

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,

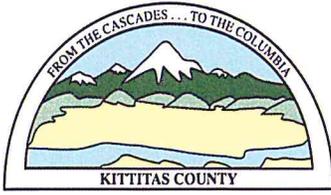
Please find attached a copy of the Deem Complete letter for your application known as the Butler Rezone RZ-14-00001 to rezone property from Hwy Commercial to Light Industrial for the construction and operation of mini-storage units. The land use action signs are available for pick-up at CDS office during 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



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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."



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 WASHINGTON 98943
 al.montgomery@yahoo.com
 509 674 5194
 509 304 4265

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

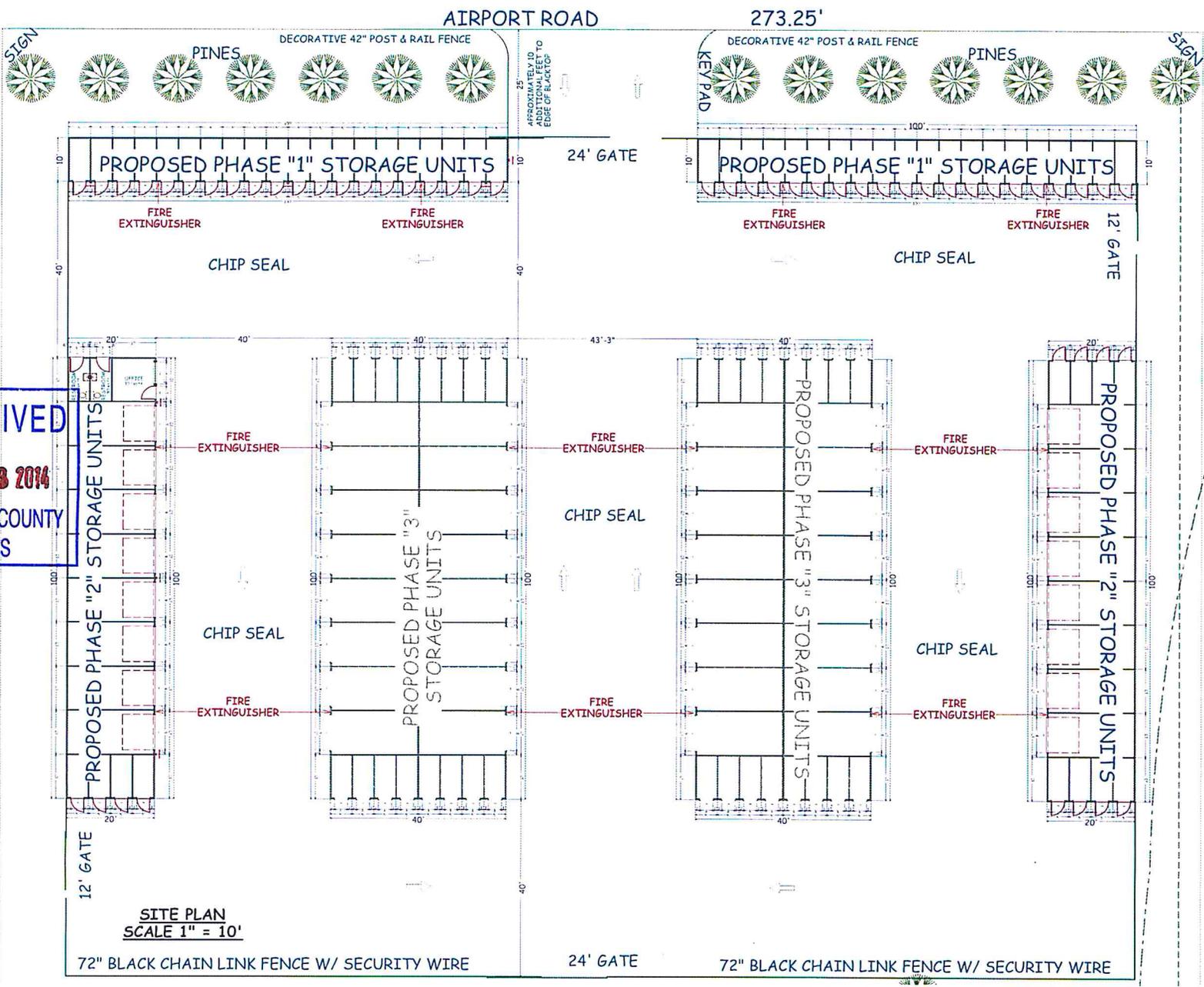
BUTLER STORAGE
SITE PLAN
 SR970 CLE ELUM, WASHINGTON

www.montgomerybuildingdesign.com
 ISSUED 10-24-2013 PURPOSE REVIEW

SITE PLAN
 V2EW
 2013-062

A1

RECEIVED
MAR 13 2014
 KITTITAS COUNTY
 CDS



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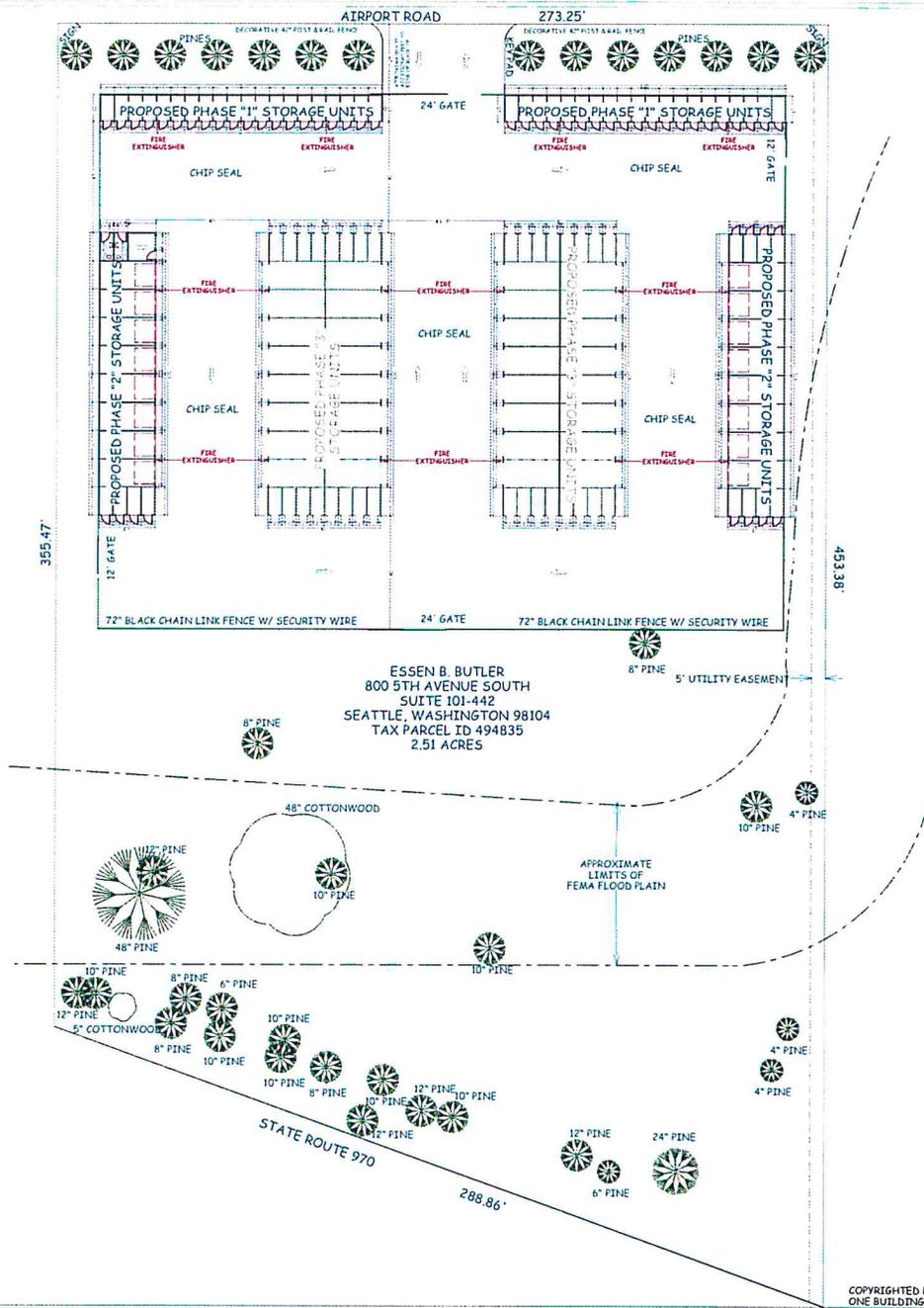
ENGINEER OF RECORD
 MAP #
 20-15-36058-0003

BUTLER STORAGE
SITE PLAN
 SR970 CLE ELUM, WASHINGTON

www.montgomerybuildingdesign.com
 ISSUED 10-24-2013
 PURPOSE REVIEW

SITE PLAN
 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



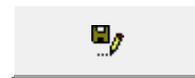
Planner

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?



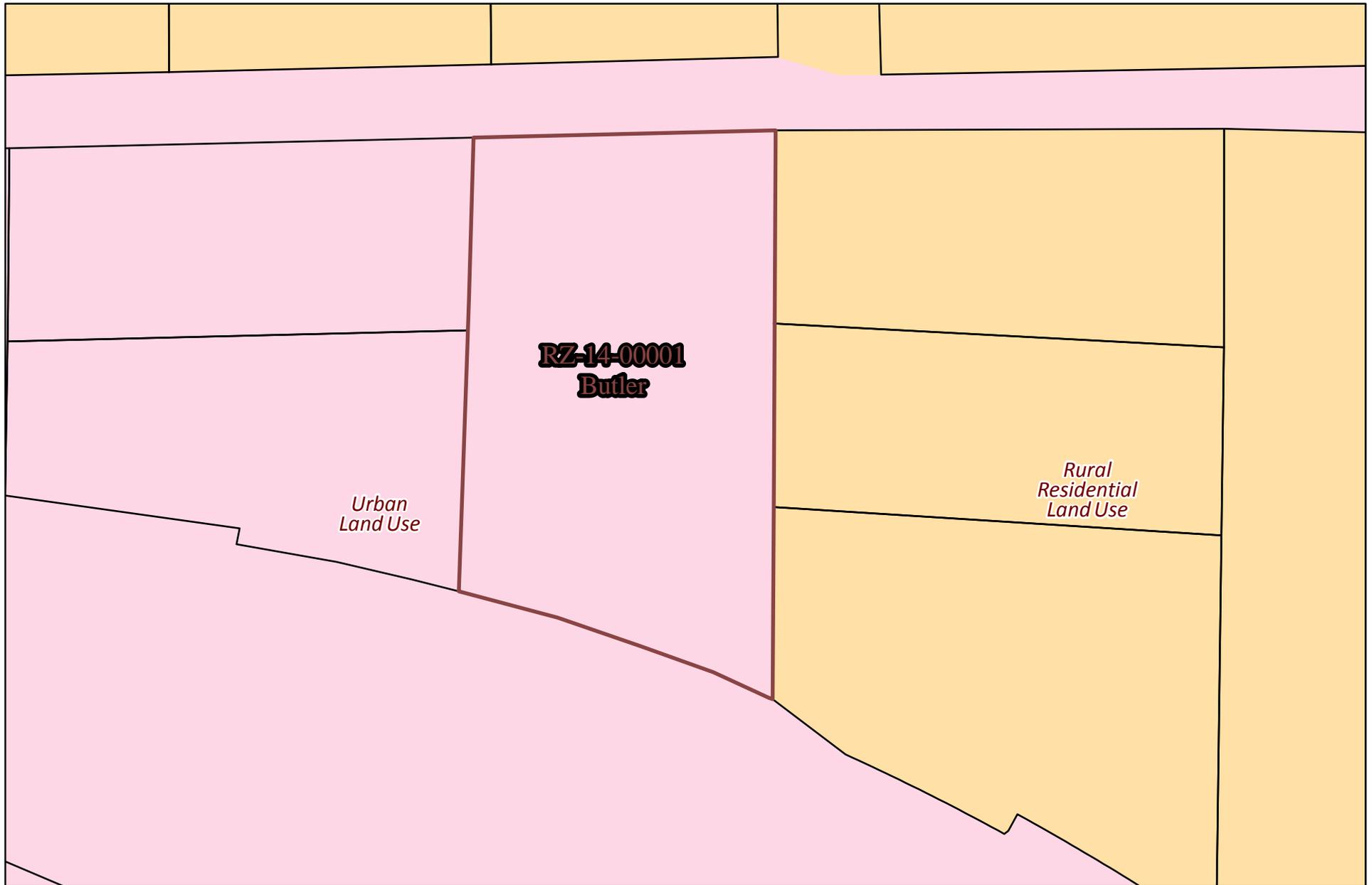


RZ-14-00001
Butler

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

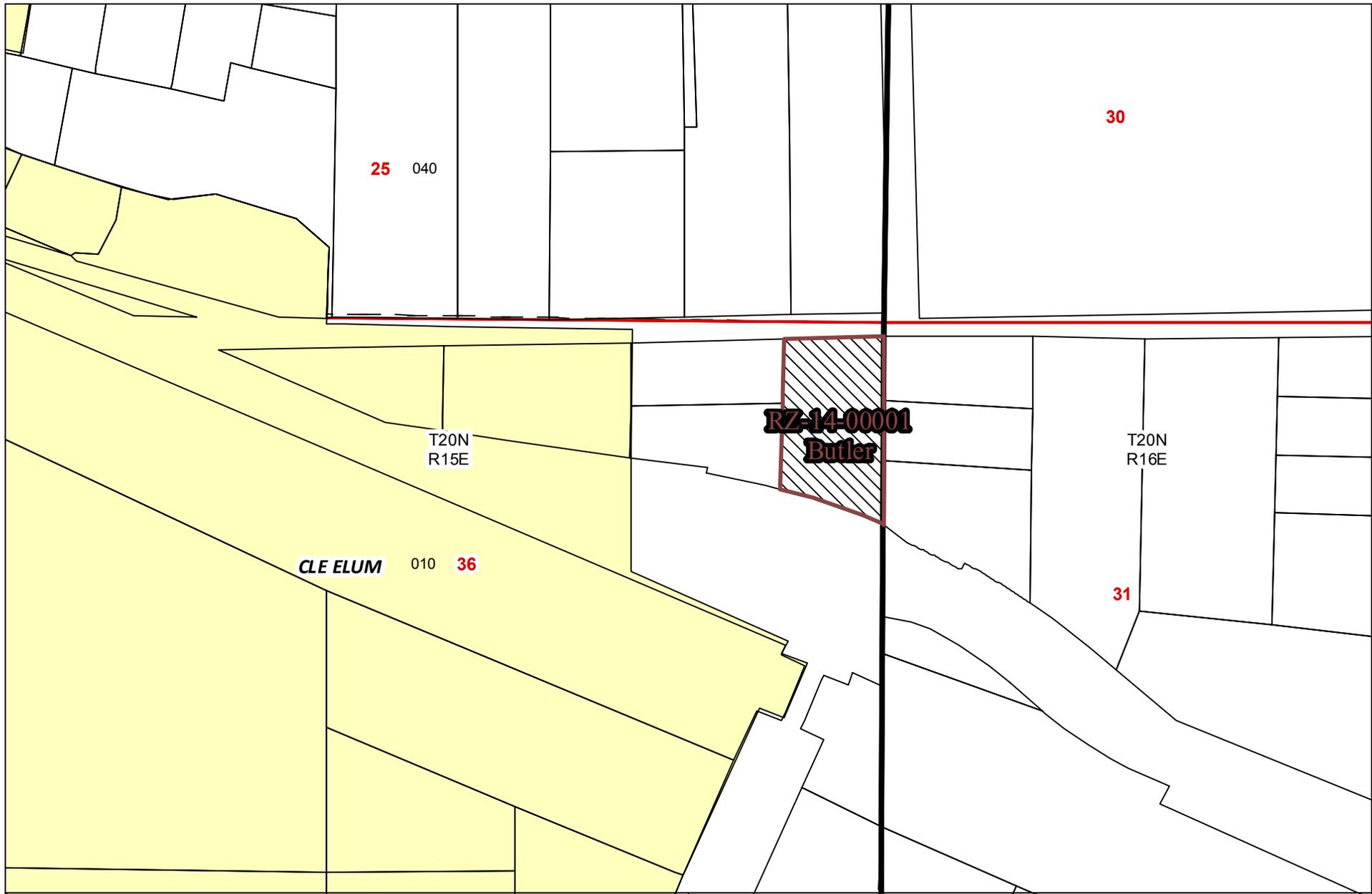


RZ-14-00001
Butler

Critical Areas
Map

3/26/2014

kaycee.hathaway

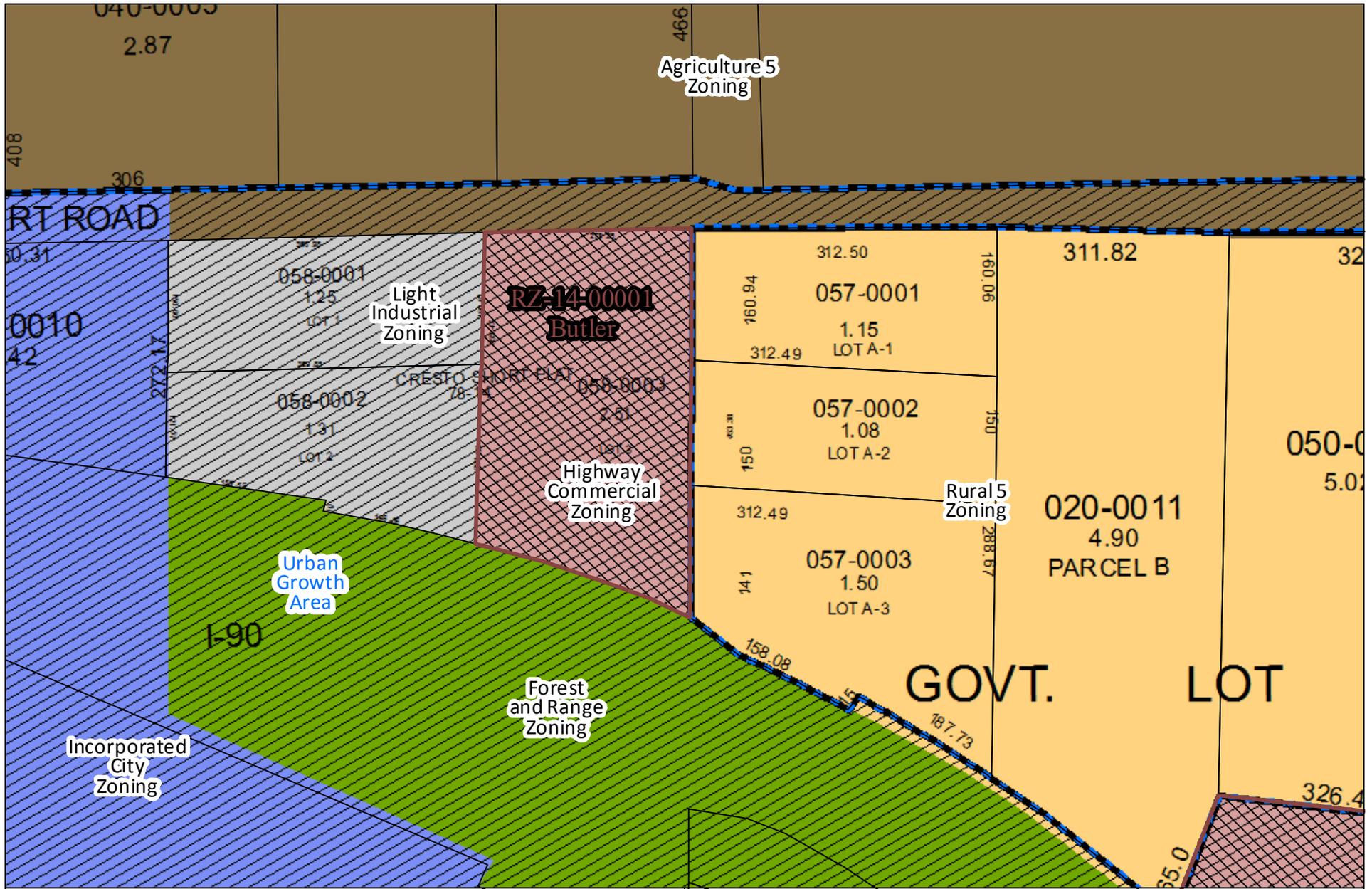


RZ-14-00001
Butler

Area Map
Map

3/21/2014

kaycee.hathaway

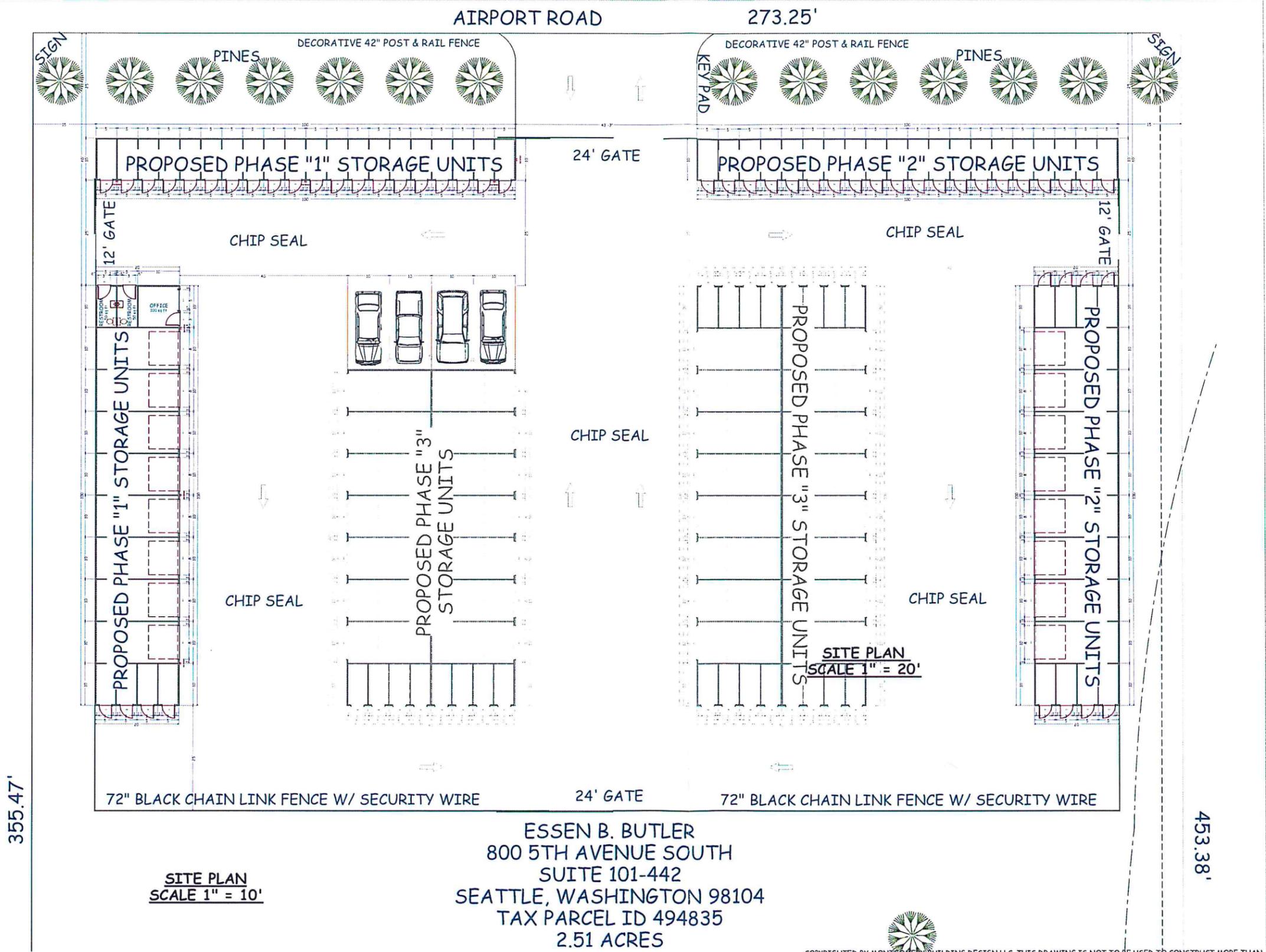


RZ-14-00001
Butler

Zoning
Map

3/21/2014

kaycee.hathaway



355.47'

273.25'

453.38'

SITE PLAN
SCALE 1" = 10'

SITE PLAN
SCALE 1" = 20'

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

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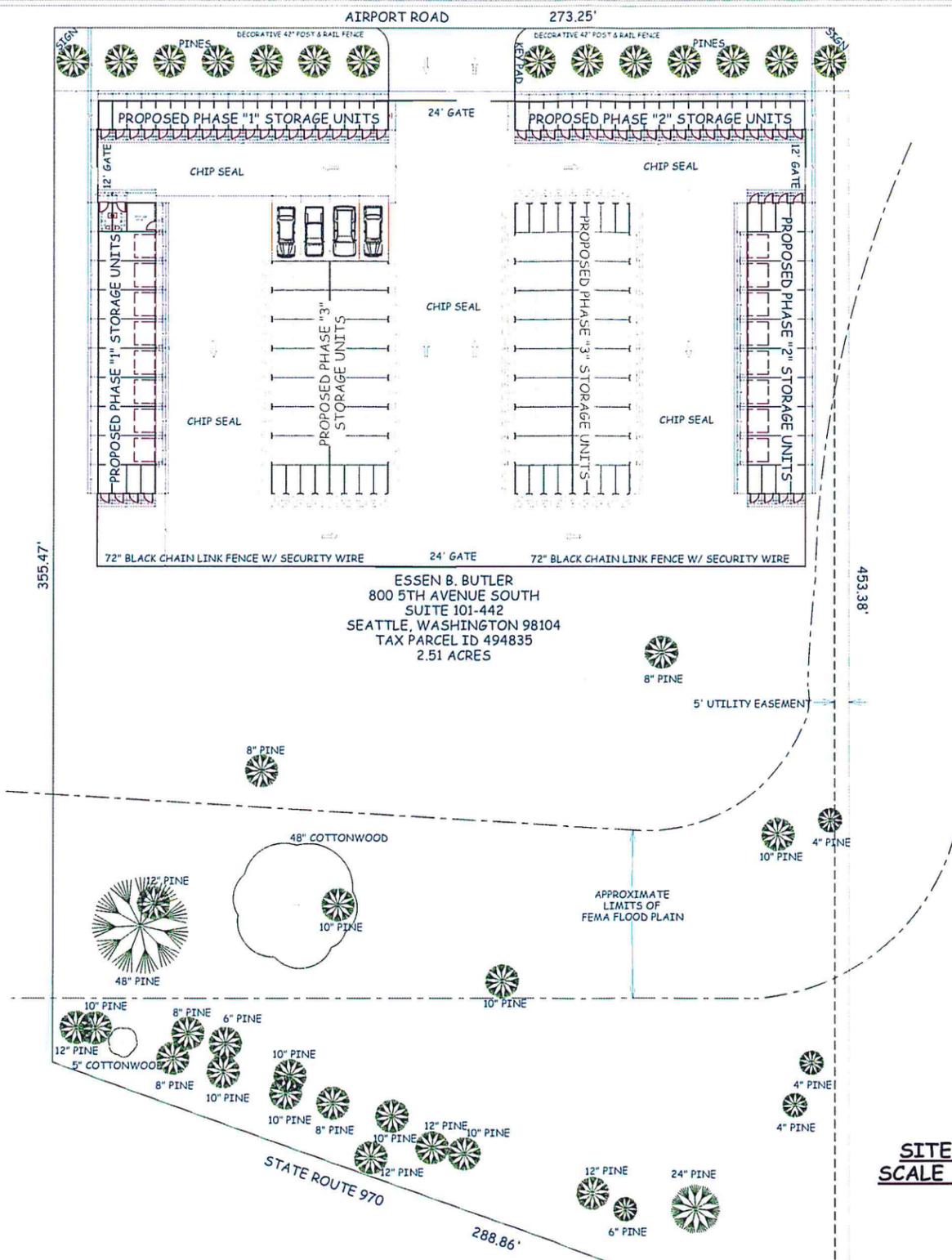
ENGINEER OF RECORD
MAP #
20-15-36058-0003

BUTLER STORAGE
SITE PLAN
SR970 CLE ELUM, WASHINGTON

www.montgomerybuildingdesign.com
ISSUED 10-24-2013
PURPOSE REVIEW

SITE PLAN
VIEW
2013-062

A1



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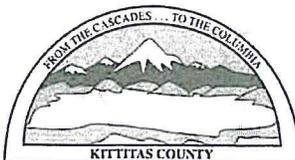
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 SITE PLAN**
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ISSUED	PURPOSE
10-24-2013	REVIEW

SITE PLAN
 VIEW
 2013-062

A2



KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"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:

[X] 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): [Signature]
DATE: 1/9/14
RECEIPT #: 20090
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
120

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.

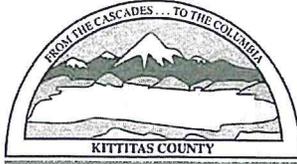
ROADBED

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 procede. 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



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Fax (509) 962-7682

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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)

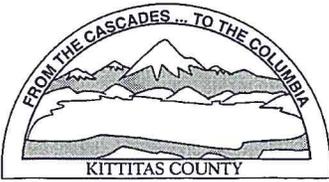
FOR STAFF USE

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

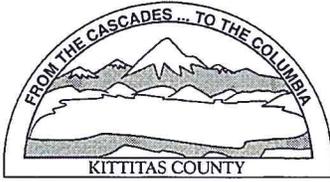
Account name: 027967

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. Apparently 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,

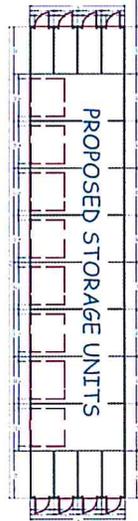
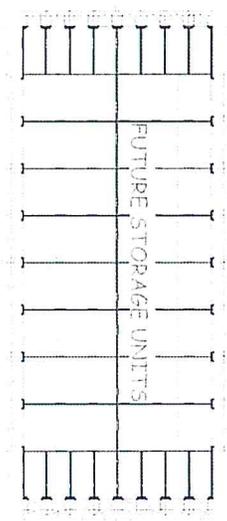
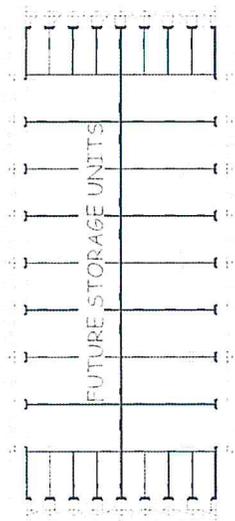
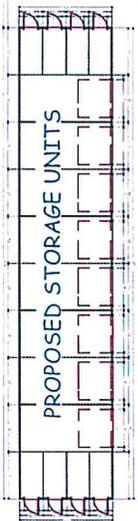
Lindsey Ozbolt
Community Development Services, Staff Planner
509-962-7637

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

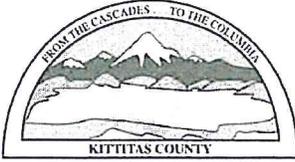
273.25'



355.47'

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

453.38'



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

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~~ 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 ⁹						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							
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

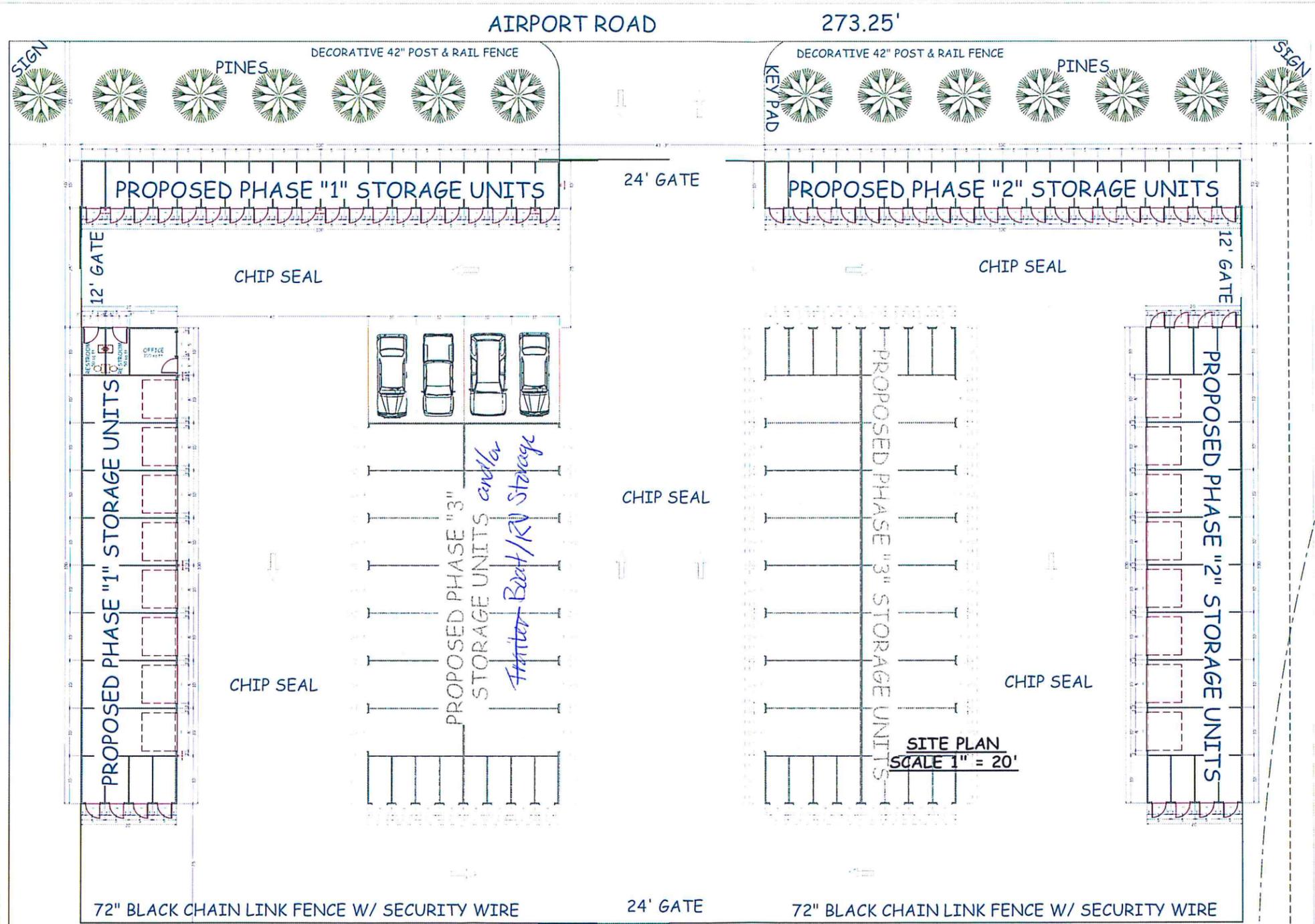
17.15.080.2 Footnotes Associated with Urban Use Table.

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'



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 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

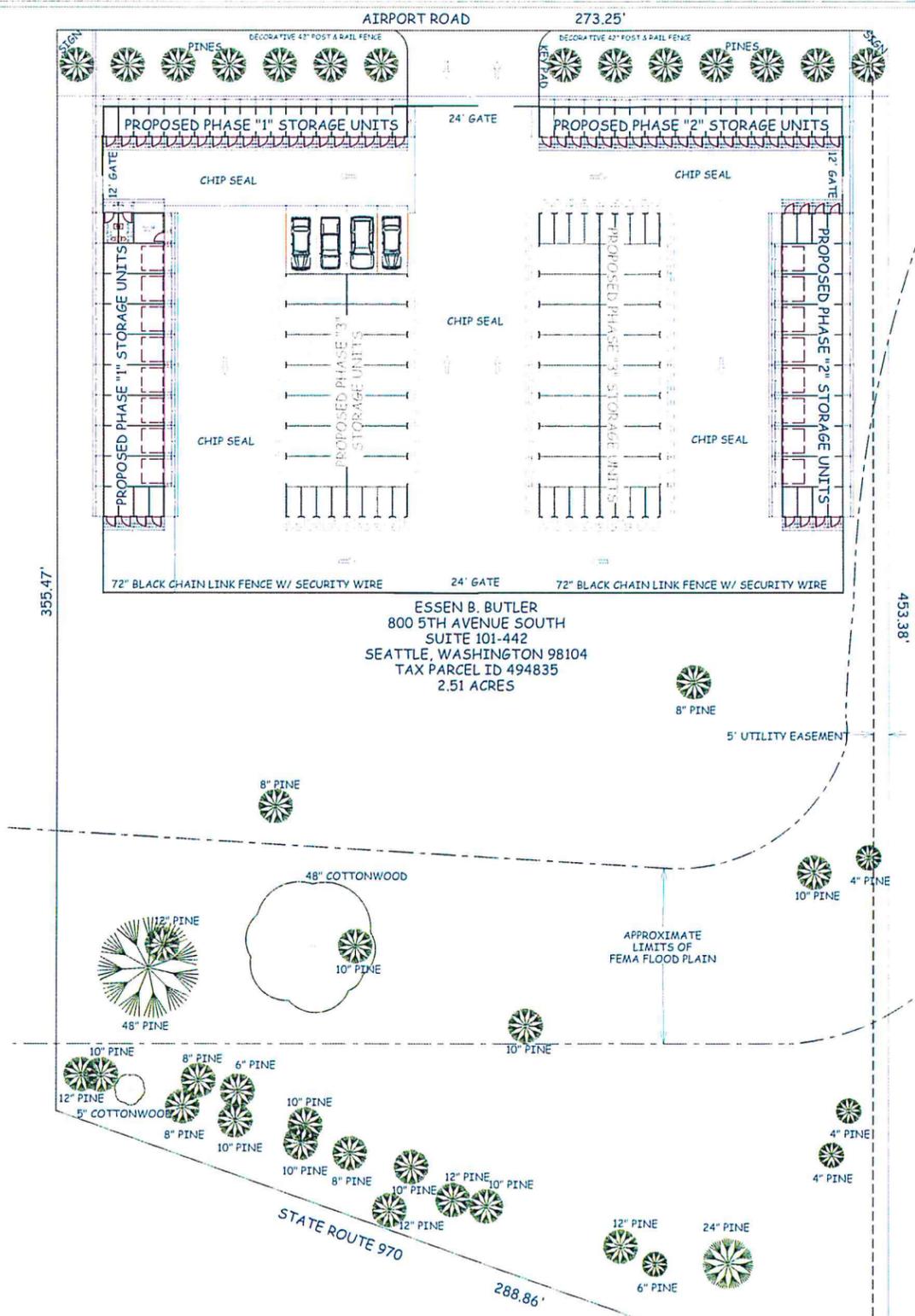
BUTLER STORAGE
 SITE PLAN
 SR970 CLE ELUM, WASHINGTON

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 PURPOSE REVIEW

SITE PLAN
 VIEW
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BUTLER STORAGE
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ISSUED	PURPOSE
10-24-2013	REVIEW

SITE PLAN
 VIEW
 2013-062

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