

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### KCFD7 Training Tower Public Facilities Permit

**File Number PF-24-00002**

### FINDINGS OF FACT, DECISION, AND CONDITIONS OF APPROVAL

#### I. GENERAL INFORMATION

Requested Action: Kittitas County Fire District #7 has proposed the development of an unoccupied training structure for the purposes of firefighter training. The proposed training structure will be located to the west of existing structures on the subject parcel. The structure will have electricity and propane to operate the training simulators and lighting as needed.

Location: Parcel #952894, located at 31 Firehouse Rd in Cle Elum, WA. Approximately 275 feet northwest of the intersection of Firehouse Rd and Bullfrog Road. Section 21, Township 20, Range 15, W.M.; Kittitas County parcel map number 20-15-21060-0001.

#### II. SITE INFORMATION

Total Property Size:	0.97 acres
Number of Lots:	1
Domestic Water:	N/A
Sewage Disposal:	N/A
Fire Protection:	Kittitas County Fire District #7
Irrigation District:	None

##### Site Characteristics:

<u>North:</u>	Service Area for Suncadia Resort
<u>South:</u>	Suncadia Resort Land
<u>East:</u>	Primarily Cle Elum Roslyn School District Facilities
<u>West:</u>	Suncadia Resort

Access: The site is accessed from Firehouse Road.

Zoning and Development Standards: The subject property has a zoning designation Master Planned Resort. The existing Kittitas County Fire District #7 facilities are located on the eastern edge of the Suncadia Resort area. Kittitas County has a wide range of natural features, including climate, vegetation, water, resources, scenic qualities, cultural, and geological features, which are desirable for a wide range of recreational users to enjoy. Master planned resorts authorized by RCW 36.70A.360 offer an opportunity to utilize these special features for enjoyment and recreational use, while bringing significant economic diversification and benefits to communities. The purpose of the Master Planned Resort zone is to establish a master planned resort zoning district to be applied to those properties the Board determines are appropriate for development as a master planned resort consistent with county comprehensive plan policies and RCW 36.70A.360. Per KCC 17.15.060.1, Public Facilities are allowed in this zone when permitted administratively pursuant to KCC 17.62 Public Facilities Permits. 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. Below is a review of the public facilities decision criteria:

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. *"No, this project is actually helpful to public safety in that it is going to be used for training firefighters to better prepare them for protecting human life and preservation of property."*
- ii. *"No, by only burning clean propane it won't put off large amounts of smoke. Use of this facility will not have any affect on the neighborhood or surrounding areas. Suncadia offices next door are proponents of us continuing with this project."*
- iii. *"No, it will be built with like colors to other buildings in the area, and will just look like other buildings."*

**Staff Response:** Staff agrees that the proposed project will not affect the public health or general welfare. The development will help train first responders who serve Kittitas County. The proposed development is being sited at the existing Fire District facility.

- 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 three capital facilities goals (CF-G1, CF-G3, and CF-G8) and one policy (CF-P29) 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. The proposal may be approved in the Master Planned Resort zone pursuant to KCC 17.15.060.1 and the proposed use is not inconsistent with the character of the surrounding area. All departments and state agencies responsible for permitting this project have been notified of the application and given an 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. CDS has reviewed the application materials and comments received during the public comment period. Conditions to mitigate potential impacts have been applied to this proposal.

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, as proposed, this development is compatible with the character of the surrounding area. The subject property is currently being used by Fire District 7.

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 project does not propose any use of water or septic/sewer. The proposal will be used to train fire personnel who operate in the local area.

### **III. REVIEW PROCESS**

Notice of Application: A Public Facilities permit application was submitted to Kittitas County Community Development Services on February 5, 2024. The application was deemed incomplete on February 26, 2024, due to the lack of a submitted site plan. The site plan for the proposed project was received on March 5, 2024. The application was deemed complete on March 5, 2024. A notice of application for the KCFD7 Training Tower Public Facilities Permit (PF-24-00002) was mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel & associated agencies and notice was given to and published in the official newspaper of record for Kittitas County on March 12, 2024, 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 training tower will help support first responder training who serve Kittitas County.

**CF-G3:** Provide consistency with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan.

Staff Consistency Statement: The proposed training tower is sited in the Master Planned Resort zone which offer an opportunity to utilize the special features of Kittitas County for enjoyment and recreational use, while bringing significant economic diversification and benefits to communities. Supporting public facilities for firefighter training in this area further ensures the purpose and intent of the Master Planned Resort zoning designation is met.

**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-P29:** Essential public facilities sited outside of urban growth areas must be self-supporting and not require the extension, construction, or maintenance of urban services and facilities.

Staff Consistency Statement: This project is outside of an urban growth area and does not require the extension, construction or maintenance of urban services and facilities. The proposed project will support firefighter services in Kittitas County.

**This application is consistent with Kittitas County Comprehensive Plan. There are several 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

CDS performed an administrative review of critical areas on the subject property. The site is located within a Critical Aquifer Recharge Area (CARA). This project does not propose any of the uses found in KCC 17A.03.030. A special hydrogeological assessment is not required. The subject parcel is located within a WDFW Priority Habitat (Domerie Flats Elk Winter Concentration Area). There is no anticipated impact on any critical areas because of the proposed development.

SEPA was not required for the proposed development.

## 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. The following agencies provided comments on the proposal: Snoqualmie Tribe, Washington State Department of Health – Office of Drinking Water, Kittitas PUD, Washington State Department of Transportation – Aviation, Confederated Tribes of the Colville Reservation, Kittitas County Public Health, Kittitas County Public Works. A review of their comments can be seen below:

### **Snoqualmie Tribe**

The Snoqualmie Tribe provided comments related to cultural resource concerns and recommended an archaeological review be performed for the proposed project.

#### **Applicant Response**

*No Response*

#### **Staff Response**

*The proposed development has a minimal footprint where ground disturbing activities would occur. Staff has conditioned this proposal to prepare for the inadvertent discovery of cultural resources.*

### **Washington State Department of Health – Office of Drinking Water**

The Washington State Department of Health - Office of Drinking Water stated they have no comments or concerns.

#### **Applicant Response**

*No Response*

#### **Staff Response**

*Staff has no response.*

### **Kittitas PUD**

Kittitas PUD stated they do not have facilities in the project area.

#### **Applicant Response**

*No Response*

#### **Staff Response**

*Staff has no response.*

### **Washington State Department of Transportation - Aviation**

WSDOT – Aviation stated they have no comments.

#### **Applicant Response**

*No Response*

#### **Staff Response**

*Staff has no response.*

### **Confederated Tribes of the Colville Reservation**

The Confederated Tribes of the Colville Reservation provided comments regarding cultural resource concerns and requested a cultural resource survey prior to ground disturbing activities.

Applicant Response

No response

Staff Response

*The proposed development has a minimal footprint where ground disturbing activities would occur. Staff has conditioned this proposal to prepare for the inadvertent discovery of cultural resources.*

**Kittitas County Public Health**

Kittitas County Public Health stated they have no comments or concerns.

Applicant Response

No response

Staff Response

*Staff has no response.*

**Kittitas County Public Works**

Kittitas County Public Works provided comments regarding grading/filling, transportation concurrency and floodplain requirements.

Applicant Response

No response

Staff Response

*KCPW confirmed on 5/29/2024 that the proposal does not trigger a transportation concurrency management application. Staff has conditioned the proposal to meet all relevant local, state, and federal codes and regulations.*

No comments from the public were received.

**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-G3, CF-G8, and CF-P29.

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

CDS performed an administrative review of critical areas on the subject property. The site is located within a Critical Aquifer Recharge Area (CARA). This project does not propose any of the uses found in KCC 17A.03.030. A special hydrogeological assessment is not required. The subject parcel is located within a WDFW Priority Habitat (Domerie Flats Elk Winter Concentration Area). There is no anticipated impact on any critical areas because of the proposed development. SEPA was not required for the proposed development.

Consistency with the provisions of KCC 17.37 Master Planned Resorts 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. Public Facilities are allowed in the Master Planned Resorts 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 17.37.

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 in accordance 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: Snoqualmie Tribe, Washington State Department of Health – Office of Drinking Water, Kittitas PUD, Washington State Department of Transportation – Aviation, Confederated Tribes of the Colville Reservation, Kittitas County Public Health, Kittitas County Public Works. All comments are on file and available for public review.

Public Comments:

No comments from the public were received.

## **VIII. FINDINGS OF FACT**

1. A Public Facilities permit application was submitted to Kittitas County Community Development Services on February 5, 2024. The application was deemed incomplete on February 26, 2024, due to the lack of a submitted site plan. The site plan for the proposed project was received on March 5, 2024. The application was deemed complete on March 5, 2024. A notice of application for the KCFD7 Training Tower Public Facilities Permit (PF-24-00002) was mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel & associated agencies and notice was given to and published in the official newspaper of record for Kittitas County on March 12, 2024, all in conformance with the Kittitas County Project Permit Application Process (Title 15A).
2. The subject property is located at 31 Firehouse Rd in Cle Elum, WA. Parcel #952894. Approximately 275 feet northwest of the intersection of Firehouse Rd and Bullfrog Road. Section 21, Township 20, Range 15, W.M.; Kittitas County parcel map number 20-15-21060-0001.

3. Site information:

Total Property Size:	0.97 acres
Number of Lots:	1
Domestic Water:	N/A
Sewage Disposal:	N/A
Fire Protection:	Kittitas County Fire District #7
Irrigation District:	None

4. Site Characteristics:

North: Service Area for Suncadia Resort  
South: Suncadia Resort Land  
East: Primarily Cle Elum Roslyn School District Facilities  
West: Suncadia Resort

5. The Comprehensive Plan land use designation is “Rural Recreation”.
6. The subject property is zoned “Master Planned Resort”.
7. The proposal is consistent with the Kittitas County Comprehensive plan as referenced in section IV and 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. SEPA was not required for this proposal.
10. CDS performed an administrative review of critical areas on the subject property. The site is located within a Critical Aquifer Recharge Area (CARA). This project does not propose any of the uses found in KCC 17A.03.030. A special hydrogeological assessment is not required. The subject parcel is located within a WDFW Priority Habitat (Domerie Flats Elk Winter Concentration Area). There is no anticipated impact on any critical areas because of the proposed development. SEPA was not required for the proposed development.
11. This application is consistent with the International Building Code as conditioned.
12. The following agencies provided comments during the comment period: Snoqualmie Tribe, Washington State Department of Health – Office of Drinking Water, Kittitas PUD, Washington State Department of Transportation – Aviation, Confederated Tribes of the Colville Reservation, Kittitas County Public Health, Kittitas County Public Works. All comments are on file and available for public review.
13. No public comments were received.
14. 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, 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 KCFD7 Training Tower public facilities permit based on the project record, above staff analysis, findings of fact, and conclusions with the following conditions:

### **1. Site Plan**

- A. The project shall proceed in substantial conformance with the site plan and application materials on file with CDS that were received on February 5, 2024, and the supplemental site plan received on March 5, 2024.

### **2. Building**

- A. All new construction must meet the International Building Code requirements.

### **3. Roads and Transportation**

- A. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).
- B. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- C. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- D. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.

### **4. State and Federal**

- A. Applicant must meet all state and federal regulations.

### **5. Fire & Life Safety**

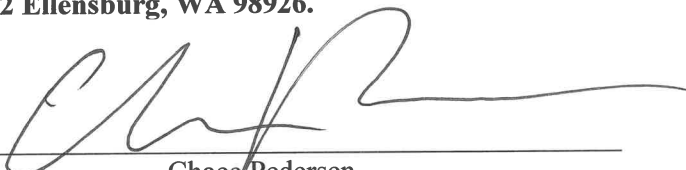
- A. All development, design and construction shall comply with the International Fire Code requirements.

### **6. Other**

- A. Should ground disturbing or other activities related to the proposed project result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology & Historic Preservation (DAHP), Snoqualmie Tribe, and Confederated Tribes of the Colville Reservation. Work shall remain suspended until the findings are assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

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 administrative land use decision must be filed within 10 (ten) working days by submitting specific factual objections and a fee of \$1670 to Kittitas County. The appeal deadline for this project is June 21, 2024, at 5:00p.m. Appeals submitted on or before June 21, 2024, shall be submitted to Kittitas County Community Development Services at 411 N Ruby St, Suite 2 Ellensburg, WA 98926.

Responsible Official

  
Chace Pedersen

**Title:** Planner I

**Address:** Kittitas County Community Development Services  
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**Date:** June 6, 2024