

Kittitas County BOCC Hearing

July 24, 2014

Butler Rezone
Rezone (RZ-14-00001)

Good Evening Mr. Hearing Examiner

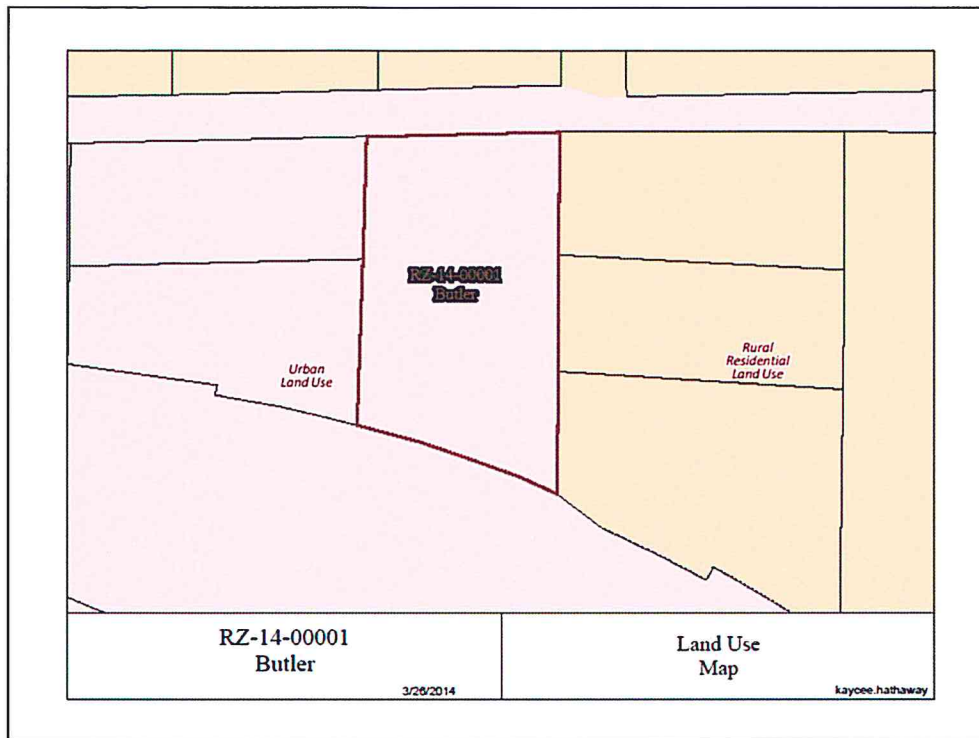
For the record

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

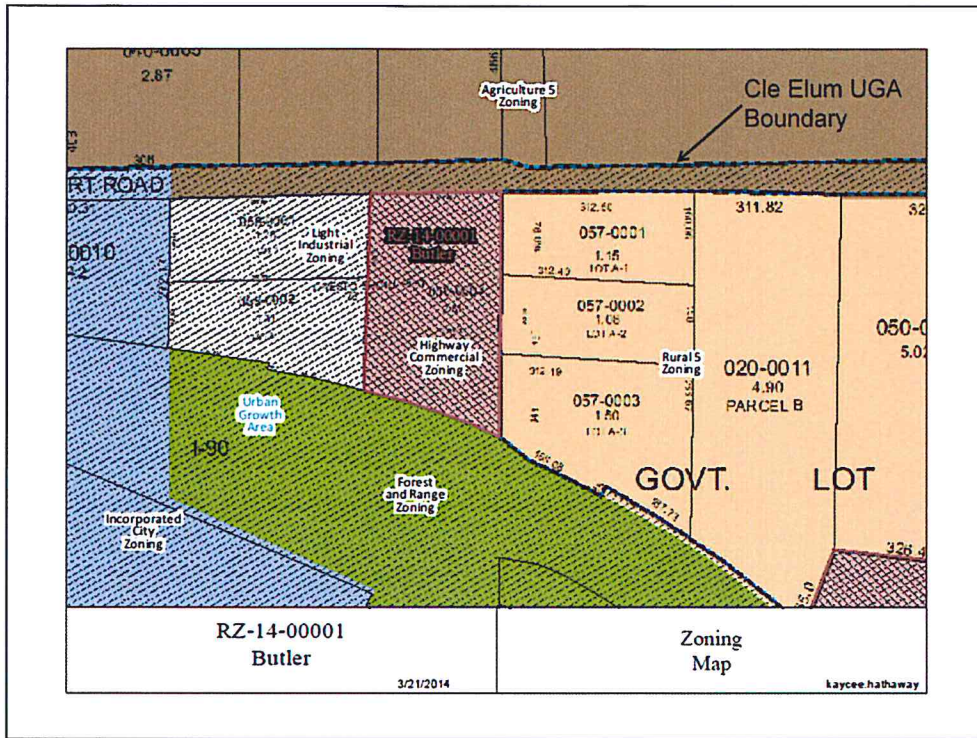
Overview of Proposal

- 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.

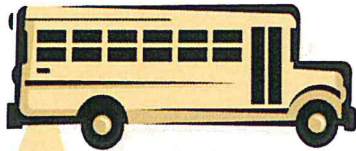


Land use: Urban

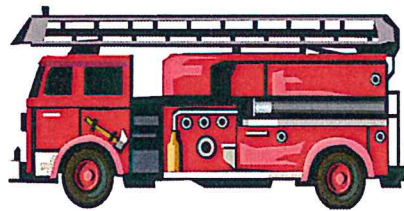


Zoning: Highway Commercial to Light Industrial

Cle Elum/ Roslyn School District



Fire District 7 (Cle Elum)



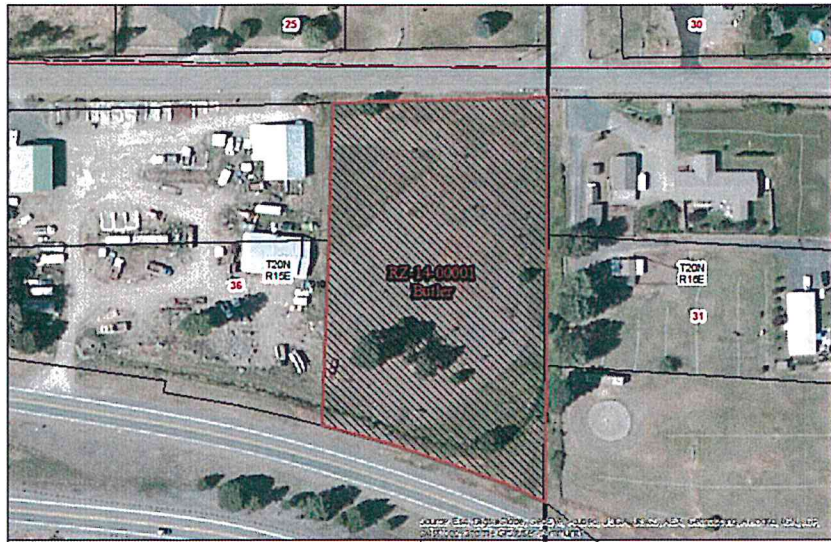
The property is located within the Cle Elum/ Roslyn School District and is located in Fire District 7.

Both were noticed. No comments were received.

Vertical Air Photo



Overpass to I-90

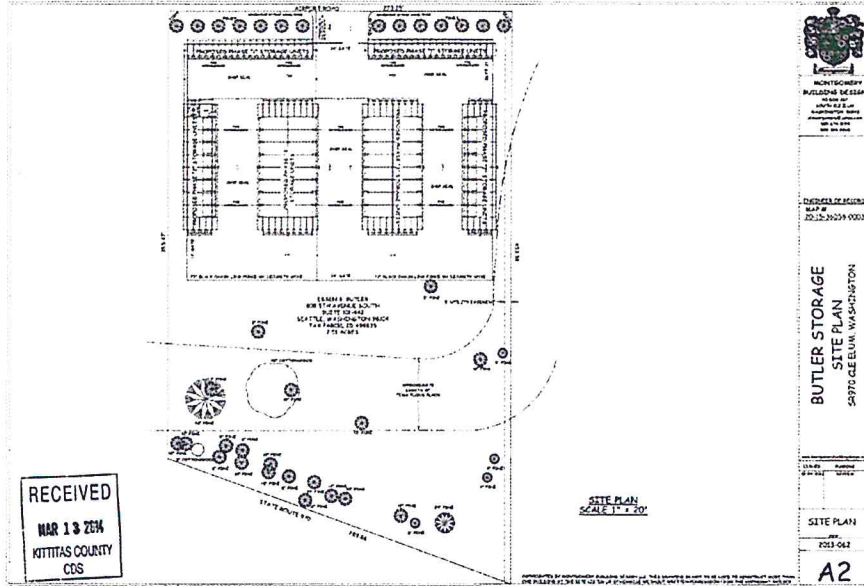


RZ-14-00001
Butler

3/21/2014

Air Photo Verticle
Map

kaycee halDaway



RECEIVED
 MAR 13 2014
 KITTITAS COUNTY
 CDS

SITE PLAN
 SCALE 1" = 20'


 MICHAEL J. HENNING
 LICENSED PROFESSIONAL ENGINEER
 STATE OF WISCONSIN
 No. 10101
 EXPIRES 12/31/2013
 BUTLER STORAGE
 SITE PLAN
 24370 CEE ELEM. WISCONSIN
 DATE: 02/11/14
 SHEET NO. 2 OF 2
 SCALE: AS SHOWN
 SITE PLAN
 No. 703-042
A2

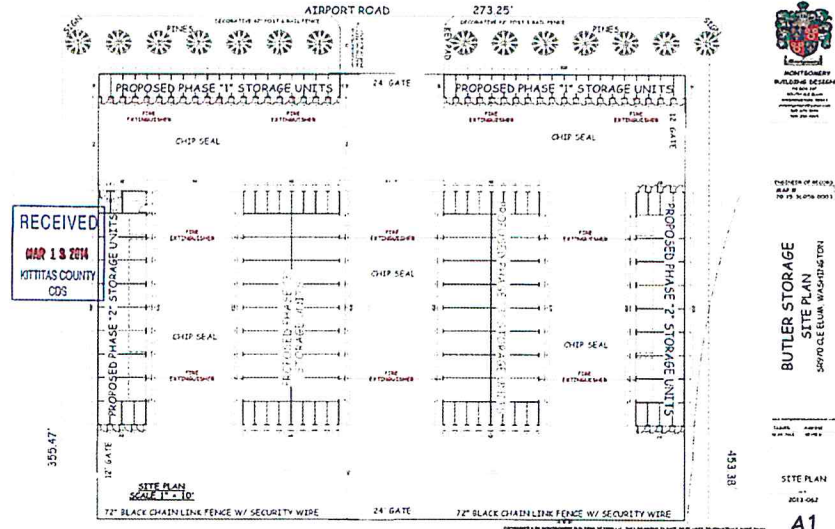
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Phasing Plan

- 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



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DEPARTMENT OF REVENUE
BUREAU OF TAXATION
TAXPAYER SERVICE CENTER
1000 EAST MAIN AVENUE
SPokane, WA 99202-3000
509.325.8300

BUTLER STORAGE
SITE PLAN
SPokane, WA, WASHINGTON

DATE: 02/13/14
SCALE: 1" = 10'
SITE PLAN
2013-042
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 Comments: Yes No
 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 Michigan Address? 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 Intermediate
 Does the project parcel contain a Wetland? Yes No
 If so, what is the ID?

Does the project parcel intersect a PMS 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 Overfly 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?

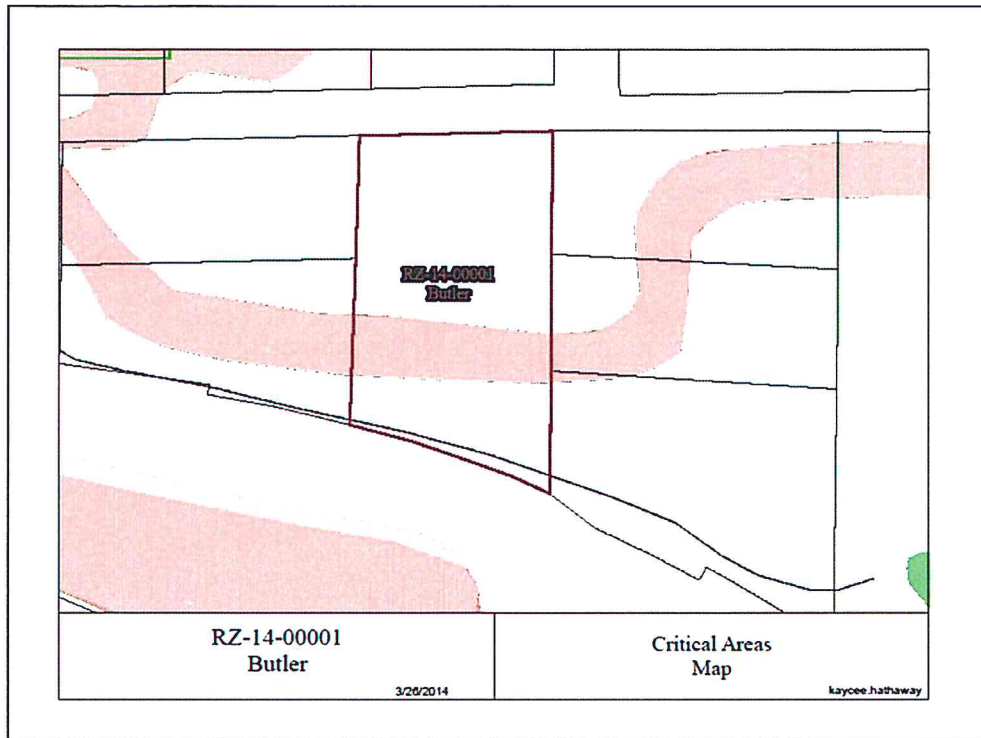
Is the project parcel in or near a Coal Mine area? Yes No

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.