To Whom It May Concern:

Please find attached the “Application for Docketing Amendments to the Kittitas County Comprehensive Plan.” This application is to be used by the public, officials or staff to submit recommended amendments to the Kittitas County Comprehensive Plan. These applications will be listed on a “Docket “ or list of times to be considered by the legislative bodies of Kittitas County during emergencies or during the annual comprehensive plan review. There is a $1,485.00 fee for a Text Amendment and a $2,150.00 fee for Comprehensive Plan or Land Use Map amendments.

The deadline for submitting amendments to the Kittitas County Comprehensive Plan is 5:00 PM, June 30 of each year with a review of these docketed amendment subjects to begin on July 1 of the same year. If June 30 falls on a weekend, then docketed items must be submitted on the Friday before the deadline at 5:00 PM. Any action taken by the legislative bodies of Kittitas County on the docketed items will take place no later than December of this same year.

Many topics may be docketed for amendment including textual corrections, plan deficiencies, new subareas or elements (i.e. recreation plan) or the addition and deletion of text. The following is a summary of the amendment process to the Kittitas County Comprehensive Plan and includes deadlines, process and amendment procedures:

The Kittitas County Comprehensive Plan, elements thereof, and development regulations shall be subject to continuing evaluation and review by Kittitas County. Any change to development regulations shall be consistent with and implement the comprehensive plan as adopted pursuant to RCW 36.70A.

A) If, during project permit review, Kittitas County identifies deficiencies in county plans or regulations, the project permit review shall continue, and the identified deficiencies shall be docketed for possible future amendments. For purposes of this section, a deficiency in a comprehensive plan or development regulation refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulation. It does not refer to whether a development regulation addresses a project’s probable specific adverse impacts that the permitting agency could mitigate in the normal project review process.

B) Any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments. The suggested amendments shall be docketed with the Planning Department and considered by Kittitas County Planning Commission and Board of County Commissioners on at least an annual basis, consistent with the provision of RCW 36.70A.130 and the regulatory reform act ESHB 1724.

C) Proposed amendments or revisions of the comprehensive plan are considered by the Board of County Commissioners no more frequently than once a year except that amendments may be considered more frequently under the following circumstances:

1. The initial adoption of a subarea plan; and
2. The adoption or amendment of a Shoreline Master Program under the procedures set for the in RCW 90.58.

D) All proposals shall be considered by Kittitas County concurrently so that the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation Kittitas County may adopt amendments or revisions to its comprehensive plan whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.
E) For map amendments and related rezones to be considered together in public hearings, the Request to Rezone application shall be received on or prior to June 30 in the same docket year as the map amendment application.

F) For the purposes of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in the Planning Department in a manner that will ensure such suggested changes will be considered by Kittitas County and will be readily available for review by the public. Docketing for the calendar year shall be from January 1 to June 30 of each calendar year. Amendments docketed after June 30 shall be considered in the following calendar year.

G) Amendments to the comprehensive plan or development regulations docketed by June 30 shall be approved or denied by the Board of Kittitas County Commissioners on or before December 31 of that same calendar year.

H) In order to facilitate public participation Kittitas County shall maintain and provide for the following procedures when considering amendments to the comprehensive plan and development regulations:

1. **Broad dissemination of proposals and alternatives.** The docket shall be available for public review in the Planning Department during regular business hours. Alternatives to a proposal may be submitted by any party prior to the closing of the written testimony portion of the public hearing before the Planning Commission.

2. **Opportunity for written comments.** Written testimony shall not be allowed from the date of docketing up to the date of closing of the written testimony portion of the public hearing.

3. **Public Meetings.** Study sessions and hearings shall be held only after effective notice has been distributed.

4. **Provisions for open discussion.** Hearings shall allow for sufficient time allotments in order that all parties that wish to give oral or written testimony may do so.

5. **Communication programs and information services.** A newsletter that summarizes amendments docketed and projected meeting and hearing dates should be provided by the Planning Department for distribution to all parties that have requested to receive it by mail. Copies of proposed amendments shall be available at cost of reproduction.

6. **Consideration of and response to public comments.** Planning Commission and the Board of Kittitas County Commissioners members should review the testimony submitted in their findings.

7. **Notice of decision.** Publication in the paper of record of a notice that Kittitas County has adopted the comprehensive plan or development regulations or amendments thereto, and such publication shall state all petitions in relation to whether or not such actions are in compliance with the goals and requirements of this chapter, RCW 90.58 or RCW 43.21C and must be filed within 60 days after the publication date.

Please contact our office if you have any questions at (509)962-7506.

Sincerely,

Kittitas County Community Development Services
COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM

I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP [X] 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: Doug Campbell and Robert Sukert
   MAILING ADDRESS: 10328 SE 304th Place
                     Auburn, WA 98092

   E-MAIL ADDRESS:
   BUSINESS PHONE: 206-632-4528 HOME PHONE: 509-304-4228

B. AGENT’S NAME: David Taylor
   MAILING ADDRESS: Taylor Consulting Group
                    1661 Beane Rd
                    Moxee, WA 98936

   E-MAIL ADDRESS: tcg@wabroadband.com
   BUSINESS PHONE: 509-949-6445

C. SITE PLAN/PROPERTY MAP with the following features (as applicable): buildings, points of access, abutting roads, septic tank, drain field, etc. PLEASE ATTACH

D. LIST OF 500 FOOT ADJOINERS – PLEASE ATTACH. If adjoining parcels are owned by the applicant, the 500 feet extends from the farther parcel. If the parcels is within a subdivision with a Homeowners or Road Association, please include the address of the association. (Required on all applications for notification purposes)

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): 198836 / 20-15-21030-0034
   TOTAL ACREAGE: 2.18 acres
   SITE ADDRESS: Shaft Road, Roslyn
   OWNER(S): Doug Campbell and Robert Sukert
   MAILING ADDRESS: 10328 SE 304th Place
                    Auburn, WA 98092

   HOME PHONE: 253.632.4528

(Additional sheets may be attached if more then one parcel is involved)
B. EXISTING COMPREHENSIVE PLAN DESIGNATION:
   Rural

C. EXISTING ZONING:
   Commercial

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:
   Commercial

E. PROPOSED ZONING DESIGNATION *:
   General Commercial

F. THE PRESENT USE OF THE PROPERTY IS:
   The property is currently used for storage, has an business office and a residential rental.

G. SURROUNDING LAND USE:
   The surrounding land use is best characterized as mixed residential and commercial uses.

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): N/A

   The site is currently served by a public water system ___; well ✔
   Water purveyor (if on public water system): N/A

   The site is located on a public road ✔ private road ___ (check one)

   Name of road: Shaft Road

   Fire District #: 7

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)
V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?
   See Attached

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

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

D. How have conditions changed that warrant a comprehensive plan amendment?
   See Attached

VI. 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] 7-14-08
[Signature of Land Owner of Record (required for application submittal)] 7-14-08

* Rezone requests require separate Request to Rezone application and fee.

G DRIVE/CDS FORMS/DEVELOPMENT APPLICATIONS/COMP PLAN AMENDMENT
UPDATED:01/01/08
V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?

The subject property is located on Shaft Road, immediately north of two parcels zoned General Commercial. In addition, given the subject property's location (just north of the Bullfrog Road/SR 903 intersection) it is suitable for commercial development and would support the areas residents and recreational visitors. (See Vicinity Map)

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

The Kittitas County Countywide Planning Policies allow for commercial development outside a designated urban growth areas and LAMIRDs with size limitations. The proposed Land Use Map amendment is consistent with and implements the KCCPP.

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

The proposed Land Use Map Amendment is consistent with the goals, policies and objectives (GPOs) contained in the Kittitas County Comprehensive Plan, including, but not limited to:

*GPO 2.2 of the Kittitas County Comprehensive Plan calls for “diversified economic development providing broader employment opportunities.”*

The proposed Land Use Map Amendment implements GPO 2.2 by allowing economic development to occur in a rapidly growing area.

*GPO 2.3 of the Kittitas County Comprehensive Plan encourages “urban growth and development to those areas where land capability, public roads and services can support such growth.”*

The proposed Land Use Map Amendment is located in an area experiencing population growth and serviced by two well constructed and maintained roads (Bullfrog and SR 903).

*GPO 2.5 Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services.*

The subject property is located in an area currently served by public services and some public utilities and any future development of the property would not require significant costs of expanding services.

*GPO 2.100 states, “Kittitas County will act to preserve the viability and integrity of existing business districts within the incorporated and unincorporated county.”*
The proposed Land Use Map Amendment is located in an area which has existing commercial uses. This proposal helps preserve the viability and integrity of commercial development in the area.

GPO 2.102 states, "Neighborhood "convenience" business outside urban areas serving rural districts or demonstrated motorist needs should be encouraged in appropriate areas.

Many of the potential uses listed under the General Commercial zone can be characterized as “convenience” businesses and lend themselves to serving a transient, recreational based population.

GPO 2.104 Highways and roads should not be developed with new commercial sites without compelling reasons and supporting economic data. Expansion and full development of existing business districts is encouraged.

The proposed Land Use Map Amendment is located in an area which has existing commercial uses. This proposal helps preserve the viability and integrity of commercial development in the area.

GPO 2.107A Designate sufficient available land for specialized commercial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

The proposed Land Use Map Amendment is located which has experienced substantial commercial growth and would allow development of “specialized commercial uses” suitable with a variety of other land uses.

GPO 2.107C Promote small scale commercial development outside of UGAs and UGNs when compatible with adjacent land uses.

The subject property is located in an area which has existing and recently expanded commercial uses.

GPO 2.107D Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.

The proposed Land Use Map Amendment provides additional inventory of developable commercial property.

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

The proposed Land Use Map amendment would implement this GPO by allowing diversified uses in the area.
GPO 8.44 Kittitas County recognizes the need for neighborhood convenience businesses and motorist services.

The subject property is located near the Bullfrog Road/SR 903 interchange which is highly suitable for neighborhood convenience businesses and motorist services.

GPO 10.1 Be a county the supports the varied needs and demands of the community and surrounding area through the understanding and creation of a supportive and active environment for economic development in the community.

Based on actions taken over past several years, Kittitas County has determined the area is suitable for commercial development. Approval of this proposed Land Use Map amendment would allow further economic development to occur.

GPO 10.4 Encourage economic growth while protecting the rural character of the County.

The subject property is located in an area already determined to be suitable for commercial development and not detrimental to the rural character of the County.

D. How have conditions changed that warrant a comprehensive plan amendment?

Over the past several years, Kittitas County has approved a series of land use map amendments and rezones near the Bullfrog Road/SR 903 interchange, including one in 2006 for one of the property owners. It appears the County has identified this area as being suitable for commercial development and the subject parcel is immediately adjacent to parcels zoned General Commercial.

Proposed Findings of Fact:
- The proposed Land Use Map Amendment implements GPO 2.2 by allowing economic development to occur in a rapidly growing area.

- The proposed Land Use Map Amendment is located in an area experiencing population growth and served by two well constructed and maintained roads (Bullfrog and SR 903).

- The proposed Land Use Map Amendment is located in an area which has existing commercial uses. This proposal helps preserve the viability and integrity of commercial development in the area.

- Many of the potential uses listed under the General Commercial zone can be characterized as “convenience” businesses and lend themselves to serving a transient, recreational based population.
The proposed Land Use Map Amendment is located which has experienced substantial commercial growth and would allow development of "specialized commercial uses" suitable with a variety of other land uses.

The proposed Land Use Map amendment would implement this GPO by allowing diversified uses in the area.

The subject property is located near the Bullfrog Road/SR 903 interchange which is highly suitable for neighborhood convenience businesses and motorist services.

Based on actions taken over past several years, Kittitas County has determined the area is suitable for commercial development. Approval of this proposed Land Use Map amendment would allow further economic development to occur.

The subject property is located in an area already determined to be suitable for commercial development and not detrimental to the rural character of the County.

The proposed Land Use Map Amendment provides additional inventory of developable commercial property.
## Doug Campbell and Robert Sukert Annual Amendment
### Adjoiners List

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</table>
703034  WALTER BAICH  
11026 37TH AVE SW  
SEATTLE WA 98146

583034  NICK REED  
PO BOX 433  
CLE ELUM WA 98922

713034  TIMOTHY KAUSLARICH  
PO BOX 431  
ROSLYN WA 98941

573034  DOUGLAS RUCKLE & KRISTEEN FOOTE  
80 CAREK RD  
CLE ELUM WA 98922

653034  JANET WASNER  
17596 SW KEYSTONE COURT  
ALOHA OR 97007

603236  MICHAEL HARRISON  
PO BOX 345  
ROSLYN WA 98941

663034  EDWIN RIEXINGER  
PO BOX 747  
ROSLYN WA 98941

628436  JEFFREY ANDERSON  
4402 BULLFROG RD  
CLE ELUM WA 98922

953132  JACK WADKINS  
309 S MAIN  
ELLENSBURG WA 98926

673034  LINDA MAC DICKEN  
490 YAKIMA RIVER RD  
ELLENSBURG WA 98926

493034  MAYNETTE NUZUM  
PO BOX 908  
ROSLYN WA 98941

593034  FRANK MAGLIETTI  
PO BOX 33  
CLE ELUM WA 98922
503034  WESLEY YASNY
        13408 NE 190TH PL
        WOODINVILLE WA 98072

743034  JEFFERY STUBBS
        1241 WOOD DUCK RD
        CLE ELUM WA 98922

693034  ROBERT LEENSTRA
        17302 SE 236TH PL
        KENT WA 98042
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