



Kittitas County Fire District 1 Satellite Facility File Number PF-20-00001

FINDINGS OF FACT, DECISION, AND CONDITIONS OF APPROVAL

I. GENERAL INFORMATION

Requested Action: Kittitas County Fire District 1 (KCFD 1) proposes to add a satellite fire station to service the Elk Heights and Sunlight Waters areas. The satellite facility is being proposed on parcel 697234. The proposed structure is a 30' x 40' pole building including and ADA bathroom and two 12' x 16' garage doors.

Location: Parcel 697234, located at 150 Clubhouse Rd. Cle Elum, WA 98922. Section 24, T. 19N, R. 16 E. W.M. in Kittitas County. Map Number 19-16-24044-0001.

II. SITE INFORMATION

Total Property Size:	4.85 acres
Number of Lots:	1
Domestic Water:	Kittitas County Water District 7
Sewage Disposal:	Domestic Septic
Power/Electricity:	PSE
Fire Protection:	Fire District 1
Irrigation District:	None

Site Characteristics:

- North: Privately owned land and residential development
- South: Privately owned, mostly undeveloped land
- East: Privately owned, mostly undeveloped land
- West: Privately owned land, some residential development

Access: The site is accessed from Clubhouse Road.

Zoning and Development Standards: The subject property is located approximately 7 miles South East of the City of Cle Elum and has a zoning designation of Forest and Range. The purpose and intent of this zone is to provide for areas of Kittitas County wherein natural resource management is the highest priority and where the subdivision and development of lands for uses and activities incompatible with resource management are discouraged. The Forest and Range zone allows for a vast array of permitted and conditional uses, per 17.15.060.1 Public Facilities are allowed as a use in this zone when permitted administratively. This project is being proposed under KCC 17.62 Public Facilities Permits, and KCC 17.60B.050 Administrative Review Process. This Public Facilities Permit requires that the following be met:

17.62.040 Decision criteria (Public Facilities)

The Community Development Services department shall review public facility permit applications in accordance with the provisions of this section and may approve, approve with conditions, or deny the public facility permit.

1. Required Findings. A public facility permit may be approved by the Community Development Services department only if all the following findings can be made regarding the proposal and are supported by the record:
 - a. That the granting of the proposed public facilities permit will not:
 - i. Be detrimental to the public health, safety, and general welfare;
 - ii. Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; nor
 - iii. Adversely affect the established character of the surrounding vicinity.

Applicant Response:

- i. "The proposed project will not be detrimental to the public's health, safety and general welfare."
- ii. "It will not hurt any of the property or improvements adjacent to and in the vicinity of the site upon which the proposed use is to be located."
- iii. "It will definitely not adversely affect the established character of the surrounding vicinity."

Staff Response: Staff agrees that the proposed project increases public welfare and safety, is not injurious to the surrounding property or the existing characteristic of the surrounding area. According to the applicant the project vicinity has been rated by the Washington State Ratings Bureau at a 9 for fire protection, which is the worst fire protection rating available outside of a rating of 10 which is the rating for no fire protection. The proposed project will improve this rating providing for improvements in the public's health, safety and general welfare.

- b. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.

Staff Response: The applicant did not address this criterion in their application. CDS has reviewed the application proposal and found no evidence of any potential for hazardous conditions resulting from this project. No hazardous conditions are anticipated at the proposed site.

- c. That the granting of the proposed public facilities permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulations.

Staff Response: The applicant did not address this criterion in their application submittals. The granting of the proposed public facilities permit is consistent with the comprehensive plan and existing regulations. CDS has identified consistency with two capital facilities goals (CF-G1, CF-G8) and one policy (CF-P2) as described in detail in section IV of this document.

- d. That the facility site and environmental designs:

- i. Meet local and state siting criteria and design; and
- ii. Have been reviewed and/or commented upon by local and state agencies responsible for issuing permits.

Staff Response: The applicant did not provide a response to this criterion in their application materials. The proposed project is subject to meeting all applicable codes and regulations. Prior to issuance of building permits all other required review will be completed. The proposal is an approved use in the Forest and Range zone pursuant to KCC 17.15.060.1 and the proposed design is not inconsistent with other structures in the area. All departments and state agencies responsible for permitting of this project have been notified of the application and given opportunity to comment in accordance with KCC Title 15A.

- e. That all conditions to mitigate the site specific impacts of the proposed use which were identified can be monitored and enforced.

Staff Response: The applicant did not provide a response to this criterion in their application materials. Due to the small scale of the project only a few site-specific impacts were discovered in review of the application and these include water and septic requirements. Requirements to meet these standards have been added to the conditions outlined in this determination. All conditions imposed to mitigate impacts shall be enforced through continued permitting requirements as identified in this document.

- f. That all yards, open spaces, landscaping, walls and fences, and other buffering features are properly provided to mitigate the impacts of the facility to make it compatible with the character of the surrounding area.

Staff Response: The applicant did not provide a response to this criterion in their application materials. CDS believes that as proposed the new facility is compatible with the character of the surrounding area. No fencing, walls or landscaping are being proposed in this application. The proposal includes one 30x40 structure that will be consistent with other fire stations which do not conflict with the character of the surrounding neighborhoods in which they reside. The structure is being proposed near the center of the parcel, far exceeding lot line setback requirements on all sides and adjacent to an existing maintenance building. Fire stations are a common use near residential areas and do not detract from the character of the surrounding neighborhood.

- g. That the proposed public facility will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.

Staff Response: The applicant did not provide a response to this criterion in their application materials. No adverse effects on existing public facilities and services are anticipated. The proposed project will be served by Kittitas County Water District 7 and an existing on-site septic system. Approval of this project would expand fire response and increase public safety. The project has been conditioned to ensure consistency with Kittitas County Public Health standards for water and septic systems.

- 2. Approval. The Community Development Services department may approve an application for a public facility permit or approve with additional requirements to comply with specified requirements or site conditions.

3. Denial. The Community Development Services department may deny a public facility permit if the proposal does not meet or cannot be conditioned to meet the required findings. (Ord. 2007-22, 2007; Ord. 2002-03 (part), 2002)

III. REVIEW PROCESS

Notice of Application: A Public Facilities permit application was submitted to Kittitas County Community Development Services on April 3, 2020. This application was deemed complete on May 1, 2020. A notice of application for the Kittitas County Fire District 1 Public Facilities Permit (PF-20-00001) was mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel & associated Agencies. Notice was given to and published in the official newspaper of record for Kittitas County on May 14, 2020, and in the NKC Tribune on May 21, 2020, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).

IV. COMPREHENSIVE PLAN

Kittitas County has established the following goals and policies to guide activities related to Rural Lands and Critical Areas. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

CF-G1: Provide needed public facilities that are within the ability of the County to fund the facilities, or within the County's authority to require others to provide the facilities.

Staff Consistency Statement: The proposed satellite facility will lower fire response times for the Sunlight Waters and Elk Heights areas and fill an historical gap in fire coverage in the area. Kittitas County Fire District 1 is proposing to build this satellite facility to increase the level of service to the adjacent areas.

CF-G8: Ensure public involvement when siting of essential public facilities using timely press releases, newspaper notices, public information meetings, and public hearings.

Staff Consistency Statement: The proposed project has been noticed in accordance with Kittitas County Code Title 15A. A notice of application was published in the newspaper of record, neighbors within 500 feet of the property boundaries and applicable local and state agencies were notified and provided an opportunity to comment on the proposal.

CF-P2: The County shall determine the quantity of capital improvements that is needed.

Staff Consistency Statement: This project proposal will address a significant gap in fire response coverage in the Elk Heights and Sunlight Waters areas, as defined by the Washington State Ratings Bureau. Elk Heights specifically accounted for 30% of the calls fielded by Kittitas County Fire District 1 in 2019. This proposal will decrease response times and provide greater public safety in the area.

This application is consistent with Kittitas County Comprehensive Plan. There are a number of requirements that must be met, which are stated above under Zoning and Development Standards; some of these are addressed under Project Analysis below.

V. ENVIRONMENTAL REVIEW

Kittitas County CDS determined that the proposal is exempt from SEPA review pursuant to KCC 15.04.090 as the proposed structure is under 12,000 sq. ft., is providing less than 40 parking spaces and will be grading less than 100 cubic yards of material. CDS did perform a critical areas review of the parcel and found no critical areas in the project area.

VI. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review.

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.

Consistency with the Comprehensive Plan:

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan Goals and Policies apply to this proposal: CF-G1, CF-G8, and CF-P2.

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

Staff conducted an administrative critical area review in accordance with KCC 17A. GIS information indicates no critical areas are located on the subject parcel.

Consistency with the provisions of KCC 17B Shorelines

This proposal is consistent with the Kittitas County Zoning Code 17B. GIS information and Kittitas County Shoreline Master Program indicates that the parcel does not include any shorelines of the state.

Consistency with the provisions of KCC 17.56 Forest and Range Zoning

The project is proposed as a Public Facility. Per KCC 17.08.457 "Public facilities" means capital improvements and systems to support transportation, law enforcement, fire protection, and recreation. Facilities include but are not limited to fire stations, police stations, and bus stops. Public Facilities are allowed in the Forest and Range zone through approval of an Administrative Permit process pursuant to KCC 17.15.060.1 Allowed Use Table. Therefore this proposal is consistent with the Kittitas County Zoning Code 17.56.

Consistency with the provisions of KCC 17.62.040 Decision criteria (Public Facilities):

This proposal as conditioned is consistent with the Kittitas County Zoning Code for Permitted Administrative Uses as described in section II of this staff report.

Consistency with the provisions of the KCC Title 14.04, Building Code:

All buildings must be consistent with International Building Codes.

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

As conditioned, the proposal must be consistent with the provisions of KCC Title 12.

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

As conditioned, the proposal must be consistent with the provisions of KCC Title 20.

Agency Comments:

The following agencies provided comments during the comment period: Kittitas County Public Health, Kittitas County Public Works, and the Washington State Department of Health. All comments are on file and available for public review.

Public Comments:

No public comments were submitted for this application.

VIII. FINDINGS OF FACT

1. A Public Facilities permit application was submitted to Kittitas County Community Development Services department on April 3, 2020. This application was deemed complete on May 1, 2020. A notice of application for the Kittitas County Fire District 1 Public Facilities Permit (PF-20-00001) were mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel & associated Agencies. Notice was given to and published in the official newspaper of record for Kittitas County on May 14, 2020, and in the NKC Tribune on May 21, 2020, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).
2. The subject property is located at 150 Clubhouse Rd. Cle Elum, WA 98922. Section 24, T. 19N, R. 16 E.W.M. in Kittitas County. Map Number 19-16-24044-0001.
3. Site information:

Total Property Size:	4.85 acres
Number of Lots:	1
Domestic Water:	Kittitas County Water District 7
Sewage Disposal:	Domestic Septic
Power/Electricity:	PSE
Fire Protection:	Fire District 1
Irrigation District:	None
4. Site Characteristics:

North:	Privately owned land, and residential development
South:	Privately owned, mostly undeveloped land
East:	Privately owned, mostly undeveloped land
West:	Privately owned land, some residential development
5. The Comprehensive Plan land use designation is "Rural Working."
6. The subject property is zoned "Forest and Range."
7. The proposal is consistent with the Kittitas County Comprehensive plan as referenced in section VII above.
8. This application is consistent with KCC 17.62.040 Decision criteria (Public Facilities) as demonstrated in Section II of this staff report.
9. Kittitas County CDS determined that the proposal is exempt from SEPA review pursuant to KCC 15.04.090 as the proposed structure is under 12,000 sq. ft., is providing less than 40 parking spaces

and will be grading less than 100 cubic yards of material. CDS did perform a critical areas review of the parcel and found no critical areas in the project area.

10. This application is consistent with the International Building Code as conditioned.
11. The following agencies provided comments during the comment period: Kittitas County Public Health, Kittitas County Public Works and the Washington Department of Health. All comments are on file and available for public review.
12. No public comments were received
13. Access and driveways must be consistent with Kittitas County Code Title 12.

IX. STAFF CONCLUSIONS

1. As conditioned, the proposed project meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, 17B Shorelines, Title 14.04 Building Code, Title 12 Roads and Bridges, Title 15 Environmental Policy, and Title 20 Fire and Life Safety.

X. DECISION AND CONDITIONS OF APPROVAL


Kittitas County grants **Approval** of the KVFR 1 Satellite Facility public facilities permit based on the project record, above staff analysis, findings of fact, and conclusions with the following conditions:

- 1. Building**
 - A. All new construction must meet the International Building Code requirements.
- 2. Roads and Transportation**
 - A. A grading permit may be required for any dirt work exceeding 100 cubic yards of material. Contact Public Works for a grading permit.
- 3. State and Federal**
 - A. Applicant must meet all state and federal regulations.
- 4. Fire & Life Safety**
 - A. All development, design and construction shall comply with the International Fire Code requirements.

5. Water/Septic

- A. The applicant shall submit a water adequacy application to Kittitas County Public Health prior to application for a building permit.
- B. The applicant shall work with Kittitas County Public Health to determine the septic adequacy of the existing system. The applicant shall comply with any septic requirements that result from this work with Public Health.

From these conclusions and findings, the proposed Public Facilities Permit is approved with the above conditions. Kittitas County Code (Chapter 15A.07.010) stipulates that an appeal of this land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1540 to Kittitas County Community Development Services at 411 N Ruby, Suit 2 Ellensburg, WA 98926. The appeal deadline for this project is July 15, 2020 at 5:00p.m.

Responsible Official 
_____ **Jeremy Johnston**

Title: Staff Planner

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Date: July 1, 2020