ORDINANCE

NO. 2006-103

2006 UPDATE OF TITLE 20
KITTITAS COUNTY COMPREHENSIVE PLAN
AND
2006 ANNUAL AMENDMENT TO TITLE 20
KITTITAS COUNTY COMPREHENSIVE PLAN

Whereas, this ordinance, adopting the 2006 Update and 2006 Annual Amendments to the Kittitas County Comprehensive Plan, contains three different sections of findings, as follows:

Section I - Procedural Findings
Section II - Board of County Commissioners Findings
Section III - Final Decision and Signatures
SECTION I
PROCEDURAL FINDINGS

Whereas, Kittitas County opted into the Growth Management Act, RCW 36.70A, voluntarily on December 27, 1990, through Resolution 90-138; and

Whereas, Kittitas county is required to update its Comprehensive Plan under the requirements of RCW 36.70A, by December 1, 2006; and

Whereas, The Kittitas County GMA Comprehensive Plan was originally adopted on July 26, 1996 by the Kittitas County Board of County Commissioners; and

Whereas, Kittitas County has in place Countywide Planning Policies per Resolution 96-10 and as amended as required by RCW 36.70A.210 and the Comprehensive Plan Policies are consistent with the policies contained within the Countywide Planning Policies; and

Whereas, Chapter 1 of the current 1996 Kittitas County Comprehensive Plan provides for a yearly amendment process, with a docketing deadline of June 30th, and

Whereas, Kittitas County has complied with the requirements of RCW 36.70A.140, by including public participation early in the update process and continuously through discussion and consideration of public input during weekly public meetings regarding the update held on the following dates: 4/18/05, 4/25/05, 5/9/05, 5/16/05, 5/23/05, 6/6/05, 6/13/05, 6/20/05, 9/12/05, 9/19/05, 10/3/05, 11/7/05, 11/28/05, 12/5/05, 1/30/06, 4/3/06, 5/8/06, 5/15/06, 6/5/06, 9/25/06, and 10/16/06; and

Whereas, Public Meetings to develop the Scope of Work were conducted on September 7th and 8th, 2005 in the upper and lower county; and

Whereas, A Public Hearing was held by the Kittitas County Board of County Commissioners on November 1, 2005 to consider the input received during the September 7th and 8th, 2005 Public Meetings to develop the Scope of Work and signed Resolution 2005-148 to set the Scope of Work for the 2006 Update of the Kittitas County Comprehensive Plan; and

Whereas, Kittitas County on November 7th, 2005 issued a Notice of SEPA Action for a Determination of Non-significance (DNS) and on November 8th, 2005 issued a SEPA Addendum to existing environmental documents on the Scope of Work for the 2006 Comprehensive Plan Update; and

Whereas, The appeal period for the SEPA review ended on November 28th, 2005; and

Whereas, No appeals were filed on the Determination of Non-significance (DNS) or the SEPA Addendum issued; and

Whereas, Public Meetings were held in the Upper and Lower Kittitas County on November 16th and 17th, 2005 and December 7th and 8th, 2005 to seek input and comments on elements contained within the Scope of Work; and

Whereas, As part of the Scope of Work, a Resource Lands Advisory Committee was formed consisting of community members from various backgrounds that held meetings open to the
public on 1/26/06, 1/31/06, 2/6/06, 2/15/06, 2/22/06, 3/6/06, 3/13/06, 3/20/06, 3/27/06, 4/3/06, 4/10/06, 4/24/06, 5/1/06, 5/8/06, 6/19/06, and 7/17/06; and

Whereas, Kittitas County Community Development Services Department sent the Department of Community, Trade and Economic Development notice of the 2006 update and annual comprehensive plan amendment on September 29, 2006; and

Whereas, The Kittitas County Planning Commission held public hearings on August 21, 22, 23 and 24, 2006 and September 18, 19, 21, 27, and 28, 2006 and October 5, 2006 to consider those items docketed for the 2006 Annual Amendment to the Kittitas County Comprehensive Plan and to consider the 2006 Comprehensive Plan Update elements. Public testimony was accepted from those persons wishing to be heard and the Planning Commission made formal recommendations and entered findings of fact for the docketed items; and

Whereas, The Kittitas County Board of County Commissioners held public hearings on October 3rd, 4th, 25th and 26th, 2006, November 13th, 14th, 16th, and 27th, 2006 and December 1st, 2006 to consider the 2006 Annual Amendment to the Kittitas County Comprehensive Plan and to consider the 2006 Comprehensive Plan Update elements; and

Whereas, The Kittitas County Board of County Commissioners held a continued public hearing to consider enabling documents for the 2006 Annual Amendment to the Kittitas County Comprehensive Plan and 2006 Comprehensive Plan Update on December 11th, 2006; and

Whereas, On December 11th, 2006 the Kittitas County Board of Commissioners reviewed and signed the prepared ordinance; and

Whereas, Testimony was taken and documentary evidence received by the Board of County Commissioners from those persons wishing to be heard; and

Whereas, Due notice of the hearings has been given as required by law.
SECTION II – BOARD OF COUNTY COMMISSIONERS FINDINGS

General Findings:

The Kittitas County Board of County Commissioners held public hearings on October 3rd, 4th, 25th and 26th, 2006, November 13th, 14th, 16th, and 27th, 2006 and December 1st, 2006 to consider the 2006 Annual Amendment to the Kittitas County Comprehensive Plan and to consider the 2006 Comprehensive Plan Update elements. The Kittitas County Board of County Commissioners held a continued public hearing to consider enabling documents for the 2006 Annual Amendment to the Kittitas County Comprehensive Plan and 2006 Comprehensive Plan Update on December 11th, 2006. All members of the public who wanted to were allowed to speak or submit written correspondence.

The docketed items discussed during these public hearings were:

2006 Applications for Open Space/Open Space taxation designations

A. INPW, including David/Jerilynn Lockwood and Thad Vaughn- Open Space Classification

B. Todd Rosenberg from (Ty Carson, seller)- Open Space Classification

C. Huntley Family LTD Partnership- Open Space Classification

D. Tony Schumacher from (Marie Monahan, seller)- Open Space Classification

E. Ron Olson and Stan Fleming Trustee- Open Space Classification

2006 Comprehensive Plan Map and Text Amendments

06-01 Thomas and Lynne Mahre, landowners Map Amendment County Comm. Ag to Rural

06-02 Kevin Kelly, landowner Wayne Nelsen, authorized agent Map Amendment County Comm. Forest to County Rural and Forest&Range-20
Rezone application submitted: Comm. Forest to Forest&Range-20 (Z-06-33)

06-03 Kevin Gibb, landowners Map Amendment County Rural, Suburban 2 and AG-20 to Kittitas UGA and Suburban

06-04 Ronald and Douglas Gibb, landowners Map Amendment County Rural and AG-20 to General Commercial
Kittitas UGA and General Commercial

06-05 Art Sinclair, landowner and Jeff Slothower, authorized agent Map Amendment County Comm. Ag and Comm. Ag-20 to County Rural and Ag-

06-06 Basil Sinclair, landowner and Jeff Slothower, authorized agent Map Amendment County Comm. Ag and Comm. Ag-20 to County Rural and Ag-
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Whereas, The Kittitas County Board of County Commissioners held public hearings on October 3rd, 4th, 25th and 26th, 2006, November 13th, 14th, 16th, and 27th, 2006 and December 1st, 2006 to consider the 2006 Annual Amendment to the Kittitas County Comprehensive Plan and to consider the 2006 Comprehensive Plan Update elements. The Kittitas County Board of County Commissioners held a continued public hearing to consider enabling documents for the 2006 Annual Amendment to the Kittitas County Comprehensive Plan and 2006 Comprehensive Plan Update on December 11th, 2006; and

Whereas, The Board of County Commissioners entered the following findings for the 2006 Comprehensive Plan Update Elements. The findings are as follows:


II. The County’s plan contains all of the required statutory elements, as described in WAC 365-195.

III. The policies contained within each element meet the requirements of RCW 36.70A and WAC 365-195.

IV. Adoption of the December 1, 2006 Draft of the Kittitas County Comprehensive Plan as attached hereto as attachment 2 shall serve as Kittitas County’s 2006 Update, as required by RCW 36.70A.130.

V. The findings and discussion to support these changes and updates are set forth in more detail in the record developed in this matter and the verbatim transcript of proceedings of the Board of County Commissioners deliberations and discussions; and

Whereas, The Board of County Commissioners entered the following findings of fact for the items docketed for the 2006 Annual Amendment to the Kittitas County Comprehensive Plan. The specific requests and findings are as follows:

A. INWP, including David/Jerilynn Lockwood and Thad Vaughn- Open Space Classification

On January 12, 2006 the Board of County Commissioners transmitted INWP, including David/Jerilynn Lockwood and Thad Vaughn open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. INWP, including David/Jerilynn Lockwood and Thad Vaughn submitted a request for open space tax classification on January 12, 2006.

II. Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.

III. Adverse testimony was not given on this proposal.

IV. A plan and CCRs have been submitted for the proposal.

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V. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

B. Todd Rosenberg from (Ty Carson, seller)- Open Space Classification

On January 12, 2006 the Board of County Commissioners transmitted Todd Rosenberg from (Ty Carson, seller) open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Todd Rosenberg from (Ty Carson, seller) submitted a request for open space tax classification on January 12, 2006.
II. Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.
III. Adverse testimony was not given on this proposal.
IV. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

C. Huntley Family LTD Partnership- Open Space Classification

On January 12, 2006 the Board of County Commissioners transmitted Huntley Family LTD Partnership open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

II. Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.
III. Adverse testimony was not given on this proposal.
IV. A Forest Stewardship Plan was submitted for the proposal.
V. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

D. Tony Schumacher from (Marie Monahan, seller)- Open Space Classification

On July 10, 2006 the Board of County Commissioners transmitted Tony Schumacher from (Marie Monahan, seller) open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Tony Schumacher from (Marie Monahan, seller) submitted a request for open space tax classification on September 7, 2005. This application was transmitted on July 10, 2006 from the Board of County Commissioners to Community Development Services.
II. Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.
III. Adverse testimony was not given on this proposal.
IV. Approval of the open space classification does not predispose future approvals of development of the subject property.
V. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

E. Ron Olson and Stan Fleming Trustee- Open Space Classification

On July 10, 2006 the Board of County Commissioners transmitted Ron Olson and Stan Fleming Trustee open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Ron Olson and Stan Fleming Trustee submitted a request for open space tax classification on August 31, 2005. This application was transmitted on July 10, 2006 from the Board of County Commissioners to Community Development Services.
II. Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.
III. Adverse testimony was not given on this proposal.
IV. A land management plan was submitted for the project.
V. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

06-01
Thomas and Lynne Mahre, landowners
Map Amendment: County Comm. Ag to Rural

On May 31, 2006 the Kittitas County Community Development Services Department received an application from Thomas and Lynne Mahre to redesignate APNs 16-19-04020-0003 and 16-19-04010-0008 – totaling approximately 53.7 acres from Commercial Agriculture to Rural. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.
II. The subject parcels do not meet the requirements as identified in WAC 365-190-050.
III. The subject parcels are currently being used as residential property.
IV. The subject parcels are bordered by Commercial Agriculture and Rural land use designations.
V. The subject property is currently a tree fruit orchard.
VI. The soils in the area have been listed as “highly erodeable” therefore impacting production capabilities of crops on-site.
VII. Changes in the market, the size of the parcels and the topography in the form of a deep sagebrush canyon east of the site affects crop production and economic viability for the subject parcels.
VIII. The parcels are under junior water rights per service from the Kittitas Reclamation District (KRD) resulting in some instances during times of drought not having sufficient and dependable water supply.
IX. The subject parcels are better suited under the Rural Land Use Designation per the information presented in the record regarding development patterns, the inadequate size of the parcels, the location of the site, the topography of the site, the soil types, and the lack of dependability and availability of water affecting the economic viability of the parcels.
Kevin Kelly, landowner
Wayne Nelsen, authorized agent
Map Amendment: County Comm. Forest to County Rural and Forest&Range-20
Rezone application submitted: Comm. Forest to Forest&Range-20 (Z-06-33)

On June 22, 2006 Kittitas County Community Development Services received an application from Wayne Nelsen on behalf of Kevin Kelly to redesignate APNs 20-15-13000-0001, 20-15-13000-0002, 20-15-130000-0003 totaling approximately 320.7 acres from Commercial Forest to Rural and Forest&Range-20 zoning. The Board of County Commissioners held a public hearing on November 14th, 2006 and denied the request with a 3-0 vote finding that:

I. Testimony against this proposal was received.
II. There is inadequate supporting information in the record demonstrating how the proposal does not meet the requirements as identified in WAC 365-190-060 to support the change in designation.
III. Inadequate information has been presented demonstrating the loss of economic viability as a Commercial Forest Land Use Designation and trends have not shown such.
IV. A committee/advisory group shall be formed consisting of forestry professionals to analyze the change of designation of lands from the Commercial Forest Land Use Designation.

Kevin Gibb, landowners
Map Amendment: County Rural, Suburban 2 and AG-20 to Kittitas UGA and Suburban

On June 13, 2006, Kittitas County Community Development Services received an application from Kevin Gibb to redesignate APN 17-19-11021-0001 totaling approximately 101 acres from Rural and Suburban-2 and Agriculture-20 to Kittitas UGA and Suburban. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.
II. The subject property abuts the City of Kittitas Urban Growth Area and City Limits.
III. The Kittitas County Conference of Governments in October 2005 adopted the high population projection provided by the Washington State Office of Financial Management (OFM) for the planning period of 2005-2025 providing for a population project of 52,210 for the county. In April 2006 the City of Kittitas adopted 3% of this allocation as its projected population growth.
IV. Information has been received from the City indicating support of the proposal in order to address economic growth and housing needs for the City. Testimony from the city was received supporting this request.
V. General consensus from the City of Kittitas Planning Commission and City Council indicate that the inclusion of the subject property in the Urban Growth Area would be beneficial to the Community: first, as an area for future economic development, that would support commercial uses, resulting in retail sales tax revenue and jobs for the city; and second, to help the community deal with the increased demand for land that is suitable for future residential development.
VI. Analysis of the land, population, and capital facilities has been preliminary conducted and submitted by the City of Kittitas.
VII. The proposal allows for a logical expansion of the Urban Growth Area and allows for the City of Kittitas to plan growth accordingly in relation to availability of municipal services and infrastructure.
06-04
Ronald and Douglas Gibb, landowners
Map Amendment: County Rural and AG-20 to General Commercial Kittitas UGA and General Commercial

On June 30, 2006, Kittitas County Community Development Services received an application from Ronald and Douglas Gibb to redesignate APNs 17-19-11040-0010, 17-19-11040-0008, and 17-19-11030-0016 totaling approximately 188.22 acres from Rural and Agriculture-20 to General Commercial Kittitas UGA and General Commercial. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.
II. The subject property abuts the City of Kittitas Urban Growth Area and City Limits to the north and east.
III. The subject property is adjacent to Interstate 90 and road infrastructure into the city. Uses in the proximity of the subject property includes a variety of commercial uses consisting of a fuel station, seed plan, mini-storage facilities, and a wrecking yard.
IV. The Kittitas County Conference of Governments in October 2005 adopted the high population projection provided by the Washington State Office of Financial Management (OFM) for the planning period of 2005-2025 providing for a population project of 52,210 for the county. In April 2006 the City of Kittitas adopted 3% of this allocation as its projected population growth.
V. Information has been received from the City indicating support of the proposal in order to address economic growth and housing needs for the City. Testimony from the city was received supporting this request.
VI. General consensus from the City of Kittitas Planning Commission and City Council indicate that the inclusion of the subject property in the Urban Growth Area would be beneficial to the Community: first, as an area for future economic development, that would support commercial uses, resulting in retail sales tax revenue and jobs for the city; and second, to help the community deal with the increased demand for land that is suitable for future residential development.
VII. Analysis of the land, population, and capital facilities has been preliminary conducted and submitted by the City of Kittitas.
VIII. The proposal allows for a logical expansion of the Urban Growth Area and allows for the City of Kittitas to plan growth accordingly in relation to availability of municipal services and infrastructure.

06-05
Art Sinclair, landowner and Jeff Slothower, authorized agent
Map Amendment: County Comm. Ag and Comm. Ag-20 to County Rural and Ag-5

On June 27, 2006 the Kittitas County Community Development Services Department received an application from Jeff Slothower on behalf of Art Sinclair to redesignate APNs 18-18-21040-0001 and 18-18-28000-0001 – totaling approximately 65.68 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5 zoning. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.
II. The subject parcels do not meet the requirements as identified in WAC 365-190-050.
III. The subject property is bordered by a canal to the north and the John Wayne Trail to the south. Flood zones are impacting the parcel.
IV. Information has been presented in the record regarding lack of economic viability and the inability of the landowners to adequately provide for their livelihood through just the means of agriculture.

V. The subject parcels are better suited under the Rural Land Use Designation per the information presented in the record regarding development patterns, the inadequate size of the parcels, the location of the site, the soil types, and the lack of dependability and availability of water affecting the economic viability of the parcels.

VI. The subject parcels are near the Ellensburg Urban Growth Area and is abutting the Rural land use designation to the south.

06-06
Basil Sinclair, landowner and Jeff Slothower, authorized agent
Map Amendment: County Comm. Ag and Comm. Ag-20 to County Rural and Ag-5

On June 27, 2006 the Kittitas County Community Development Services Department received an application from Jeff Slothower on behalf of Basil Sinclair to redesignate APN 18-18-21040-0006 – totaling approximately 10.2 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5 zoning. The subject properties are located east of Faust Road and west of Reeceer Creek Road. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.

II. The subject parcels do not meet the requirements as identified in WAC 365-190-050.

III. The subject parcel is small in size and was inadvertently included in the Commercial Agriculture land use designation.

IV. The subject parcels are better suited under the Rural Land Use Designation per the information presented in the record regarding development patterns, the inadequate size of the parcels, the location of the site, the soil types, and the lack of dependability and availability of water affecting the economic viability of the parcels.

V. The subject parcels are near the Ellensburg Urban Growth Area and is abutting the Rural land use designation to the south.

06-07
Robert Sukert, landowner and David Taylor, authorized agent
Map Amendment: County Rural and Suburban to County Commercial and Limited Commercial
Rezone Application submitted: Suburban to General Commercial (Z-06-29, Sukert)

David Taylor on behalf of Robert Sukert submitted to the KC Community Development Services on June 29th, 2006 to re-designate his property from Rural and Suburban to Commercial and Limited Commercial Zoning for approximately 1.01 acres. APN 20-15-21030-0031. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 2-1 vote finding that:

I. Testimony for and against this proposal was received.

II. Approval is subject to the 4,000 square feet limitation per the Countywide Planning Policies stating that ‘Commercial development including retail, wholesale or service related activities having a gross floor area of 4,000 square feet or more, with associated parking facilities, shall be located only within UGAs or UGNs. The subject property is located outside of a UGA/UGN.

III. The subject property is located in an area that includes a mixture of uses and zoning ranging from commercial to residential. There exists already commercial development in proximity of the subject parcel and is within the SR-903 corridor.
IV. Per the existing uses in the area, the proposed project is an infill, and in relation to the Master Planned Resort is in proximity of, but not adjacent to.

06-08
City of Kittitas
Map Amendment: County Rural and Ag-20 to Kittitas UGA Industrial and Industrial-Kitittitas zoning

On June 30, 2006 the KC Community Development Services Department received an application from the City of Kittitas to redesignate APNs 17-19-11020-0003 and 17-19-11020-0002 totaling approximately 11.19 acres from Rural and Agriculture-20 to Kittitas UGA Industrial and Industrial-Kitittitas zoning. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Testimony for this proposal was received and adverse testimony was not given on this proposal.
II. Information has been received from the City indicating support of the proposal in order to address economic growth and housing needs for the City. Testimony from the city was received supporting this request.
III. General consensus from the City of Kittitas Planning Commission and City Council indicate that the inclusion of the subject property in the Urban Growth Area would be beneficial to the Community: first, as an area for future economic development, that would support commercial uses, resulting in retail sales tax revenue and jobs for the city; and second, to help the community deal with the increased demand for land that is suitable for future residential development.
IV. Analysis of the land, population, and capital facilities has been preliminary conducted and submitted by the City of Kittitas.
V. The proposal is for capital facilities owned by the City of Kittitas. The sewage services of the City of Kittitas are located on the subject parcels, and therefore appropriately belongs in the Urban Growth Area.
VI. The subject property is adjacent to the Urban Growth Area and City Limits of the City of Kittitas.

06-09
Brian Graybill, landowner and David Taylor, authorized agent
Map Amendment: County Comm. Ag and Comm. Ag-20 to County Rural and Ag-3

On June 30, 2006 the KC Community Development Services Department received an application from David Taylor on behalf of Brian Graybill to redesignate APNs 17-19-34000-0001 and 17-19-34000-0049 totaling approximately 35.80 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-3 zoning. The Board of County Commissioners held a public hearing on November 14th, 2006 and denied the request with a 2-1 vote finding that:

I. Testimony for and against this proposal was received.
II. There is insufficient information contained in the record demonstrating how the parcels no longer meet the requirements as identified in WAC 365-190-050 that warrants the re-designation of the parcels from the current land use designation of Commercial Agriculture.
III. The subject parcels are in the Cascade and Kittitas Reclamation District.
IV. The subject property is bordered to the south by the Cascade Irrigation Ditch and bordered to the north, east and west by county roads.
V. There has been no demonstration of lack of economic viability in the record supporting the request to change the designation.
06-10
RIDGE and Others- Doug Kilgore, authorized agent
Text Amendments (see application)

On June 30, 2006 the Kittitas County Community Development Services Department received an application from Doug Kilgore on behalf of RIDGE and others for text amendments to the Kittitas County Comprehensive Plan. The Board of County Commissioners held a public hearing on November 14th, 2006 and denied the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.
II. The submitted application covers and takes a large look at revising text contained within the Kittitas County Comprehensive Plan.
III. The application was also submitted in a similar fashion as part of the update, and is available for Board review in considering the 2006 Comprehensive Plan Update Elements.
IV. The Board finds that the method the Planning Commission took is appropriate in considering this proposed amendment in the review of the 2006 Comprehensive Plan Update instead of in the 2006 Amendment portion.

06-11
Central Cascade Land Company (Nathan Weis) and Anne Watanabe, authorized agent
Map Amendment: County Rural and Forest&Range-20 to County Commercial and General Commercial

On June 30, 2006 the KC Community Development Services Department received an application from Anne Watanabe on behalf of Central Cascade Land Company to redesignate APNs 20-15-21040-0009, 20-15-21040-0001, 20-15-21040-0010, and 20-15-21040-0008 totaling approximately 90 acres from Rural and Forest and Range-20 to Commercial and General Commercial zoning. The Board of County Commissioners held a public hearing on November 14th, 2006 and denied the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.
II. The submitted application is requesting to change the designation of a large tract of land from Rural to the Commercial land use designation.
III. There is inadequate information in the record demonstrating support of the re-designation to Commercial in regards to supporting analysis from the City of Cle Elum. The application as stands needs to be supported with indication and analysis from the City in regards to inclusion in the Urban Growth Area per RCW 36.70A.110.

06-12
Suncadia LLC and Steve Lathrop, authorized agent
Map Amendment: County Rural and Forest&Range-20 and Rural-3 to Master Planned Resort (MPR)

On June 30, 2006 the Kittitas County Community Development Services Department received an application from Steve Lathrop, representing Suncadia LLC to redesignate APN 20-15-18040-0013 totaling approximately 22.12 acres from Rural and Forest&Range-20 and Rural-3 to Master Planned Resort (MPR). The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.
II. Kittitas County established the Mountain Star master Planned Resort Subarea boundary under Ordinance 2000-12, which boundary may be amended from time to time by the County as provided in Chapter Nine of the County Comprehensive Plan.

III. Changing the comprehensive plan designation of the subject properties will require those properties to apply and qualify for rezone under the conditions of Chapter 17.37 KCC which has been applied for.

IV. This change in designation is consistent with Planned Action Ordinance 2000-17.

V. There is nothing in the proposal regarding Nelson Dairy Road.

VI. The proposal doesn’t increase the density of number units of the MPR, and the conditions of the development agreement are in place and remain consistent with the proposed change.

VII. The proposal is within the scope of the SEPA conducted and issued for the MPR.

VIII. The amendment allows for a logical planning of open space corridors, an increase in open space, and an increase in protection of sensitive areas in the vicinity.

06-13
Teanaway Ridge LLC, Cle Elum Pines East LLC, Cle Elum Pines West LLC and TerraDesignWorks (Chad Bala, authorized agent)
Map Amendment: County Rural and Ag-3, Ag-20, Suburban to County Rural and Ellensburg UGA

On June 30, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC and Cle Elum Pines East and West LLC to redesignate APNs18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 totaling approximately 304.49 acres from Rural and Agriculture-3 to Agriculture-20, Suburban to Rural and Ellensburg UGA. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.

II. The subject property is adjacent to the Urban Growth Area of the City of Ellensburg and is bordered to the south and portions of the east by the UGA.

III. Analysis and supporting information per RCW 36.70A.110 was included into the record from the City of Ellensburg. The analysis and findings of the City Council supporting the request are as follows (per the 10/3/06 correspondence):
   a. Since adoption of the current Ellensburg Urban Growth Area boundary in 1997, the City has annexed large areas of the unincorporated UGA which have been developed, and those areas need to be replaced in the UGA land inventory in order to accommodate the projected 20-year population growth.
   b. The unincorporated property in question is just north of the current City Limits at the West Interchange area and is suitable for inclusion in the UGA.
   c. The applicant has indicated that the property will be developed either according to City standards if it is in the UGA or by County standards on 1-acre, 3-acre and 20-acre lots if it is not included in the UGA, and City Council believes that it is very important for the City to have some influence on how this parcel develops now, rather that later after it has been broken up into numerous small parcels that make urban densities difficult to create.
   d. The applicant has made a good argument that large areas of the “available” land in the current unincorporated UGA are not readily developable due to environmental constraints such as wetlands and the Yakima River corridor, limited densities to the north due to the Airport Overlay Zone, and pre-existing small parcel patterns to the east that make extension of roads and utilities difficult and expensive, and urban densities difficult to realize.
   e. The appropriate future land use designation for this UGA expansion area under current terminology would be “Low Density Residential”, however the City is proposing to
change that future land use category designation to “Mixed Residential” as part of its 10-year Comprehensive Plan update that should be completed later this year.

IV. The proposed expansion is capable of being served by City of Ellensburg Municipal Services and supports the further growth and economic development anticipated by the City.

V. The Kittitas County Conference of Governments in October 2005 adopted the high population projection provided by the Washington State Office of Financial Management (OFM) for the planning period of 2005-2025 providing for a population project of 52,210 for the county. In April 2006 the City of Ellensburg adopted 45% of this allocation as its projected population growth.

VI. The Board of County Commissioners approves the proposed amendment, and in addition the inclusion of lands in the Urban Growth Area as identified in correspondence submitted by the City of Ellensburg and identified in a letter dated October 3, 2006 and described as follows: all of unincorporated land west of Reecer Creek Road over to Faust Road (if it were extended north) and between Bowers Road (if extended west of Reecer Creek Road) down to Old Highway Ten should be included in the Urban Growth Area of the City of Ellensburg. The additional properties are shown per the submitted map received from the City of Ellensburg as depicted in attachment 1 for Docket 06-13.

06-14
Teanaway Ridge LLC and TerraDesignWorks, authorized agent
Map Amendment: County Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential

On June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC and Cle Elum Pines East and West LLC to redesignate APNs 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 totaling approximately 304.49 acres from Rural and Agriculture-3 to Agriculture-20, Suburban to Rural and Ellensburg UGA. The Board of County Commissioners held a public hearing on November 14th, 2006 and denied the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.

II. There is insufficient information contained in the record demonstrating proof of adequate services available in regards to utilities, infrastructure and public services available to support the expansion of the Ronald Urban Growth Node. There has been demonstration of availability of water and sewer, but other services need to be addressed to demonstrate capability of serving the growth.

III. Further analysis of the UGNs need to be conducted to address capabilities to support levels of growth projected. Population allocations adopted for the UGNs haven’t been collectively reviewed yet to determine the appropriate allocations for the individual UGNs in the county.

IV. Policies for dealing with land use issues in the Urban Growth Nodes (UGNs) needs to be further reviewed to determine the actual land use capacity, taking into account the availability of urban services, including but not limited to, sanitary sewer, potable water and emergency services to better resolve growth related issues in UGNs and Urban Growth Areas (UGAs).

06-15
Teanaway Ridge LLC and TerraDesignWorks, authorized agent
Map Amendment: County Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential

On June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APNs 20-14-12010-0002, 20-14-12010-
0001, 20-14-12010-0008, and 20-14-12041-0001 totaling approximately 124.13 acres from Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential. The Board of County Commissioners held a public hearing on November 14th, 2006 and denied the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.
II. There is inadequate information contained in the record demonstrating proof of adequate services available in regards to utilities, infrastructure and public services available to support the expansion of the Ronald Urban Growth Node. There has been demonstration of availability of water and sewer, but other services need to be addressed to demonstrate capability of serving the growth.
III. Further analysis of the UGNs need to be conducted to address capabilities to support levels of growth projected. Population allocations adopted for the UGNs haven’t been collectively reviewed yet to determine the appropriate allocations for the individual UGNs in the county.
IV. Policies for dealing with land use issues in the Urban Growth Nodes (UGNs) needs to be further reviewed to determine the actual land use capacity, taking into account the availability of urban services, including but not limited to, sanitary sewer, potable water and emergency services to better resolve growth related issues in UGNs and Urban Growth Areas (UGAs).

06-16
Teanaway Ridge LLC and TerraDesignWorks, authorized agent
Map Amendment: County Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential

On June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APN 20-14-01030-0020 totaling approximately 39.92 acres from Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential. The Board of County Commissioners held a public hearing on November 14th, 2006 and denied the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.
II. There is insufficient information contained in the record demonstrating proof of adequate services available in regards to utilities, infrastructure and public services available to support the expansion of the Ronald Urban Growth Node. There has been demonstration of availability of water and sewer, but other services need to be addressed to demonstrate capability of serving the growth.
III. Further analysis of the UGNs need to be conducted to address capabilities to support levels of growth projected. Population allocations adopted for the UGNs haven’t been collectively reviewed yet to determine the appropriate allocations for the individual UGNs in the county.
IV. Policies for dealing with land use issues in the Urban Growth Nodes (UGNs) needs to be further reviewed to determine the actual land use capacity, taking into account the availability of urban services, including but not limited to, sanitary sewer, potable water and emergency services to better resolve growth related issues in UGNs and Urban Growth Areas (UGAs).

06-17
Teanaway Ridge LLC and TerraDesignWorks, authorized agent
Map Amendment: County Comm. Ag and Comm. Ag-20 to County Rural and Ag-5

On June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APN 18-18-22030-0010 totaling approximately 54.36 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Ordinance 2006-______
Agriculture-5. The Board of County Commissioners held a public hearing on November 14th, 2006 and approved the request with a 3-0 vote finding that:

I. Testimony for and against this proposal was received.
II. The subject parcels do not meet the requirements as identified in WAC 365-190-050.
III. Information has been presented in the record regarding lack of economic viability and the inability of the landowners to adequately provide for their livelihood through just the means of agriculture.
IV. The subject parcels are better suited under the Rural Land Use Designation per the information presented in the record regarding development patterns, the inadequate size of the parcels, the location of the site, the soil types, and the lack of dependability and availability of water affecting the economic viability of the parcels.
V. The subject parcels are near the Ellensburg Urban Growth Area and is abutting the Rural land use designation to the south.
VI. The subject property is served by a main arterial of roads and is located in a transportation corridor that can support higher levels of density.
VII. Portions of the property are impacted by the Airport Zone Overlay.

06-18
American Forest Resources LLC and TerraDesignGroup Inc. (Chad Bala)
Map Amendment: County Comm. Forest and Comm. Forest to County Rural and Forest&Range-20 – DOCKET WITHDRAWN

06-19
American Forest Resources LLC and TerraDesignGroup Inc. (Chad Bala)
Map Amendment: County Comm. Forest and Comm. Forest to County Rural and Forest&Range-20 – DOCKET WITHDRAWN
SECTION III - FINAL DECISION AND SIGNATURES

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by INWP, including David/Jerilynn Lockwood and Thad Vaughn, for 100.52 acres. (Open Space request A) (Parcels as listed in application) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Todd Roseberg (from Ty Carson, seller) for 30.00 acres. (Open Space request B) (19-16-01030-0009, 19-16-02000-0019, 19-16-01030-0008, 19-16-02000-0018, 19-16-01030-0007, 19-16-01030-0005) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Huntley Family LTD Partnership, for 197.00 acres. (Open Space request C) (20-14-26020-0007, 20-14-26020-0005, 20-14-25030-0002) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Tony Schumacher from (Marie Monahan, seller) for 18.50 acres. (Open Space request D) (20-14-18040-0014, 20-14-18040-0004) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Ron Olson and Stan Fleming Trustee for 7.0 acres. (Open Space request E) (20-14-18000-0034, 20-14-18000-0033) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Thomas and Lynne Mahre to redesignate APN 16-19-04020-0003, 16-19-04010-0008, located within Section 04, T16N., R19E., W.M. in Kittitas County – comprising approximately 53.7 acres from Commercial Agriculture to Rural. (Docket 06-01) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from Kevin Kelly, landowner and Wayne Nelsen, authorized agent to redesignate APN 20-15-13000-0001, -0002, -0003, located within Section 13, T20N., R15E., W.M. in Kittitas County – comprising approximately 320.7 acres from Commercial Agriculture to Rural. (Docket 06-02) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Kevin Gibb to redesignate APN 17-19-11021-0001 located within Section 11, T17N., R19E., W.M. in Kittitas County – comprising approximately 101.00 acres from Rural to inclusion in the Kittitas Urban Growth Area. (Docket 06-03) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Ronald and Douglas Gibb to redesignate APN 17-19-11040-0010, 17-19-11040-0008, 17-19-11030-0016 located within Section 11, T17N., R19E., W.M. in Kittitas County – comprising approximately 188.22 acres from Rural to Commercial and inclusion in the Kittitas Urban Growth Area. (Docket 06-04) See map in attachment 1.

Ordinance 2006-________ 18
BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Art Sinclair to redesignate APN 18-18-21040-0001 and 18-18-28000-0001 located within Sections 21 and 28, T18N., R18E., W.M. in Kittitas County – comprising approximately 65.68 acres from Commercial Agriculture to Rural. (Docket 06-05) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Basil Sinclair to redesignate APN 18-18-21040-0006 located within Section 21, T18N., R18E., W.M. in Kittitas County – comprising approximately 65.68 acres from Commercial Agriculture to Rural. (Docket 06-06) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Robert Sukert to redesignate APN 20-15-21030-0031 located within Section 21, T20N., R15E., W.M. in Kittitas County – comprising approximately 1.01 acres from Rural to Commercial. (Docket 06-07) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from the City of Kittitas to redesignate APN 17-19-11020-0003, 17-19-11020-0002 located within Section 11, T17N., R19E., W.M. in Kittitas County – comprising approximately 11.19 acres from Rural to Industrial and inclusion in the Kittitas Urban Growth Area. (Docket 06-08) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from Brian Graybill to redesignate APN 17-19-34000-0001, 17-19-34000-0049 located within Section 34, T17N., R19E., W.M. in Kittitas County – comprising approximately 35.80 acres from Commercial Agriculture to Rural. (Docket 06-09) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from RIDGE and Others for proposed text amendments to the Kittitas County Comprehensive Plan. (Docket 06-10)

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from Central Cascade Land Company in care of Nathan Weis, landowner and Anne Watanabe, authorized agent to redesignate APN 20-15-21040-0009, 20-15-21040-0001, 20-15-21040-0010, 20-15-21040-0008 located within Section 34, T17N., R19E., W.M. in Kittitas County – comprising approximately 90.00 acres from Rural to Commercial. (Docket 06-11) See map in attachment 1.


BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Teanaway Ridge LLC, Cle Elum Pines East LLC, Cle Elum Pines West LLC and TerraDesignWorks, authorized agent and per correspondence from the City of Ellensburg to redesignate APN 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 located within Section 27, T18N., R18E., W.M. in Kittitas Ordinance 2006——
County – comprising approximately 304.49 acres from Rural to Rural and inclusion in the Ellensburg Urban Growth Area (UGA). (Docket 06-13) See maps in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from Teanaway Ridge LLC, landowner and TerraDesignWorks, authorized agent to redesignate APN 20-14-12022-0003, 20-14-12022-0008 located within Section 12, T20N., R14E., W.M. in Kittitas County – comprising approximately 26.64 acres from Rural to Urban Residential and inclusion in the Ronald Urban Growth Node (UGN). (Docket 06-14) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from Teanaway Ridge LLC, landowner and TerraDesignWorks, authorized agent to redesignate APN 20-14-12010-0002, 20-14-12010-0001, 20-14-12010-0008, 20-14-12041-0001 located within Section 12, T20N., R14E., W.M. in Kittitas County – comprising approximately 124.13 acres from Rural to Urban Residential and inclusion in the Ronald Urban Growth Node (UGN). (Docket 06-15) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from Teanaway Ridge LLC, landowner and TerraDesignWorks, authorized agent to redesignate APN 20-14-01030-0020 located within Section 01, T20N., R14E., W.M. in Kittitas County – comprising approximately 39.92 acres from Rural to Urban Residential and inclusion in the Ronald Urban Growth Node (UGN). (Docket 06-16) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Teanaway Ridge LLC, landowner and TerraDesignWorks, authorized agent to redesignate APN 18-18-22030-0010 located within Section 22, T18N., R18E., W.M. in Kittitas County – comprising approximately 54.36 acres from Commercial Agriculture to Rural. (Docket 06-17) See map in attachment 1.


BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the December 1, 2006 Draft of the Kittitas County Comprehensive Plan as presented.
BE IT FURTHER ORDAINED

Whereas, on December 11, 2006, the Kittitas County Board of Commissioners reviewed and signed the prepared ordinance; and

NOW, BE IT FURTHER ORDAINED that the Board of County Commissioners, after due deliberation, herby approves the adoption of the 2006 Amendments to the Kittitas County Comprehensive Plan and 2006 Update to the Kittitas County Comprehensive Plan as attached hereto in the reference attachment 1 and 2, and incorporated by reference.

Adopted this 11 day of December, 2006, at Ellensburg, Washington.

ATTEST

CLERK OF THE BOARD

[Signature]

KITTITAS COUNTY, WASHINGTON

BOARD OF COUNTY COMMISSIONERS

David B. Bowen, Chairman

Alan A. Crankovich, Vice-Chairman

Perry D. Huston, Commissioner

APPROVED AS TO FORM:

Greg Zempel WSBA #19125
Vicinity Maps for Proposed Open Space Classifications: Attachment 1

A. INWP, including David/Jerilyn Lockwood and Thad Vaughn - Open Space Classification

[Map image showing parcel locations and boundaries]
B. Todd Rosenberg from (Ty Carson, seller)- Open Space Classification
C. Huntley Family LTD Partnership - Open Space Classification

MOUNTAIN STAR SUBAREA

Elk Meadows

PRAIRIE LN

1-90

Approx. Location of Subject Parcels

RURAL

Ordinance 2006-_______  24
D. Tony Schumacher from (Marie Monahan, seller)- Open Space Classification
*06-10 RIDGE No map
06-13 Teanaway Ridge LLC, Cle Elum Pines East LLC, Cle Elum Pines West LLC

Request as submitted by applicant
Map attachment from the City of El Segundo Letter dated 10/3/06 depicting shaded additions to

Proposed Amendment 06-13

City Council recommends that the shaded areas be included in this UGA expansion request.

Docket 06-13

To make a Uniform UGA boundary.  

Docket 06-13 Map as adopted by the Kittitas County Board of County Commissioners
Attachment 2: December 1, 2006 Kittitas County Comprehensive Plan

Copy available by request at the Community Development Services Office
411 N Ruby St, Suite 2
Ellensburg, WA 98926
(509)962-7506