COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM

I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP  COMP PLAN TEXT

NOTICE: If the amendment you are applying for is within an URBAN GROWTH AREA or you are proposing a UGA expansion of the Ellensburg, Cle Elum, or Roslyn UGA you are required to docket your item with that City as well. You must contact the appropriate City for filing deadlines, fees, application, and costs.

II. GENERAL INFORMATION

A. APPLICANT'S NAME: Teanaway Ridge LLC
   MAILING ADDRESS: PO Box 808
                   Cle Elum, WA 98922

   E-MAIL ADDRESS: 
   BUSINESS PHONE: (509) 649-3169  HOME PHONE: 

B. AGENT'S NAME: Terra Design Group, Chad Bala
   MAILING ADDRESS: PO Box 686
                    Cle Elum, WA 98922

   E-MAIL ADDRESS: 
   BUSINESS PHONE: (509) 649-3169

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): 18-18-22030-0010
   ACREAGE: 54.36
   SITE ADDRESS: 2516 Dry Creek Road
   OWNER(S): Teanaway Ridge LLC
   MAILING ADDRESS: PO Box 808
                    Cle Elum, WA 98922

   HOME PHONE: 

(Additional sheets may be attached if more then one parcel is involved)

All information to be addressed to Authorized Agent.
B. EXISTING COMPREHENSIVE PLAN DESIGNATION:

Commercial Agriculture

C. EXISTING ZONING:

Commercial Agriculture

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

Rural Land Use

E. PROPOSED ZONING DESIGNATION:

Agricultural 5

F. THE PRESENT USE OF THE PROPERTY IS:

Farm Land

G. SURROUNDING LAND USE:

Farming and Residential Development

H. SERVICES

Please provide the following information regarding the availability of services.

The site is currently served by sewer _____; septic_____; (check one)
Sewer purveyor (if on public sewer system): __________________________

The site is currently served by a public water system _____; well_____
Water purveyor (if on public water system): __________________________

The site is located on a public road _______ private road _____ X _____ (check one)
Name of road: _Private easement, through a single-family residence, off of Reecer Creek Road_

Fire District #: __2____________
IV. FOR TEXT AMENDMENTS

Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording (attach additional pages if necessary)

Non-Applicable

V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?

The subject property is being encroached upon by residential development and existing residences. This residential encroachment is through numerous short plats, plats (more than 4 lots) and 112 acres of suburban zoning (1 acre lot minimum) directly adjacent and to the south of the subject property. Additionally, the Bowers Road extension has been completed and is directly to the southeast of the access point to the subject property. The entrance to the subject property is approximately 890 feet from the existing Ellensburg Urban Growth Area boundary. The increase in traffic and residential development to the surrounding area will increase the difficulty to manage this property in Commercial Agriculture.

B. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

This proposal is consistent with the Kittitas County Comprehensive Plan therefore is consistent with the County-Wide Planning Policies.

C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

The following GPOs illustrate how this proposed amendment is consistent with the Kittitas County Comprehensive Plan:

GPO 2.118

GPO 2.125 WAC 365-190-050

D. How have conditions changed that warrant a comprehensive plan amendment?
Property values have increased; also surrounding property has been sold and is being developed into residential lots. The subject property is being encroached upon by residential lots and housing.

VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING)

A. SITE PLAN OF THE PROPERTY WITH THE FOLLOWING FEATURES: buildings; points of access, ABUTTING roads, and parking areas; septic tank and drainfield and replacement area.

B. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT 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.

[Signature of Authorized Agent]

Date 6-29-06

[Signature of Land Owner of Record (required for application submittal)]

Date 6-29-06
WAC 365-190-050
Agricultural lands.

(1) In classifying agricultural lands of long-term significance for the production of food or other agricultural products, counties and cities shall use the land-capability classification system of the United States Department of Agriculture Soil Conservation Service as defined in Agriculture Handbook No. 210. These eight classes are incorporated by the United States Department of Agriculture into map units described in published soil surveys. These categories incorporate consideration of the growing capacity, productivity and soil composition of the land. Counties and cities shall also consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:

(a) The availability of public facilities;
(b) Tax status;
(c) The availability of public services;
(d) Relationship or proximity to urban growth areas;
(e) Predominant parcel size;
(f) Land use settlement patterns and their compatibility with agricultural practices;
(g) Intensity of nearby land uses;
(h) History of land development permits issued nearby;
(i) Land values under alternative uses; and
(j) Proximity of markets.

(2) In defining categories of agricultural lands of long-term commercial significance for agricultural production, counties and cities should consider using the classification of prime and unique farmland soils as mapped by the Soil Conservation Service. If a county or city chooses to not use these categories, the rationale for that decision must be included in its next annual report to department of community development.

(3) Counties and cities may further classify additional agricultural lands of local importance. Classifying additional agricultural lands of local importance should include consultation with the board of the local conservation district and the local agriculture stabilization and conservation service committee.

These additional lands may also include bogs used to grow cranberries. Where these lands are also designated critical areas, counties and cities planning under the act must weigh the compatibility of adjacent land uses and development with the continuing need to protect the functions and values of critical areas and ecosystems.

[Statutory Authority: RCW 36.70A.050. 91-07-041, § 365-190-050, filed 3/15/91, effective 4/15/91.]
GPO 2.109J All agencies and jurisdictions shall recognize the area’s traditions, customs, cultures and economy.

GPO 2.109K Kittitas County recognizes that local tax burden on private lands is increased when private land is changed to public ownership. Such changes should be discouraged.

2.3(C) Resource Lands

Commercial Agriculture Land Use

The purpose and intent of this designation is to comply with the requirements of the Growth Management Act [RCW 36.70A.060]. The county has considered the Minimum Guidelines [WAC 365-190] in the classification, designation and conservation of commercial agricultural lands in Kittitas County. It is the county’s intent to meet these requirements by establishing a Commercial Agricultural designation. Based on the review criteria established by Kittitas County, land located in the Commercial Agricultural Zone [CAZ] has been formally designated as Agricultural Lands of Long-term Commercial Significance.

Agricultural lands of long-term commercial significance have been identified by considering the following criteria:

- The current zoning and parcel sizes of the area.
- The availability of an adequate and dependable water supply.
- The soil types (prime, unique, local, and statewide) of the area.
- The criteria contained under WAC 365-190-050.

Upon review of these considerations, Kittitas County determined that there were two different categories of land appropriate for designation: irrigated crop lands and non-irrigated grazing lands. Irrigated croplands identified for designation were lands located within the Agricultural 20 zone, within an irrigation district, consisting primarily of prime or unique soils, and complied with the other criteria under the GMA. Non-irrigated grazing lands were lands that lacked adequate water for crop growing purposes, but have a capacity for and historic use for grazing, and are lands that are predominately a section of land in size with contiguous blocks of ownership of those lots.

Kittitas County was able to identify large, contiguous areas containing parcels which met the review criteria. Kittitas County then reviewed the areas, which were consistent with the review criteria, taking into consideration topography and natural designation boundaries. The lands designated as agricultural lands of long-term commercial significance depict the final review of all the factors considered for designation.

GPO 2.110 Oppose laws and regulations which restrict agriculture, and support laws and regulations which enhance agriculture.

GPO 2.111 Continue and expand support for right-to-farm ordinances.
GPO 2.112 Develop and distribute “Rural Landowners Rights and Responsibilities” handout and require signature of having read it for any permits issued to non-farmers in agricultural areas.

GPO 2.113 Support efforts to see that all lands receive their full allocation of water.

GPO 2.114 Look at solutions to the problems of needing to sell house lots without selling farm ground.

GPO 2.114A Agricultural activities within areas designated as Commercial Agriculture shall take precedent over recovery activities targeted for the recovery of threatened and endangered species.

GPO 2.114B Economically productive farming should be promoted and protected. Commercial agricultural lands includes those lands that have the high probability of an adequate and dependable water supply, are economically productive, and meet the definition of “Prime Farmland” as defined under 7 CFR Chapter VI Part 657.5.

For the purpose of this chapter, “Adequate and dependable water supply” means enough water as outlined in those engineering reports available on most commercial farmlands in the Kittitas Valley, from Adjudication records (i.e. Aquavella et al) that detail the water duty necessary for each parcel to remain viable as commercial agricultural lands.

For the purpose of this chapter, “Economically productive” means the ability to provide and continue to provide sufficient return on investment to allow present and future farmers to continue using the designated commercial agricultural land. This would include but not be limited to being economically realistic as ag lands with respect to land value, property taxes, market conditions, water costs and other economic factors.

GPO 2.115 Oppose special taxing districts associated with urban growth on agricultural land.

GPO 2.116 Support an information campaign to educate our non-farm populace on agricultural activities.

GPO 2.117 Encourage non-farmers in agricultural areas to meet farm performance standards.

GPO 2.118 Encourage development projects whose outcome will be the significant conservation of farmlands.

GPO 2.119 Oppose public trail systems in farming areas, and any other public use in currently active utility corridors in agricultural areas and enforce all trespass laws.

GPO 2.120 Set road standards in agricultural areas which discourage non-farm use and do not present problems to agricultural users.
GPO 2.121  Cooperate in sound voluntary farm conservation or preservation plans (i.e., be recipients and overseers for conservation easements and/or assist with transferable development rights programs).

GPO 2.122  Look into additional tax incentives to retain productive agricultural lands.

GPO 2.123  Value agricultural lands for tax purposes at their current agricultural land use.

GPO 2.124  Create a growth management agricultural advisory council comprised only of agriculture producers to review and make recommendations to the Board of County Commissioners on at least an annual basis over the coming 20 years on:
   a. the status of agriculture in Kittitas County, and
   b. county agriculture policies and regulations.

GPO 2.125  If any lands are reclassified out of the Commercial Agricultural designation, then the land reverts to the Agricultural designation.

*Incentives for Commercial Agriculture Land Use*

It is the policy of Kittitas County to encourage and support agricultural uses of lands within the Commercial Agricultural designation. The county will continue to explore additional incentives for conserving both rural and resource lands. These incentives may be developed through the Kittitas County Comprehensive Plan and subsequent implementation mechanisms.

GPO 2.126  Where appropriate, Kittitas County will exert its influence to help provide the delivery of water to all lands within the county whether the deliveries are through Bureau of Reclamation, Districts, or private facilities; other government agency action impairing water rights or delivery.

GPO 2.127  Irrigation delivery facilities shall be managed and maintained by adjacent landowners to facilitate the unimpeded delivery of waters to agricultural lands in Kittitas County. No existing contractual agreement pursuant to any water system shall be impaired by this ordinance.

GPO 2.128  To the extent possible the Board of County Commissioners shall promote processing facilities for the products produced upon those lands designated as Commercial Agricultural under this Chapter.

GPO 2.129  In determining the current use value of open space land, the County Assessor shall consider only the use to which such property and improvements is currently applied and shall not consider potential uses of such property. In determining the current use value of farm and agricultural land the County Assessor shall consider the earning or productive capacity of comparable lands from crops grown most typically in the area averaged over not less than five years.

*Commercial Forest Land Use*