage. Signage may be obtained at the Community Development Services offices during regular business hours.
3. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
4. Issuing a SEPA environmental threshold determination and notification of a Public Hearing date.

You may pick up the "Land Use Action" sign at any time to be posted at the frontage road and return the signed affidavit of posting to my attention. After this has been completed I will be able to issue the Notice of Application.

If you have any questions regarding this matter, I can be reached at (509) 962-7637, or by e-mail at lindsey.ozbolt@co.kittitas.wa.us

Sincerely,

Lindsey Ozbolt
Staff Planner

CC: Vicki Butler (via email)

Lindsey Ozbolt

From: Vicki <sailfish2@gmail.com>
Sent: Wednesday, March 12, 2014 5:13 PM
To: Lindsey Ozbolt
Subject: Fwd: Revised Drawing
Attachments: 2013-062 Butler Storage Title.pdf; ATT00001.htm

I talked to Doc earlier this week about the change in phasing. He said to bring it in. here is the PDF and I will bring a large and small plan in tomorrow, Thursday, Thanks Vicki B

The best mathematical equation I have ever seen;
1 cross + 3 nails = 4 given!

Begin forwarded message:

From: Essen Butler <essenb25@yahoo.com>
Date: March 12, 2014 at 4:52:00 PM PDT
To: Mom <sailfish2@gmail.com>, Vicki Butler <vbutler9@me.com>
Subject: Fwd: Revised Drawing

Sent from my iPhone

Begin forwarded message:

From: Al Montgomery <al.montgomery@yahoo.com>
Date: March 12, 2014 at 4:32:21 PM PDT
To: Essen Butler <essenb25@yahoo.com>
Subject: Revised Drawing
Reply-To: Al Montgomery <al.montgomery@yahoo.com>

Hi Essen,

Here's the revised drawing, showing the different sequence of phasing that the County is requesting. I don't have an email at the County to send it to, so figured you can forward it. Your Mom is picking up the hard copy for the County tomorrow morning.

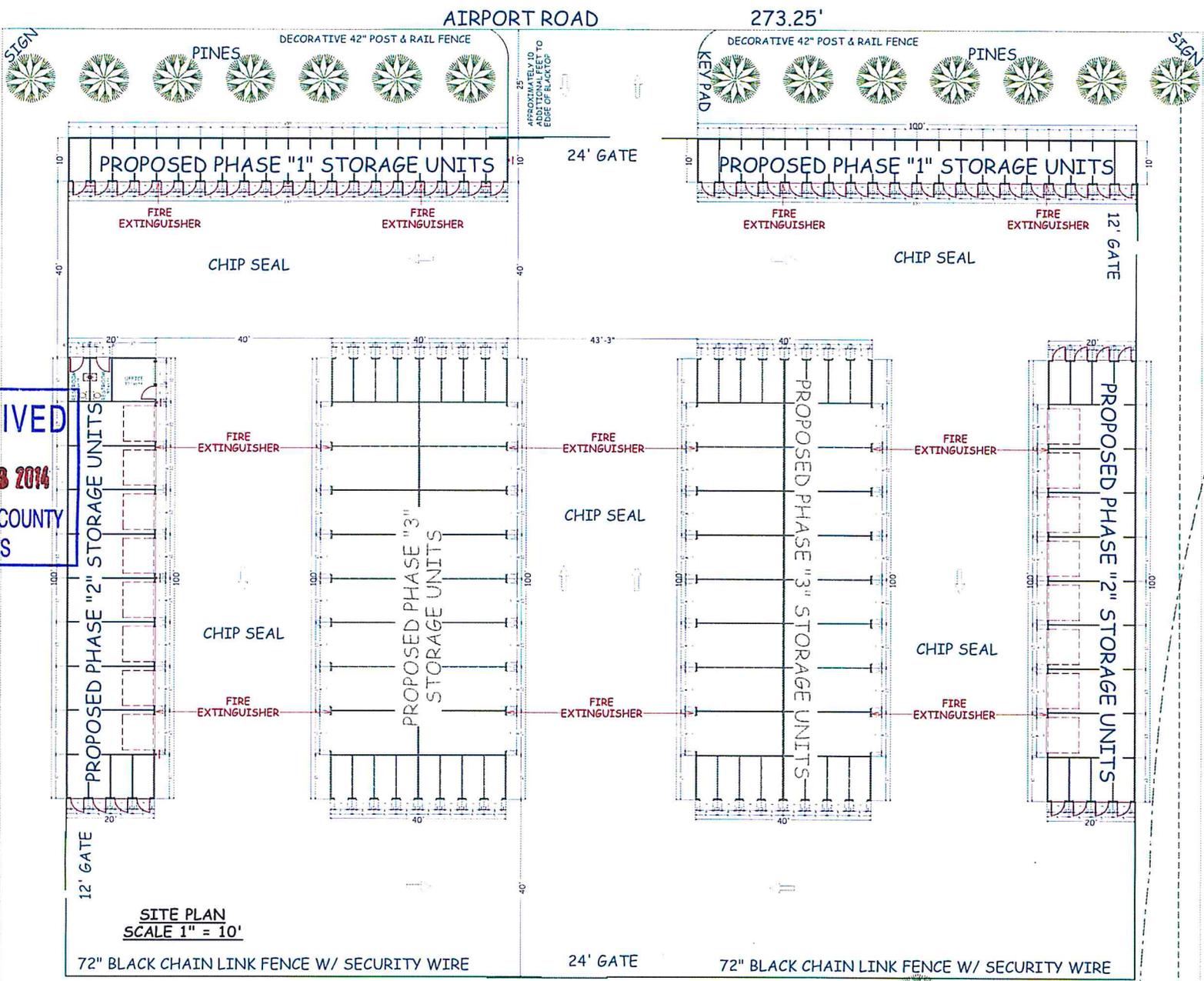
Thank You,
Al

Montgomery Building Design
Al Montgomery
509-304-4265

See us at www.montgomerybuildingdesign.com

"you move toward and become like that which you think about most of the time."

RECEIVED
 MAR 13 2014
 KITTITAS COUNTY
 CDS



SITE PLAN
 SCALE 1" = 10'

72" BLACK CHAIN LINK FENCE W/ SECURITY WIRE 24' GATE 72" BLACK CHAIN LINK FENCE W/ SECURITY WIRE



MONTGOMERY
 BUILDING DESIGN
 PO BOX 237
 SOUTH CLE ELUM
 WASHINGTON 98943
 al.montgomery@yahoo.com
 509 674 5194
 509 304 4265

ENGINEER OF RECORD
 MAP #
 20-15-36058-0003

BUTLER STORAGE
 SITE PLAN
 SR970 CLE ELUM, WASHINGTON

www.montgomerybuildingdesign.com
 ISSUED 10-24-2013 PURPOSE REVIEW

SITE PLAN
 V2EW
 2013-062

A1

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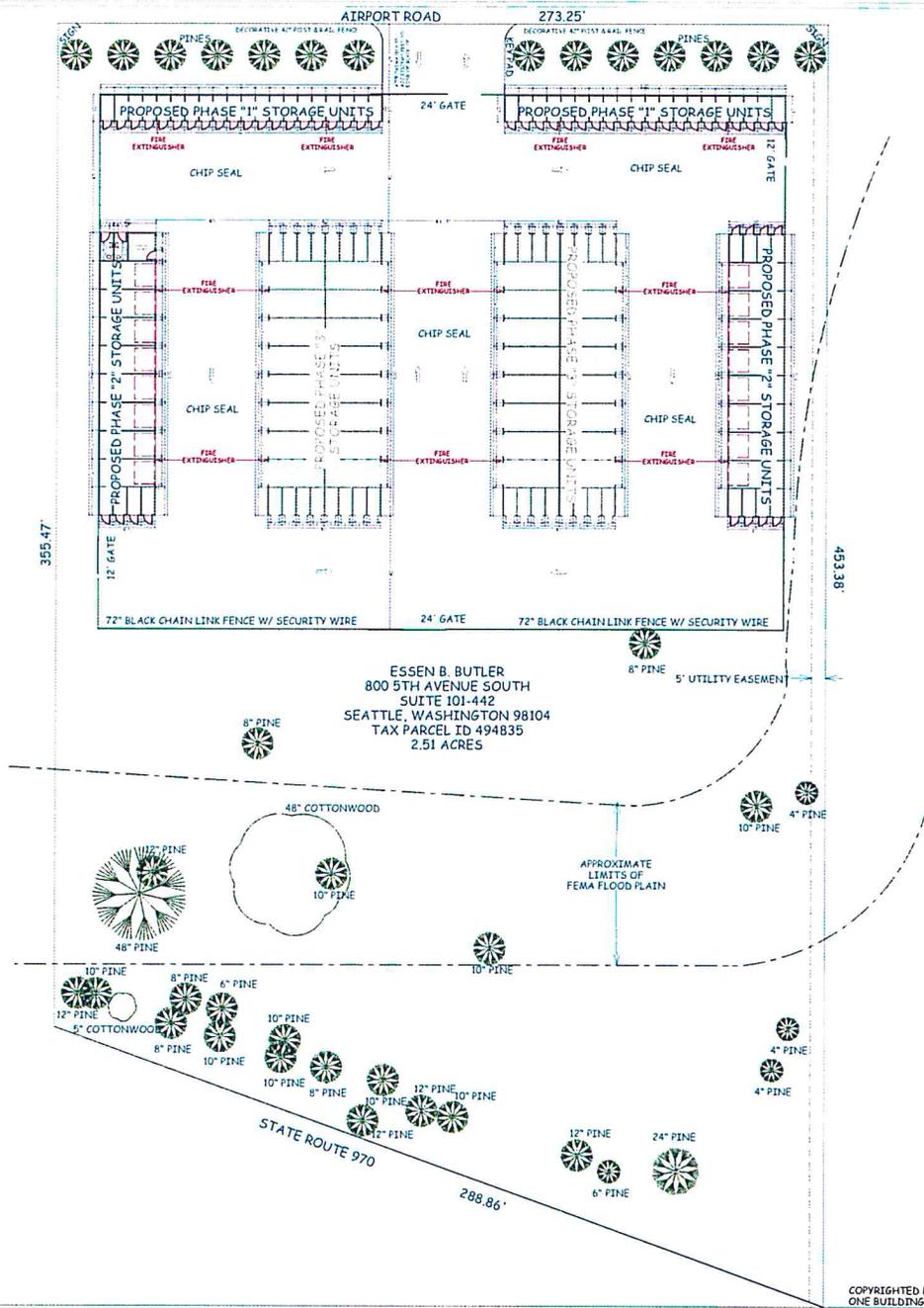
ENGINEER OF RECORD
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 20-15-36058-0003

BUTLER STORAGE
SITE PLAN
 SR970 CLE ELUM, WASHINGTON

www.montgomerybuildingdesign.com
 ISSUED 10-24-2013
 PURPOSE REVIEW

SITE PLAN
 SIZE W
 2013-062

A2



ESSEN B. BUTLER
 800 5TH AVENUE SOUTH
 SUITE 101-442
 SEATTLE, WASHINGTON 98104
 TAX PARCEL ID 494835
 2.51 ACRES

SITE PLAN
SCALE 1" = 20'

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RECEIVED
MAR 13 2014
 KITTITAS COUNTY
 CDS

Critical Areas Checklist

Friday, April 11, 2014

Application File Number



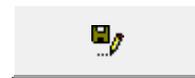
Planner

Is SEPA required Yes No



Is Parcel History required? Yes No

What is the Zoning?



Is Project inside a Fire District? Yes No

If so, which one?



Is the project inside an Irrigation District? Yes No

If so, which one?

Does project have Irrigation Approval? Yes No

Which School District?

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone?

What is the FIRM Panel Number?

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body?

What is the designation?

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it?

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone ? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation?

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?





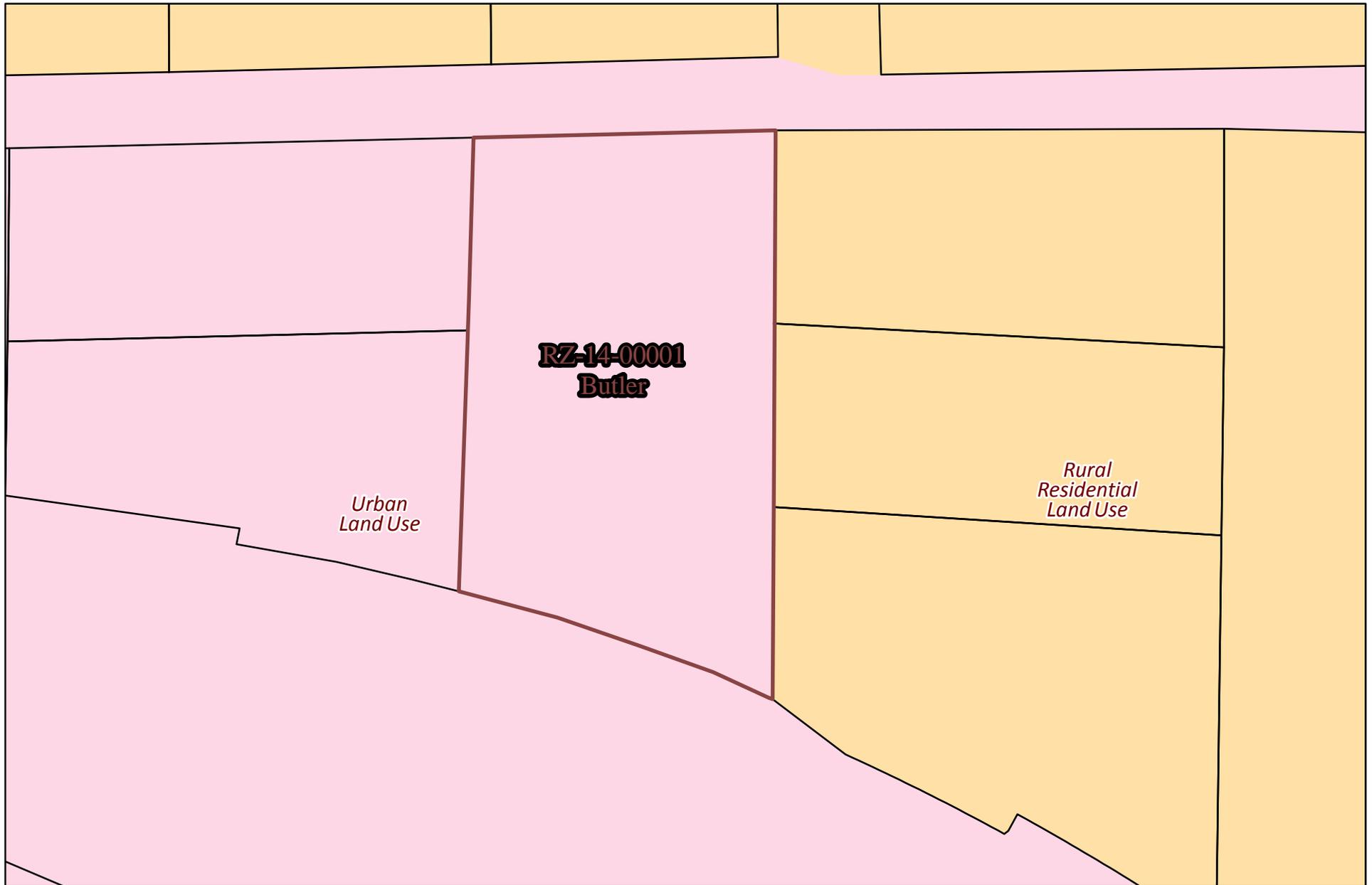
Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

RZ-14-00001
Butler

3/21/2014

Air Photo Verticle
Map

kaycee.hathaway



**RZ-14-00001
Butler**

*Urban
Land Use*

*Rural
Residential
Land Use*

**RZ-14-00001
Butler**

**Land Use
Map**

3/26/2014

kaycee.hathaway

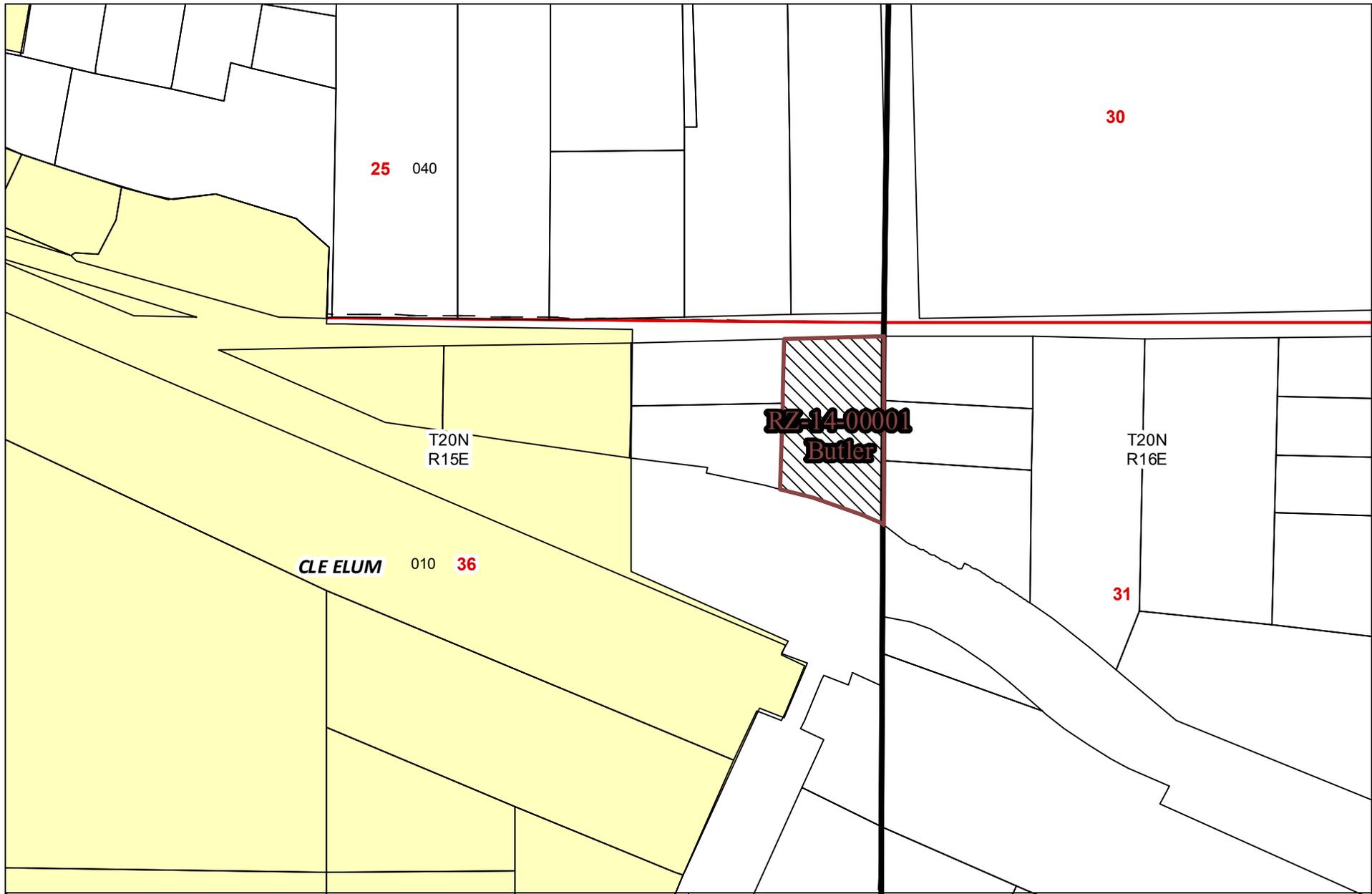


RZ-14-00001
Butler

Critical Areas
Map

3/26/2014

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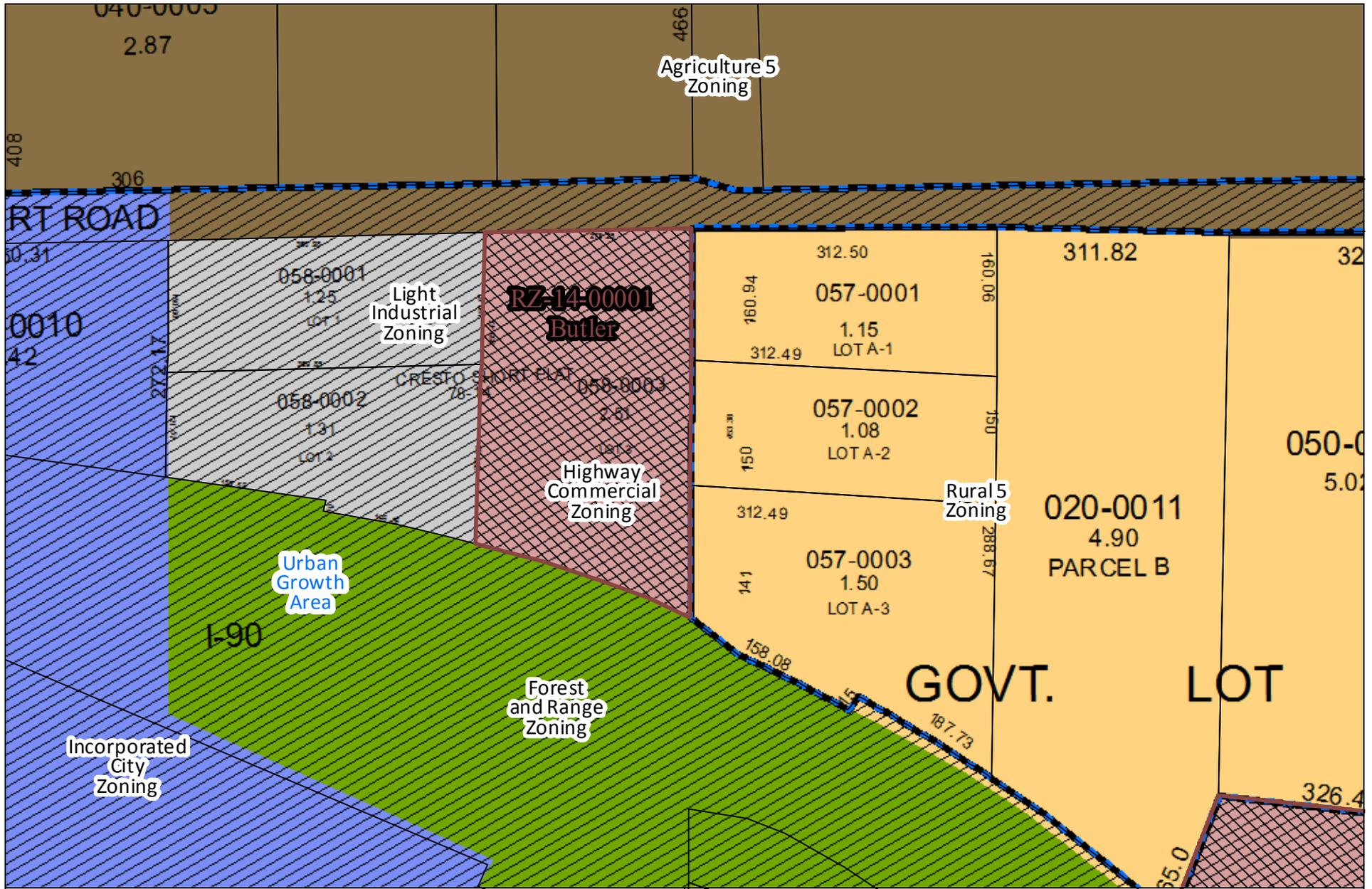


RZ-14-00001
Butler

Area Map
Map

3/21/2014

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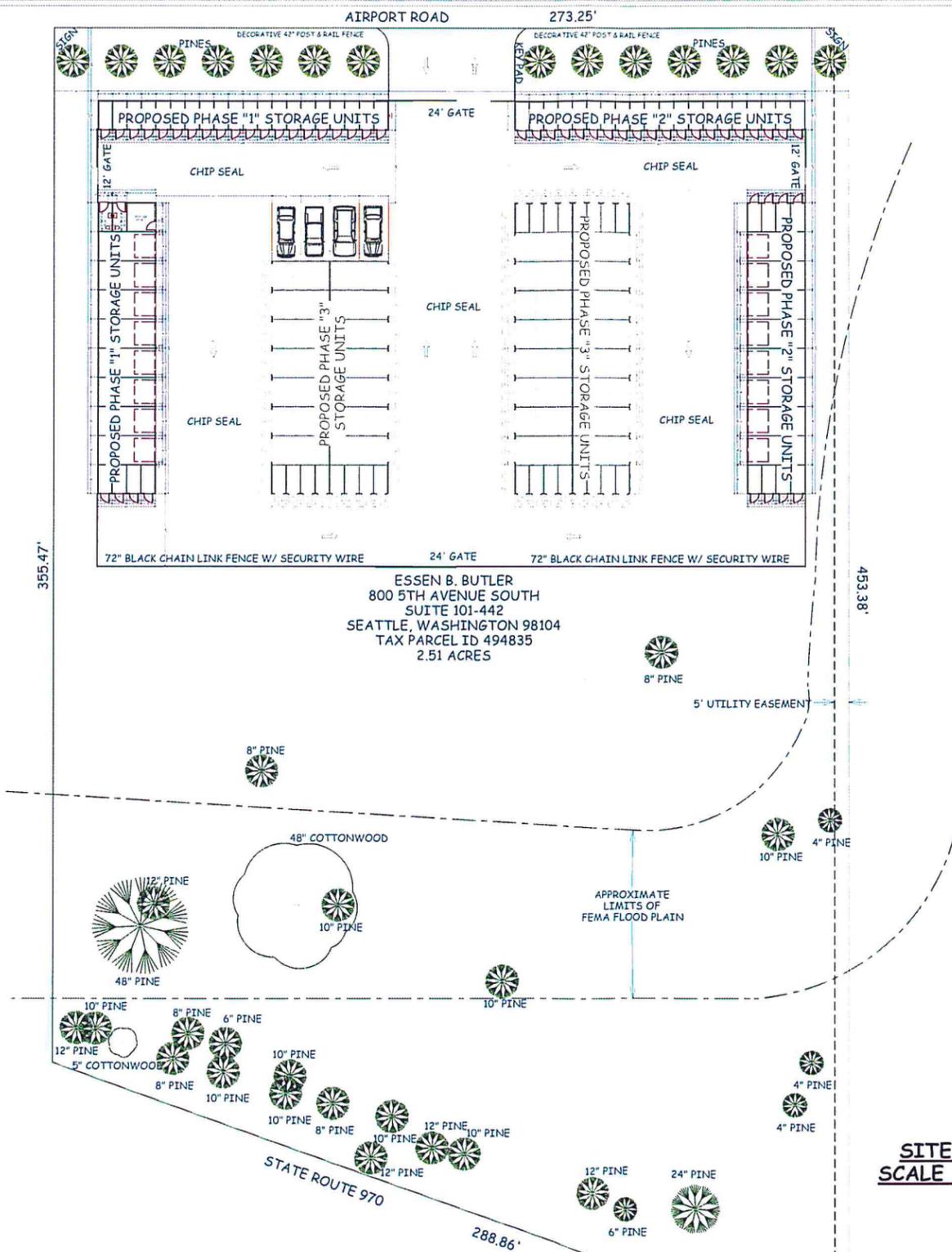


RZ-14-00001
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Zoning
Map

3/21/2014

kaycee.hathaway



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SITE PLAN
SCALE 1" = 20'

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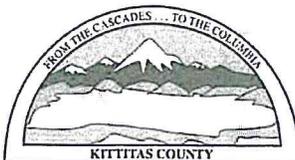
**BUTLER STORAGE
 SITE PLAN
 SR970 CLE ELUM, WASHINGTON**

www.montgomerybuildingdesign.com

ISSUED	PURPOSE
10-24-2013	REVIEW

SITE PLAN
 VIEW
 2013-062

A2



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

REZONE APPLICATION

(For requested amendments to the zoning map, KCC 17.98 & KCC 15B.03)

A **pre-application meeting** is required for this permit. To schedule a pre-application meeting, complete and submit a "Pre-Application Meeting Scheduling Form" to CDS. Notes or summaries from pre-application meetings should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REZONE TYPES

Please check the box next to the type of rezone this application is requesting:

Site-specific rezone*

General rezone using docketing process*

*Rezone requests for Planned Unit Developments (PUDs), must use the PUD application form.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc. *4 copies*
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-810)
- Legal description of property to be reclassified
- Requested Zone Change: from Heavy Comm to Light Incl.
- Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES:

3,335.00 Kittitas County Community Development Services (KCCDS)
 300.00 Kittitas County Department of Public Works
 130.00 Kittitas County Fire Marshal

\$3,765.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <u>1/9/14</u>	RECEIPT # <u>20090</u> <i>RS</i>	PAID JAN 09 2014 KITTTAS CO. DATE STAMP IN BOX
--	------------------------	--	--

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**

Landowner(s) signature(s) required on application form.

Name: Esse n Butler
Mailing Address: PO Box 532
City/State/ZIP: So. Cle Elum WA. 98943
Day Time Phone: 206 745 7224
Email Address: essenb25@Yahoo.com + 970selfstorage@gmail.com

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Vicki Butler
Mailing Address: PO Box 532
City/State/ZIP: So. Cle Elum, WA. 98943
Day Time Phone: 206 745 7224
Email Address: 970selfstorage@gmail.com

3. **Name, mailing address and day phone of other contact person**

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. **Street address of property:**

Address: SR 970
City/State/ZIP: Cle Elum WA. 98922

5. **Legal description of property (attach additional sheets as necessary):**

Acres 2.51 Cresto short plat 78-14; lot 3 sect. 36

6. **Tax parcel number:** 494835

7. **Property size:** 2.51 (acres)

8. **Land Use Information:**

Zoning: Highway Comm Comp Plan Land Use Designation: Urban

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

~~10~~ 10 Describe how this proposal will provide for the transfer of any required transferrable development rights: According to KCC 17.98.020.7.h, petitions for rezones must comply with KCC 17.13 Transfer of Development Rights. Development rights must be transferred to the rezone area at a rate proportionate to the size of the project area (see 17.13.080.6). These rights must be transferred prior to final approval. Please describe how this requirement will be met by the proposed rezone.

11. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**

- A. The proposed amendment is compatible with the comprehensive plan.
- B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
- C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
- D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
- E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
- F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
- G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
- H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights.

AUTHORIZATION

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X Wicki L. Butler

12/29/13

Signature of Land Owner of Record
(Required for application submittal):

Date:

X [Signature]

12.29.13

Storage Unit Proposal
Map # 20-15-36058-0003

ENTRY POINTS

The legal ingress and egress is on Airport Road.

We will also apply to the Department of Transportation for access off the 903 Spur. This at one time was approved but the project was never completed.

STORAGE UNITS

We are proposing three phases to this project.

Phase #1 will be 2 100' buildings. One on the west end of Airport Road with the driveway on the east. This unit will consist of 20 individual 5' x 10' units. The second storage unit will be on the west border consisting of 8(ea) 10' x 20 units. This unit, on the south end will have an additional 4 5' x 10' units. The north end will have an onsite office.

Phase #2 will be identical with a 100' building on the east end of Airport Road. This unit will consist of 20 individual 5' x 10' units. The second storage unit will be on the east border consisting of 9 (ea) 10' x 20 units. This unit, on both the north and south ends will have an additional 4 ea) 5'x10' units

CHECK-IN PROCEDURES

This will be card security lot. Each client will pay a security deposit for each card.

SECURITY

The units will be fenced with an electronic gate on Airport Road. At the time of expansion, if the state approves the Spur 903 entry, there will be an electronic gate there also. The gate will be far enough in on the property for cars to get off 903 and Airport Road to use the security gate.

SITE BUFFER

There will be a variety of pine trees along Airport Road on the back side of the building. There also will be post and rail fencing up to the security gate.

FENCING

There will be 6' chain link fencing on 2 sides attached to the buildings to complete security.

WATER SUPPLY

We spoke to the city and water is available to the site.

SEWER

ADA approved Sani-Kans

SIGNAGE

We would like to put up signs on all four corners as per county regulations.

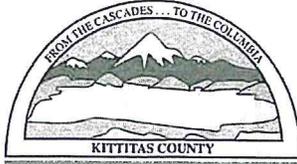
ROADBED

The grounds will be covered with 5/8" crushed rock or Chip Seal, depending on the City of Cle Elum requirements.

We plan on starting Phase 1 as soon as permits are approved. Phase 2 and 3 within 5 years.

Phase 3 possibilities, when we know which size unit is the most popular we will proceed. Phase 3 could be 2 100' buildings. The west building will have 14 10' x 20' units and on the south end 8 5' x 10' units. The north end will be for office parking. The east building will have 16 10' x 20' and on both the north and south ends an additional 8 5' x 10' units.

JAN 01 2013
KITITAS COUNTY
COS



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

APPLICATION FEES:

490.00 Kittitas County Community Development Services (KCCDS)

70.00 Kittitas County Department of Public Works

\$560.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:
1/9/14

RECEIPT #
20091



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 4-21-11

Page 1 of 11

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Hwy 970 Self Storage

2. Name of applicant:

Essen Butler

3. Address and phone number of applicant and contact person:

Essen Butler - Applicant P.O. Box 532
Vicki Butler - Contact

4. Date checklist prepared:

So. Cle Elum, WA. 98943

12-29-13

5. Agency requesting checklist:

Kittitas County

6. Proposed timing or schedule (including phasing, if applicable):

ASAP

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

uncertain see proposal narrative

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

No

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

NO

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

A Self storage Facility which will contain 6 Mini Storage Buildings

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

ACRES 2.51, CRESTO SHORT PLAT 78-14; LOT 3 SEC 36
SR 970 CLE Elum

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

b. What is the steepest slope on the site (approximate percent slope)?

Flat

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Sand + Gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity?

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

1500 Yards From ECP of Pit run for leveling of lot.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

1/3

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: None

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

KRD Ditch on South end

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known. No

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic

None

sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None
Unknown

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

No

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, celgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

Pine trees will be removed from South end
Replanted on North side.

c. List threatened or endangered species known to be on or near the site.

None

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Planting of Pine trees

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

None

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beavers, other:

fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any.

None

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical - used for lighting

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Auto off lighting

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1) Describe special emergency services that might be required.

Fire ext. every 75' on Buildings

2) Proposed measures to reduce or control environmental health hazards, if any.

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction 8am - 5pm

3) Proposed measures to reduce or control noise impacts, if any.

None

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
Site is an empty lot and Neighbor is Commercial Construction
- b. Has the site been used for agriculture? If so, describe.
No
- c. Describe any structures on the site. None
- d. Will any structures be demolished? If so, what? No
- e. What is the current zoning classification of the site? ~~Light industrial~~
Rural 5
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program designation of the site? None
- h. Has any part of the site been classified as an:
 environmentally sensitive area? No
- i. Approximately how many people would the completed project displace?
None
- j. Approximately how many people would reside or work in the completed project?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any.
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
N/A
- c. Proposed measures to reduce or control housing impacts, if any.
N/A

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
12'
- b. What views in the immediate vicinity would be altered or obstructed?
None

c. Proposed measures to reduce or control aesthetic impacts, if any.

landscaping

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None

b. Could light or glare from the finished project be a safety hazard or interfere with views? No

c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light and glare impacts, if any.

Auto off lighting

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity? N/A

b. Would the proposed project displace any existing recreational uses? If so, describe. No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. No

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. N/A

c. Proposed measures to reduce or control impacts, if any.

N/A

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Ingress & egress Airport Road

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No

c. How many parking spaces would the completed project have? How many would the project eliminate? N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

1-4

g. Proposed measures to reduce or control transportation impacts, if any.

N/A

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. No

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. UTILITIES

a. Circle utilities currently available at the site: ~~electricity~~ natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility

PSE

providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date: 10/29/13

Print Name: Essen Butler

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

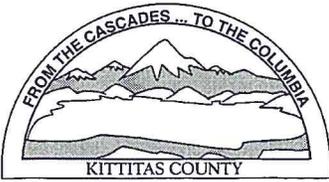
FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00020091

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

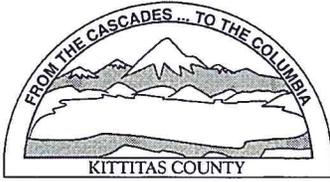
Account name: 027967

Date: 1/9/2014

Applicant: BUTLER, ESSEN B &

Type: check # 8031

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
SE-14-00001	CDS SEPA FEE	490.00
SE-14-00001	PW SEPA	70.00
	Total:	560.00



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00020090

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 027967

Date: 1/9/2014

Applicant: BUTLER, ESSEN B &

Type: check # 8032

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
RZ-14-00001	REZONE FEE	3,335.00
RZ-14-00001	FIRE MARSHAL REZONE FEE	130.00
RZ-14-00001	PUBLIC WORKS REZONE	300.00
	Total:	3,765.00

Lindsey Ozbolt

From: Al Montgomery <al.montgomery@yahoo.com>
Sent: Thursday, January 09, 2014 4:01 PM
To: Lindsey Ozbolt
Subject: Re: Automatic reply: Butler Mini Storage
Attachments: 2013-062 Butler Storage Layout.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lindsey,

Here's the real updated Butler Plan. Apperently I was just kidding before.

Thank You,
Al

Montgomery Building Design

Al Montgomery
509-304-4265

See us at www.montgomerybuildingdesign.com

"you move toward and become like that which you think about most of the time."

On Monday, December 30, 2013 1:12 PM, Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us> wrote:
I am out of the office until Monday, January 6th. If you need immediate assistance in my absence please contact the front counter at 509-962-7506 for assistance, otherwise I will get back to you as soon as possible once I return.

Thank you,

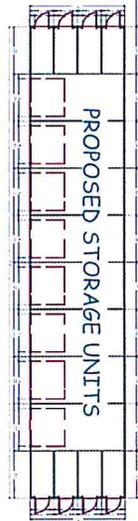
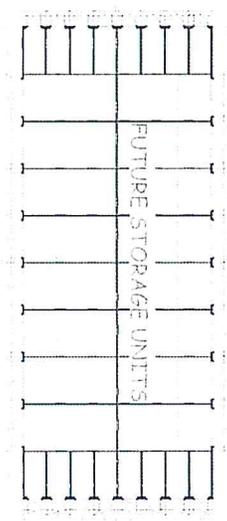
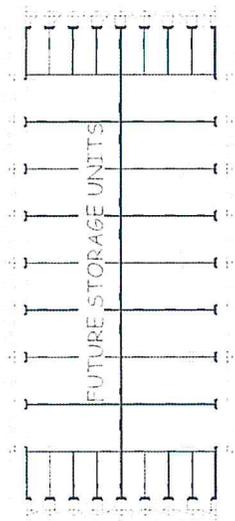
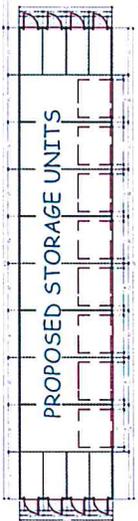
Lindsey Ozbolt
Community Development Services, Staff Planner
509-962-7637

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14

AIRPORT ROAD

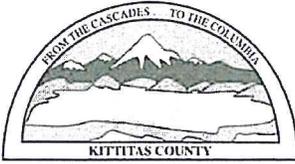
273.25'



355.47'

ESSEN B. BUTLER
800 5TH AVENUE SOUTH
SUITE 101-442
SEATTLE, WASHINGTON 98104
TAX PARCEL ID 494835
2.51 ACRES

453.38'



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

PREAPPLICATION CONFERENCE
MEETING SUMMARY

(To be completed for each Preapplication Conference)

A copy of this summary will be provided to the project applicant and is to be included in the application submittal.

Date of Pre-Application Meeting: December 18, 2013 Time: 10am
Pre-application meetings are scheduled every Wednesday after PR Team meetings.

Project name: Butler Rezone

Items submitted by applicant for review at Pre-app:

- Narrative
Site plan

List persons present at pre-app meeting:

To be present at each pre-app:

- 1. CDS representative (planning): Lindsey Ozbolt, Doc Hansen
2. CDS representative (fire): Brenda Larson
3. Public Works representative: Christina Wollman
4. Environmental Health representative (water): Holly Duncan
5. Environmental Health representative (sewer): Joe Gilbert
6. Building: Mike Flory

Present at pre-app for project: (attach business cards if available)

Applicant: Vicki Butler

Applicant phone:

Applicant email: sailhsh2@gmail.com

Applicant authorized agent (if applicable):

Applicant authorized agent phone:

Applicant authorized agent email:

Contact person for application:

- Owner of record
Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

*The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.

Items/issues/concerns/questions discussed (To be filled in by CDS Planner):

1. Public Works

Proposed access: Airport Rd

Access permit req'd. Commercial approach req'd. TIA requirement to be determined with transportation concurrency process. Must ensure gate is far enough from road shoulder.

2. Environmental Health (water)

Proposed water supply: City / well / cistern (all discussed)

If a well is used then it must be ^{approved as} public well as bathrooms will be accessible to the public. Consider using porta potties. If City of Cle Elum water is used the City must sign off and OK the connection to the water system. If a cistern is utilized, the

3. Environmental Health (sewer)

Proposed sewer disposal: _____ Cistern code must be followed

SITE EVALUATION FOR SEPTIC (OSS) REQUIRED. (SITE EVAL IN 2007 EXPIRED). JOE GILBERT 933-8262

ANY OSS REQUIRES CURRENT PERMIT REQUIREMENTS.

4. Planning/Land Use

Critical Areas conducted _____ SEPA is required

Project specific rezone w/ project narrative. Need to complete the rezone process. Hwy commercial rezone to Light Industrial for mini-storage as permitted use. Located within Cle Elum UGA. Docs contain 100 yr. floodplain. If boat/RV storage is wanted, add that to site plan. Sign - permit will be required for signage.

5. Fire

Located within Fire District #: 7 (if applicable)

Fire extinguishers required every 75' (I can walk you thru this). Signage required OR additional 15' added to 25' wide roads (gate opening to be no less than 20' in width; Knox key or switch is required for emergency services. Gate opening needs to 20' min. ^B Knox gate switch/box for gates required

6. Other Building

1. FULL WASHINGTON STATE ENGINEERING FOR ALL STRUCTURES.
2. AN ACCESSIBLE (HANDICAPPED) SANI-CAN WOULD BE ALLOWED SINCE THERE IS CURRENTLY NO WATER/SEWER
3. IF WATER/SEWER IS AVAILABLE - RESTROOMS REQUIRE ADA.

Lindsey Ozbolt

From: Brad & Vicki Butler <sailfish2@gmail.com>
Sent: Tuesday, December 03, 2013 2:34 PM
To: Lindsey Ozbolt

Follow Up Flag: Follow up
Flag Status: Completed

Lindsey
Let me know everything came through ok. Thanks

Storage Unit Proposal

Map # 20-15-36058-0003

ENTRY POINTS

The legal ingress and egress is on Airport Road.

We will also apply to the Department of Transportation for access off the 903 Spur. This at one time was approved but the project was never completed.

STORAGE UNITS

We are proposing three phases to this project.

Phase #1 will 2 100' storage units. One on the west end of Airport Road with the driveway on the east side. This unit will consist of 20 individual 5' x 10' units. The second storage unit will be on the west border consisting of 8 (ea) 10'x20' units. This unit, on the south end, will have an additional 5 (ea) 5'x10' units. On the north end the this unit will be a 10' x 10' office with 2 restrooms, with outside access. There will be parking outside the office also.

CHECK-IN PROCEDURES

This will be card security lot. Each client will pay a security deposit for each card.

SECURITY

The units will be fenced with an electronic gate on Airport Road. At the time of expansion, if the state approves the Spur 903 entry, there will be an electronic gate there also. The gate will be far enough in on the property for cars to get off 903 and Airport Road to use the security gate.

SITE BUFFER

There will be a variety of pine trees along Airport Road on the back side of the building. There also will be post and rail fencing up to the security gate.

FENCING

There will be 8' chain link fencing on 2 sides attached to the buildings to complete security.

WATER SUPPLY

We spoke to the city and water is available to the site.

SEWER

Encompasss Engineering has already done a feasibility study and perk tests, which were approved, in Oct 2007.

SIGNAGE

We would like to put up signs on all four corners as per county regulations.

ROADBED

The grounds will be covered with 5/8" of crushed rock.

We plan on starting Phase 1 as soon as permits are approved. Phase 2 and 3 within 5 years.

There are no details for phase 3, when we know which size unit is the most popular we will procede.

Lindsey Ozbolt

From: Lindsey Ozbolt
Sent: Monday, February 24, 2014 12:10 PM
To: 'Vicki Butler'
Cc: Doc Hansen
Subject: RE: Butler Rezone

Hello Vicki.

I hope you are enjoying the sun and warmth. It has been snowing, especially in the Cle Elum area for a couple weeks now with no end in sight.

In regards to inquiry on your rezone application. We have been diligently working on a number of priorities and at this time we do not have a definitive date as to when your application will be reviewed. It is in line to be preliminarily reviewed and entered into our system so that full review and comment can commence. We are working on applications in regards to time of submittal of information and there are a few applications ahead of it in line. Once review has started on your submittal, I will notify you (you will receive an email and mailed copy of a letter determining the project submittal complete or a request for more information).

If you have further questions please let me know. If you wish to discuss the delay in review, you may contact Doc Hansen, Planning Official at 509-962-7506.

Regards,

Lindsey Ozbolt
Planner II

Kittitas County Community Development Services
411 North Ruby St., Suite 2
Ellensburg, WA 98926
Phone: 509-962-7637
Email: lindsey.ozbolt@co.kittitas.wa.us

-----Original Message-----

From: Vicki Butler [mailto:vbutler9@me.com]
Sent: Thursday, February 20, 2014 11:53 AM
To: Lindsey Ozbolt
Subject: Butler Rezone

Hi from sunny San Diego!

Just wondering how the process is going. We have been gone for a month so I don't know if you mailed me anything. My phone hasn't been working either so I thought I'd email. Thanks Vicki Butler

The best mathematical equation I have ever seen;
1 cross + 3 nails = 4 given!

17.15.080 Allowed Uses in Urban Lands

P Permitted PA Permitted Administrative CU Conditional Use <i>*See KCC Chapter 17.08 Definitions</i>	Rural												
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
A. Agriculture													
Animal boarding*	CU ¹			CU				CU				CU	
Agriculture processing*				p ²				P		p ⁴	p ⁴	CU	
Agriculture production*	CU ¹	CU ⁵		p ⁵	P	P				p ⁴	p ⁴	p ⁵	
Agriculture sales,* Produce stand				P ⁷ /CU					P			P ⁷ /CU	
Agriculture sales,* Other		CU		CU				CU				CU	
Feedlot*				CU ⁸								CU ⁸	
Grazing*		P		P	P	P	P	P	P	P	P	P	
Nurseries	CU	CU		P								CU	
Riding Academies		CU		CU		CU						CU	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
B. Civic and Cultural													
Cemetery				p ²		p ²						CU	
Clubhouses, fraternities and lodges*	CU	CU		P	P	P						CU	
Cultural and educational facilities	CU												
Libraries				CU			P	P					
Meeting facilities													
Museums and galleries	CU	CU		CU				p ¹¹	P			CU	
Religious institutions*	CU	CU		CU								CU	
Schools, public or private*		CU		CU			P	P				CU	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
C. Commercial													
Auction sales of non-agriculture products				CU				P				CU	
Bank								P	P				
Bed and breakfast*				CU		CU						CU	
Clinic*	CU ¹²												
Day care facilities*				CU			CU	CU	CU			CU	
Funeral home/mortuary								CU					
Hospital*	CU			CU				P				CU	
Hospital, animal or veterinary*								CU					
Hotel/motel								P	P				P
Office*								P	p ¹³				
Restaurant							P	P	P				P
Retail sales,* general							p ¹¹	p ¹¹	p ¹⁴				P
Retail sales,* lumber and building materials								p ¹⁵					P
Retail sales,* vehicles								P					P
Services							p ¹¹	p ¹¹	p ¹¹				
Shooting range*								CU ⁶				CU ⁶	
Tavern								P	P				P
Temporary sales office													

Vehicle/ equipment service and repair*							p 18	p 11	p 19				
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
D. Industrial													
Airport*				CU				CU				CU	
Asphalt/Concrete plants												CU	
Forest product processing* (portable)				P	P	P						P	
Forest product processing* (permanent)				CU								CU	
Freighting and trucking yard or terminal*								CU		P	P	CU	
Hazardous waste storage*								CU		CU	CU 20		
Hazardous waste treatment*								CU		CU	CU 20		
Junkyard*								CU			CU 20		
Manufacturing*								P		P	CU 20		
Mini-Warehouse					CU 22	CU 22	P 11	P 11		P	P 20		
Refuse disposal/recycle*											CU 20	CU	
Research laboratories										P	P		
Wastewater treatment													
Warehousing and distribution										P			
Wholesale business								P		P	P		
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
E. Recreation													
Campground*				CU 21	CU 21	CU 21		CU 21	CU 21			CU 21	
Commercial recreation, indoor*								P	P				P 25
Commercial recreation, outdoor*								P 29	P 29				P 25
Golf course*				CU	CU	CU						CU	
Guest ranch*				CU	CU	CU						CU	
Parks and playgrounds	P			P		P	P	P				P	P
Recreational vehicle storage													P
Stadiums								CU					
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
F. Residential													
Accessory dwelling unit*	P 24	P 24		P 24	P 24	P 24		P 25					P 24
Accessory living quarters*	P 36	P 36		P 36	P 36	P 36		P 25					P 26
Adult family home*	P 41	P 41	P 41	P 41	P 41	P 41	P 41	P 41	P 41			P 41	P 41
Boarding house	CU 37			CU 37									CU 37
Convalescent home													CU
Dwelling, single-family*	P	P	P 40	P	P	P	P	P 25				P	P
Dwelling, two-family*	P	P		P			P	P 25				P	P
Dwelling, multiple-family*	CU												P
Farm labor shelter*				CU 26									CU 26
Group home*					CU	CU							CU
Home occupation*	P/CU 27	P/CU 28		P/CU 28	P/CU 28	P/CU 28						P/CU 28	P/CU 28
Manufactured home*	P	P	P	P	P	P	P	P				P	P
Mobile home		P 38	P 40		P 38							P 38	P 38
Special care dwelling*	P 17	P 17		P 17	P 17	P 17	P 17						P 17

Temporary trailer	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	p ²⁹	CU ²⁹
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
G. Resource													
Forestry*				P	P	P						P	
Forest product sales*												P	
Mining and excavation*				CU ³⁰	CU ³¹	CU ³¹						P	
Rock crushing*					CU ³¹	CU ³¹						P	
	Residential	Urban Residential	Historic Trailer Court	Agriculture 3	Rural 3	Rural 5	Limited Commercial	General Commercial	Highway Commercial	Light Industrial	General Industrial	Forest & Range	PUD
H. Utilities													
Electric vehicle infrastructure*	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰
Public facilities*		CU		CU	CU			CU	p ³²			CU	
Utilities	p ³³	p ³³		p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³	p ³³
Watershed management activities*	PA	PA		PA	PA	PA	PA	PA	PA	PA	PA	PA	PA

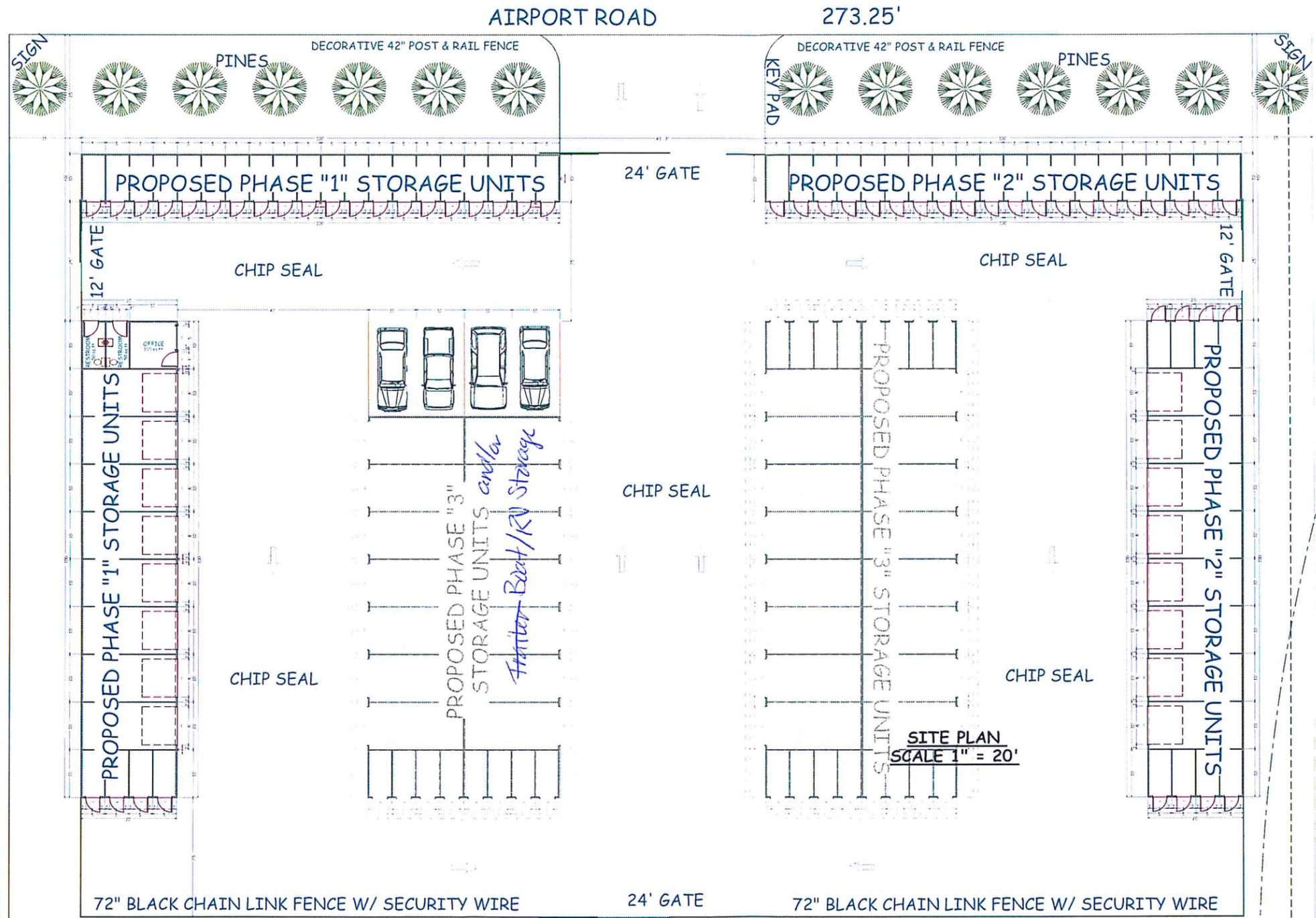
17.15.080.2 Footnotes Associated with Urban Use Table.

1. Limited to the keeping of horses or cattle for personal enjoyment of the owner or occupant of the lot, provided that the lot contains one (1) acre or more.
2. Limited to products produced on the premises.
3. Hay processing and small-scale processing of agricultural products produced on the premises are permitted outright.
4. Feed yards, livestock sales yards, and slaughterhouses require a conditional use permit.
5. Provided the lot contains one (1) acre or more. Agriculture production on smaller lots requires a conditional use permit. Raising of swine and mink prohibited.
6. Structures and facilities associated with the operation of shooting ranges are permitted and subject to all associated Kittitas County building codes and regulations. Shooting Ranges may be operated in conjunction with other permitted or conditional uses for the specified zone. Shooting Ranges are subject to periodic inspection and certification as deemed necessary by the Kittitas County Sheriff's Department. In considering proposals for the location of Shooting Ranges a detailed site plan shall be required; the Board review of said site plan and the proposal as a whole shall include, but not be limited to the following criteria:
 - a. The general health, safety, and welfare of surrounding property owners, their livestock, their agricultural products, and their property.
 - b. Adherence to the practices and recommendations of the "NRA Range Sourcebook."
 - c. Adherence to the practices and recommendations of the "EPA Best Management Practices for Lead at Outdoor Shooting Ranges."
 - d. Proposed shooting ranges in areas designated as agricultural land of long term commercial significance shall comply with RCW 36.70A.177(3) as currently existing or hereafter amended, and shall be limited to lands with poor soils or those unsuitable for agriculture.
7. When located not less than forty-five (45) feet from the centerline of the public street or highway and selling goods produced on site.
8. Feedlots existing at the time of adoption of the ordinance codified herein may expand or be enlarged only in compliance with standards and regulations contained herein, and such operations shall comply with all state and/or county health regulations.
9. No new cemeteries. Existing cemeteries may expand or enlarge in compliance with applicable standards and regulations.
10. Subject to provisions of KCC Chapter 17.66, Electric Vehicle Infrastructure.
11. Permitted when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
12. Provided the minimum lot size shall be fifteen thousand (15,000) square feet.
13. When the office activities are directly related to tourism and recreation.
14. Retail sales limited to groceries and sales of souvenirs, gifts, novelties, curios and handicraft products. Grocery stores may not exceed four thousand (4,000) square feet.
15. Any open storage shall be enclosed by a sight-obscuring fence not less than six (6) feet and not more than seven (7) feet high.
16. Not to exceed two (2) years.
17. Subject to the following requirements:
 - a. The Special Care Dwelling must meet all setback requirements for the zone in which it is located.
 - b. The Special Care Dwelling must meet all applicable health department requirements for potable water and sewage disposal.
 - c. Placement is subject to obtaining a building permit for the manufactured home.
 - d. Owner must record a notice to title prior to the issuance of building permit which indicates the restrictions and removal requirements.
 - e. The Special Care Dwelling unit cannot be used as a rental unit.
 - f. The Special Care Dwelling unit must be removed when the need for care ceases.
 - g. A Special Care Dwelling is not permitted on the same lot where an Accessory Dwelling Unit or Accessory Living Quarter exists.
18. Limited to service stations, provided there shall be no repairing, repainting, reconstruction or sale of motor vehicles from the premises.
19. Includes truck stop operations. Minor repair work permitted.
20. Because of considerations of odor, dust, smoke, noise, fumes, vibration or hazard, the following uses shall not be permitted in the industrial zone unless a conditional use permit authorizing such use has been granted by the Board:
 - a. All chemical manufacture, storage and/or packaging;
 - b. Asphalt manufacture, mixing, or refining;
 - c. Automobile dismantling, wrecking or junk yards;
 - d. Blast furnaces or coke ovens;
 - e. Cement, lime, gypsum or plaster of Paris manufacture;
 - f. Drop forge industries;
 - g. Explosives, storage or manufacture;
 - h. Reduction or disposal of garbage, offal or similar refuse;
 - i. Oil refining; alternative energy refinery (i.e. biofuels, ethanol)
 - j. Rubber reclaiming;

- k. Feed yards, livestock sales yards or slaughterhouses;
 - l. Smelting, reduction or refining of metallic ores;
 - m. Tanneries;
 - n. Wineries;
 - o. Manufacturing of industrial or household adhesives, glues, cements, or component parts thereof, from vegetable, animal or synthetic plastic materials;
 - p. Waste (refuse) recycling and processing;
 - q. On-site and off-site hazardous waste storage and/or treatment. Off-site materials shall be accepted only from Kittitas County source sites.
- In considering the issuance of conditional use permits for the foregoing listed uses, the Board shall:
- a. Assure that the degree of compatibility enunciated as the purpose of this title shall be maintained with respect to the particular use on the particular site and in consideration of other existing and potential uses within the general area in which such use is proposed to be located;
 - b. Recognize and compensate for variations and degree of technological processes and equipment as related to the factors of noise, smoke, fumes, vibration, odors and hazards. Unless substantial proof is offered showing that such process and/or equipment has reduced the above factors so as to be negligible, use is located not less than one thousand (1,000) feet from any church, school, park, playground or occupied dwelling on the same lot or parcel as such use.
21. In considering proposals for location of such campgrounds, the Board shall consider at a minimum the following criteria:
 - a. Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances.
 - b. Traffic volumes generated by such a development should not create a nuisance or impose on the privacy of nearby residences or interfere with normal traffic flow.
 - c. Landscaping or appropriate screening should be required and maintained where necessary for buffering.
 - d. Adequate and convenient vehicular access, circulation and parking should be provided.
 - e. Public health and safety of campers and those reasonably impacted by the campground (i.e. health, water, sanitation)
 22. The following standards shall apply to the approval and construction of mini-warehouses:
 - a. A mini-warehouse proposal (application) must include plans for aesthetic improvements and/or sight screening;
 - b. All buildings with storage units facing property boundaries shall have a minimum setback of thirty-five (35) feet;
 - c. No commercial or manufacturing activities will be permitted within any building or storage unit;
 - d. Lease documents shall spell out all conditions and restrictions of the use;
 - e. 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;
 23. Subject to all state and/or county health regulations and to regulations in this title, provided a minimum of one (1) acre is available. Excluding swine and mink.
 24. Accessory Dwelling Unit (ADU) subject to the following requirements:
 - a. ADUs shall be allowed as a permitted use within designated UGAs.
 - b. ADUs shall be subject to obtaining an Administrative Use permit in areas outside of UGAs.
 - c. Only one (1) ADU shall be allowed per lot.
 - d. Owner of the property must reside in either the primary residence or the ADU.
 - e. The ADU shall not exceed the square footage of the habitable area of primary residence.
 - f. The ADU shall be designed to maintain the appearance of the primary residence.
 - g. All setback requirements for the zone in which the ADU is located shall apply.
 - h. The ADU shall meet the applicable health department standards for potable water and sewage disposal.
 - i. No mobile homes or recreational vehicles shall be allowed as an ADU.
 - j. The ADU shall provide additional off-street parking.
 - k. An ADU is not permitted on the same lot where a special care dwelling or an Accessory Living Quarters exists.
 - l. An ADU must have adequate acreage to meet maximum density within the zone classification.
 25. No new residence shall be permitted except that related to the business or enterprises allowed in this zone such as janitor or night watchman. Any such residence shall meet the requirements of the residential zone.
 26. Provided that:
 - a. The shelters are used to house farm laborers on a temporary or seasonal basis only, regardless of change of ownership, if it remains in farm labor-needed status;
 - b. The shelters must conform with all applicable building and health regulations;
 - c. The number of shelters shall not exceed four (4) per twenty (20) contiguous acres of land area;
 - d. The shelters are owned and maintained by the owner or operator of an agricultural operation which clearly demonstrates the need for farm laborers;
 - e. Should the parent agriculture operation cease or convert to non-agriculture use, then the farm labor shelters shall conform with all applicable building, zoning, and platting requirements or be removed
 27. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. Offices of a physician, dentist or other professional person when located in his or her dwelling as well as home occupations engaged in by individuals within their dwellings are allowed provided that no window display is made or any sign shown other than one (1) not exceeding two (2) square feet in area and bearing only the name and occupation of the occupant.
 28. Home occupations with no outdoor activities or noise are permitted; home occupations with outdoor activities or noise are a conditional use. No sign advertising a home occupation shall exceed sixteen (16) square feet in size.
 29. When used for temporary occupancy for a period not to exceed one (1) year related to permanent home construction or seasonal/temporary employment.
 30. Noncommercial sand and gravel excavation is permitted for on-site use without a conditional use permit.
 31. Permitted when located within an established mining district; requires conditional use permit outside an established mining district.
 32. Public transportation deadhead stations permitted; passenger terminals are a Conditional Use.
 33. Utilities are defined and regulated by KCC Chapter 17.61, Utilities.
 34. Utilities are defined and regulated by KCC Chapter 17.61, Utilities. Not permitted in the Agriculture Study Overlay Zone.
 35. Where the use is only serving a residential PUD and where all applicable standards are met.
 36. Subject to the following requirements:
 - a. Accessory Living Quarters shall be located within an owner occupied primary residence.
 - b. Accessory Living Quarters are limited in size to no greater than fifty percent (50%) of the habitable area of the primary residence.
 - c. The Accessory Living Quarters are subject to applicable health district standards for water and sewage disposal.
 - d. Only one (1) Accessory Living Quarters shall be allowed per lot.
 - e. Accessory Living Quarters are to provide additional off-street parking.
 - f. Accessory Living Quarters are not allowed where an Accessory Dwelling Unit or Special Care Dwelling exists.
 37. Maximum of four (4) boarders and two (2) bedrooms dedicated to the use.
 38. As of September 1, 1998, mobile homes are no longer allowed to be transported and placed within Kittitas County. Those units presently located in Kittitas County that are to be relocated within Kittitas County must have a fire/life inspection approved by the Washington State Department of Labor and Industries.
 39. Outdoor recreation activities that cause noise require a conditional use permit.

40. Pursuant to KCC Chapter 17.24, Historic Trailer Court Zones.
41. Pursuant to RCW 70.128.140.

355.47'



SITE PLAN
SCALE 1" = 10'

ESSEN B. BUTLER
 800 5TH AVENUE SOUTH
 SUITE 101-442
 SEATTLE, WASHINGTON 98104
 TAX PARCEL ID 494835
 2.51 ACRES

SITE PLAN
SCALE 1" = 20'

453.38'



MONTGOMERY
 BUILDING DESIGN
 PO BOX 237
 SOUTH CLE ELUM
 WASHINGTON 98943
 al.montgomery@yahoo.com
 509-674-5194
 509-304-4265

ENGINEER OF RECORD
 MAP #
 20-15-36058-0003

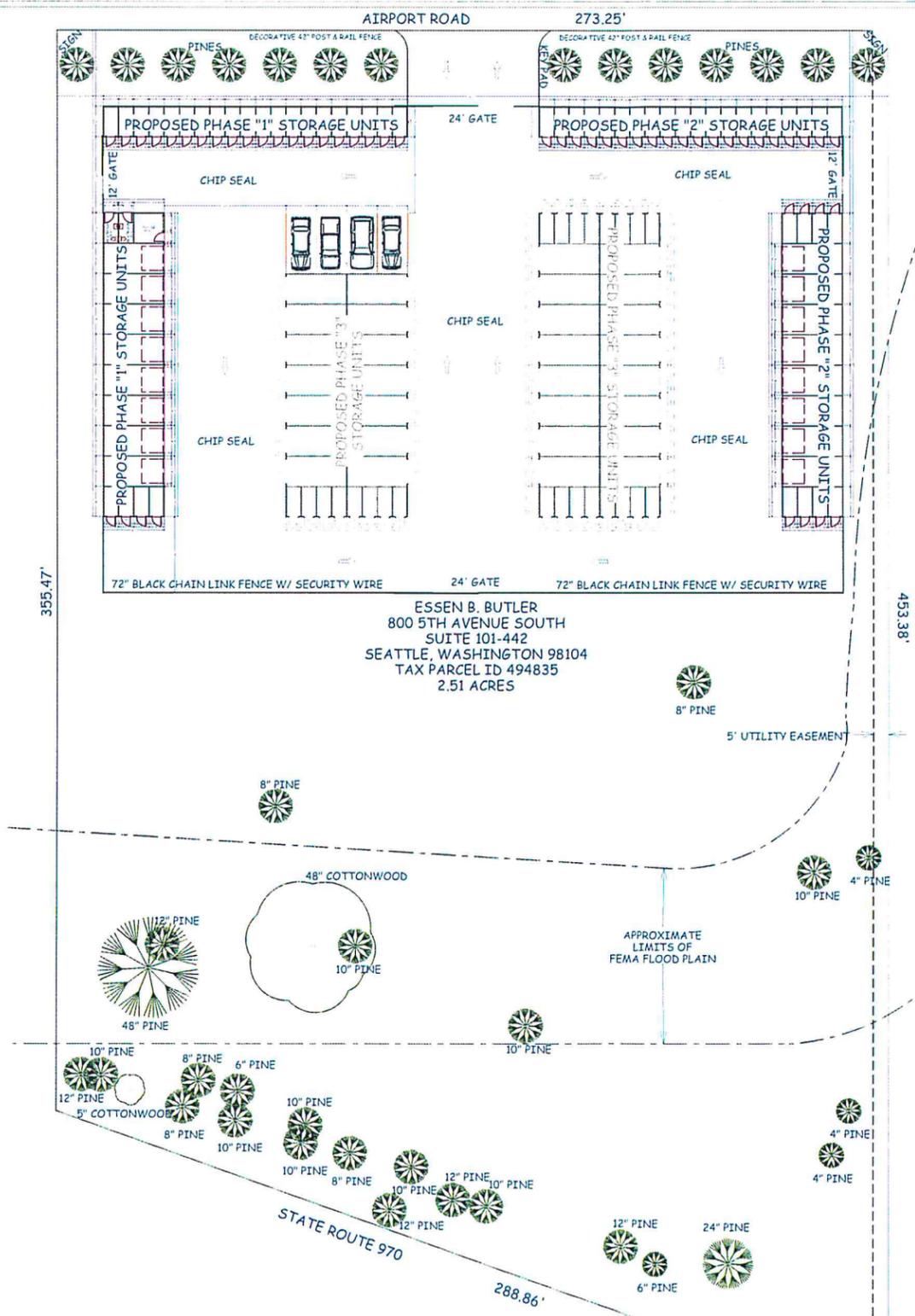
BUTLER STORAGE
 SITE PLAN
 SR970 CLE ELUM, WASHINGTON

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 PURPOSE REVIEW

SITE PLAN
 VIEW
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ISSUED	PURPOSE
10-24-2013	REVIEW

SITE PLAN
 VIEW
 2013-062

A2