KITITAS COUNTY BOARD OF COMMISSIONERS
COUNTY OF KITITAS
STATE OF WASHINGTON

ORDINANCE

NO. 2008-24

2008 ANNUAL AMENDMENT TO TITLE 20
KITITAS COUNTY COMPREHENSIVE PLAN

Whereas, this ordinance, adopting the 2008 Annual Amendment to the Kittitas County Comprehensive Plan, contains three different sections of findings, as follows:

Section I - Procedural Findings
Section II - Kittitas County Board of 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, The Kittitas County GMA Comprehensive Plan was originally adopted on July 26, 1996 by the Kittitas County Board of 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 consisted with the policies contained within the Countywide Planning Policies; and

Whereas, Kittitas County adopted the 2006 Kittitas County Comprehensive Plan in December 2006; and

Whereas, Chapter 1 of the current 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.130 and RCW 36.70A.140, by including public participation early in the process and continuously through discussion and consideration of public input; and

Whereas, Kittitas County Community Development Services issued a SEPA Addendum on December 1, 2008 for SEPA compliance; and

Whereas, Kittitas County Community Development Services sent the Department of Community, Trade and Economic Development notice of the 2008 annual comprehensive plan amendment on October 15, 2008; and

Whereas, The Kittitas County Planning Commission held public hearings on November 5 and 17, 2008 and November 25, 2008 to consider those items docketed for the 2008 Annual Amendment to the Kittitas County Comprehensive Plan. 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 Commissioners held public hearings on December 16 and 17, 2008, and December 29 and 30, 2008 to consider the 2008 Annual Amendment to the Kittitas County Comprehensive Plan; and

Whereas, The Kittitas County Board of Commissioners held a continued public hearing to consider enabling documents for the 2008 Annual Amendment to the Kittitas County Comprehensive Plan on December 31st, 2008; and

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

Whereas, Due notice of the hearings has been given as required by law.

SECTION II – KITTITAS COUNTY BOARD OF COMMISSIONERS FINDINGS

General Findings:

The Kittitas County Board of Commissioners held public hearings on, December 16 and 17, 2008 and December 29th, 2008 to consider the 2008 Annual Amendment to the Kittitas County Comprehensive
Plan. The Kittitas County Board of Commissioners held a continued public hearing to consider enabling documents for the 2008 Annual Amendment to the Kittitas County Comprehensive Plan on December 31st 2008. 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:

2008 Applications for Open Space/Open Space taxation designations

A. George Allen Drake- Open Space Classification
B. Albert K. Davies Trustee- Open Space Classification
C. Roslyn Riders- Open Space Classification
D. Springtide Construction, Kathleen & Edward Hopkins - Open Space Classification
E. Teanaway Ridge LLC - Open Space Classification
G. PQD Construction Inc - Open Space Classification
H. Teanaway Ridge LLC - Open Space Classification

2008 Comprehensive Plan Map and Text Amendments

08-01 Ellensburg Cement Products
   Lenny Morrison, Authorized Agent
   Ellensburg Cement Products, Applicant
   Taylor Ranches LLC
   Tyge Taylor, Patrick
   Taylor II, Katie Taylor,
   Susan Taylor, landowners
   R&R Heights Land Co. Inc., Applicant
   Map Amendment: Rural to Mineral Lands of Long Term
   Commercial Significance for approximately 251.06 acres

08-03 R&R Heights Land Co. Inc, Landowner
   Map Amendment: Rural to General Commercial for
   approximately 18.74 acres
   Anne Watanabe, Authorized Agent

08-04 Aaron Peterson, Applicant
   Map Amendment: Non-Project Rezone, Forest & Range to R-5
   Approximately 63 Acres
   Aaron Peterson, Charles Peterson,
   Brooks McBeth
   Debra McBeth
   Land Owners
Sharon Rusch., Applicant
Vernon Swoeey, Authorized Agent

Map Amendment: Rural to Commercial for approximately 7.83 Acres

Randy and Dan Jensen, Applicant

Map Amendment: Rural to Commercial for approximately 2.50 acres (Rezone submitted)

David Taylor
Authorized Agent
Docket withdrawn at the request of the applicant
City of Ellensburg

Map Amendment: Rural to Commercial for approximately 2.18 acres

City of Ellensburg

Map Amendment: Proposal to adopt the City of Ellensburg’s Preferred Land Use Designation Map

Whereas, The Kittitas County Board of Commissioners held public hearings on December 16 & 17, 2008 and December 29th, 2008 to consider the 2008 Annual Amendment to the Kittitas County Comprehensive Plan. The Kittitas County Board of Commissioners held a continued public hearing to consider enabling documents for the 2008 Annual Amendment to the Kittitas County Comprehensive Plan on December 31st 2008; and

Whereas, The Kittitas County Board of Commissioners entered the following findings of fact for the items docketed for the 2008 Annual Amendment to the Kittitas County Comprehensive Plan. The specific requests and findings are as follows:
A. George Allen Drake - Open Space Classification

On October 17, 2007 the Kittitas County Board of Commissioners transmitted the George Allen Drake open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Kittitas County Board of Commissioners held a public hearing on December 29, 2008 and continued the hearing to December 30, 2008 to deliberate and approved the request with a 2-0 vote finding that:

I. Larry and Linda Hansen submitted a request for open space tax classification on October 17, 2007. This application was transmitted on October 15, 2007 from the Kittitas County Board of Commissioners to Kittitas County 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. 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. Albert K. Davies Trustee - Open Space Classification

On December 20, 2007 the Kittitas County Board of Commissioners transmitted the Albert K. Davies Trustee, open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Kittitas County Board of Commissioners held a public hearing on December 29, 2008 and continued the hearing to December 30, 2008 and approved the request with a 2-0 vote finding that:

I. Albert K., Davies, Trustee, submitted a request for open space tax classification on December 6, 2007. This application was transmitted on December 6, 2007 from the Kittitas County Board of Commissioners to Kittitas County 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. 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. Roslyn Riders - Open Space Classification

On December 20, 2007 the Kittitas County Board of Commissioners transmitted an open space application from Roslyn Riders to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Kittitas County Board of Commissioners held a public hearing on December 29, 2008 and continued the hearing to December 30, 2008 and approved the request with a 2-0 vote finding that:

I. Roslyn Riders submitted a request for open space tax classification on December 20, 2007. This application was transmitted on December 20, 2007 from the Kittitas County Board of Commissioners to Community Development Services

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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.

D. Springtide Construction, Kathleen & Edward Hopkins - Open Space Classification

On December 20, 2007 the Kittitas County Board of Commissioners transmitted an open space application from Springtide Construction, Kathleen & Edward Hopkins to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Kittitas County Board of Commissioners held a public hearing on December 29, 2008 and continued the hearing to December 30, 2008 and approved the request with a 2-0 vote finding that:

I. Springtide Construction, Kathleen & Edward Hopkins submitted a request for open space tax classification on December 20, 2007. This application was transmitted on December 20, 2007 from the Kittitas County Board of 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. 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. Teanaway Ridge LLC- Open Space Classification

On December 31, 2007 the Kittitas County Board of Commissioners transmitted an open space application from Teanaway Ridge LLC to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Kittitas County Board of Commissioners held a public hearing on December 29, 2008 and continued the hearing to December 30, 2008 and approved the request with a 2-0 vote finding that:

I. Teanaway Ridge LLC submitted a request for open space tax on December 31, 2007. This application was transmitted on December 31, 2007 from the Kittitas County Board of 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. 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.

F. James K. Schuler & Associates- Open Space Classification

On December 31, 2007 the Kittitas County Board of Commissioners transmitted an open space application from James K Schuler and Associates to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Kittitas County Board of Commissioners held
a public hearing on December 29, 2008 and continued the hearing to December 30, 2008 and approved the request with a 2-0 vote finding that:

I. James K Schuler & Associates submitted a request for open space tax classification on February 7, 2007. This application was transmitted on February 8, 2007 from the Kittitas County Board of 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. 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.

G. PDQ Construction Inc. Lannigan Meadows- Open Space Classification

On December 31, 2007 the Kittitas County Board of Commissioners transmitted an open space application from PDQ Construction to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Kittitas County Board of Commissioners held a public hearing on December 29, 2008 and continued the hearing to December 30, 2008 and approved the request with a 2-0 vote finding that:

I. James K Schuler & Associates submitted a request for open space tax classification on February 7, 2007. This application was transmitted on February 8, 2007 from the Kittitas County Board of 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 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.

H. Teanaway Ridge LLC, Ronald Mill Site- Open Space Classification

On December 31, 2007 the Kittitas County Board of Commissioners transmitted an open space application from Teanaway Ridge LLC, Ronald Mill Site #4 to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Kittitas County Board of Commissioners held a public hearing on December 29, 2008 and continued the hearing to December 30, 2008 and approved the request with a 2-0 vote finding that:

I. Catherine Dunn, authorized agent for Teanaway Ridge LLC, submitted a request for open space tax classification on December 31, 2007. This application was transmitted on December 31, 2007 from the Kittitas County Board of 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. 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.
08-01
Ellensburg Cement Products, Lenny Morrison, Authorized Agent
Ellensburg Cement Products, Applicant
Taylor Ranches LLC, Tyge Taylor, Patrick Taylor II, Katie Taylor, Susan Taylor, Landowners
Map Amendment: Rural to Mineral Lands of Long Term Commercial Significance for approximately 251.06 acres


I. Testimony for and against this proposal was received.
II. Kittitas County is required by the Growth Management Act to protect natural resource use by designating mineral lands of long term significance.
III. The subject parcel met the requirements of mineral lands of long term commercial significance as identified in RCW 36A-170-131 (sic – i.e. RCW 36.70A.131).
IV. The current land use is rural.
V. The current zoning is Agriculture-3 and Industrial.
VI. The location of the subject parcel in regards to the county as a whole, plus the close proximity to the major transportation, benefits Kittitas County.
VII. The Kittitas County Board of Commissioners finds the following general land use patterns in the area exist of agriculture to the north, agriculture to the east, Interstate 90 to the west and an existing gravel pit to the south.(airphoto in staff report)
VIII. The Kittitas County Board of Commissioners finds the availability of utilities is fairly minimal and that the subject property is located outside the UGA of Ellensburg.(airphoto and testimony from staff)
IX. The Kittitas County Board of Commissioners finds that since the subject property is outside the UGA it lacks urban services, especially Police, Fire and Transportation.(staff presentation and air photo)
X. The Kittitas County Board of Commissioners finds the surrounding parcel size and area exists of 20 acre lots north of the subject site along with some mix of three acre lots to the immediate west of the property. (airphoto from staff report along with supporting map)
XI. The Kittitas County Board of Commissioners finds that the accessibility and proximity to the point of use or market is excellent due to the location close to major transportation access. (applicant submittal, air photo in staff presentation)
XII. The Kittitas County Board of Commissioners finds sufficient evidence was submitted into the record for the depth of resource.(applicant submittal and testimony)
XIII. The Kittitas County Board of Commissioners finds sufficient evidence was submitted into the record for the depth of overburden. (applicant submittal and testimony)
XIV. The Kittitas County Board of Commissioners finds sufficient evidence was submitted into the record regarding the physical properties of the resource including quality and type. (applicant submittal and testimony)
XV. The Kittitas County Board of Commissioners finds sufficient evidence was submitted into the record for the life of the resource. (applicant submittal and testimony)
XVI. The Kittitas County Board of Commissioners finds sufficient evidence was submitted into the record for the resource availability in the area. (applicant submittal and testimony)

08-02
BDG Partnership, Applicant
Denis Fury, Authorized Agent
BDG Partnership, Landowner
Map Amendment: Commercial Forest to Rural for approximately 221 acres

The Kittitas County Board of Commissioners held public hearings on December 29, 2008 and December 30, 2008 and acknowledges the following:

I. In accordance with the adopted Kittitas County Comprehensive Plan, this docketed item will be heard in 2009 after a review is completed by the Forest Lands Advisory Committee.

08-03
R&R Heights Land Co. Inc., Applicant
Anne Watanabe, Authorized Agent
R&R Heights Land Co. Inc., Landowner
Map Amendment: Rural to General Commercial for approximately 18.74 acres

On June 27, 2008, Kittitas County Community Development Services received a complete application from Anne Watanabe, authorized agent for R&R Heights Land Co. Inc., landowner to re-designate approximately 18.74 acres from Rural to General Commercial. Location: north of Horvatt Road and south of SR-903 off of Horvatt Road within a portion of Section 18, T20N, R15E, WM in Kittitas County. Map numbers 20-15-18052-0001, 0002, 0003 and 0004. The Kittitas County Board of Commissioners held public hearings on December 29, 2008 and December 30, 2008 and passed a motion to deny the request by a 2-0 vote finding that:

I. Testimony for and against this proposal was received.
II. The subject property abuts the City of Roslyn Urban Growth Area and City Limits to the east. The subject property is outside the Urban Growth Area of Roslyn. The Growth Management act requires that counties and cities plan together. The record reflects opposition from the City of Roslyn.
III. The subject property is in close proximity to Ronald, Roslyn, Cle Elum and Suncadia. As such a joint planning effort should be undertaken.
IV. The Board of County Commissioners specifically rejects the Planning Commission’s recommendation of approval finding the following.
V. The Board of County Commissioners find that the proposed land use change is in direct conflict with GPO 2.102 that states that neighborhood convenience business outside urban areas serving rural districts for demonstrated motorist needs should be encouraged in appropriate places.
VI. The Board of County Commissioners find that GPO 2.104 states 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 record lacks a complete analysis demonstrating said need.
VII. The Board of County Commissioners finds that the existing commercial business district of Roslyn is sufficient to serve the needs of the area.
08-04
Aaron Peterson, Applicant/Authorized Agent
Aaron Peterson, Charles Peterson, Brooks McBeth, Debra McBeth, landowners
Map Amendment: Non-Project Rezone, Forest & Range to R-5 Approximately 63 Acres

On June 30, 2008 Kittitas County Community Development Services received a complete application from Aaron Peterson, authorized agent for Charles Peterson, Brooks & Debra McBeth, landowners for a map amendment to designate approximately 63 acres from Forest & Range to Rural-5 zoning. The property is located off of Creekside Road, North of the City of Cle Elum, Washington. The map numbers are 20-16-19000-0012, 20-16-19000-0013 and 20-16-19000-0014. The Kittitas County Board of Commissioners held public hearings on December 29, 2008 and December 30, 2008. A motion was made by Commissioner Jewell to approve the application and the motion failed by a 1-1 vote with Commissioner Crankovich voting in opposition of the motion. The Kittitas County Board of Commissioners finds that:

I. Testimony against this proposal was received.
II. Testimony was not given by the applicant.
III. The subject property is outside the UGA of Cle Elum.
IV. The subject property is outside of a fire protection district.
V. The subject property has undergone changed circumstances with development to the west.
VI. The Kittitas County Board of Commissioners failed to reach a majority decision with Commissioner Jewell voting for the amendment and Commissioner Crankovich voting against the amendment. (Commissioner McClain absent)

08-05
Vernon Swesey, Applicant/Authorized Agent
Sharon Rusch, Landowner
Map Amendment: Rural to Commercial for approximately 7.83

On June 29, 2008 Kittitas County Community Development Services received a complete application from Vernon Swesey, authorized agent for Sharon Rusch, landowner for a map amendment to designate approximately 7.83 acres from Rural to Commercial. The subject parcels are located in Ronald on SR 903, map numbers 20-15-07050-1309, 20-15-07050-1310, 20-15-07050-1402 and 20-14-12041-0007. The Kittitas County Board of Commissioners held public hearings on December 29, 2008 and December 30, 2008 and a motion to deny the request by a 2-0 vote finding that:

I. Testimony for and against this proposal was received.
II. The former Urban Growth Nodes have been re-designated to Urban Growth Areas and will undergo Sub Area Planning.
III. The proposed amendment consists of four parcels. One parcel is outside the UGA of Ronald.
IV. The Board of County Commissioners find that the proposal is in conflict with GPO 2.107C in that the proposed commercial development is incompatible with adjacent land uses.
V. The Board of County Commissioners find that the proposed amendment conflicts with the rural land use and character for the Patrick Mine Road parcel.
VI. The Board of County Commissioners finds that the subject parcels should be addressed in sub area plan for Ronald.

08-06
Brian Murphy, Applicant/Landowner
Map Amendment: Commercial Forest to Rural for approximately 41.25 Acres

The Kittitas County Board of Commissioners held public hearings on December 29, 2008 and December 30, 2008 and acknowledges the following:

I. In accordance with the adopted Kittitas County Comprehensive Plan, this docketed item will be heard in 2009 after a review is completed by the Forest Lands Advisory Committee.

08-07
Keechelus Ridge HOA, Applicant/Landowner
Map Amendment: Commercial Forest to Rural approximately 666 Acres

The Kittitas County Board of Commissioners held public hearings on December 29, 2008 and December 30, 2008 and acknowledges the following:

I. In accordance with the adopted Kittitas County Comprehensive Plan, this docketed item will be heard in 2009 after a review is completed by the Forest Lands Advisory Committee.

08-08
Dan Jensen and Randy Jensen, Applicants/Landowners
Map Amendment: Rural to Commercial for approximately 2.50 acres (Rezone submitted)

On June 30, 2008 Kittitas County Community Development Services received an application from Dan & Randy Jensen, landowner to re-designate approximately 2.50 acres from Rural to Commercial. Location: South of Vantage Highway within Section 06, T17N, R19E, WM in Kittitas County. Map number 17-19-06020-0011. The Kittitas County Board of Commissioners held public hearings on December 29, 2008 and December 30, 2008 and passed a motion to approve the request by a 2-0 vote finding that:

I. Testimony for this proposal was received.
II. The subject property is inside the Urban Growth Area of Ellensburg.
III. The subject property is in between two commercial zoned properties.
IV. The subject property is served by sewer and water from the City of Ellensburg.
V. The Kittitas County Board of Commissioners finds that the proposed amendment is compatible with the existing land uses on both the east and west side of the subject property.

08-09
David Taylor, Authorized Agent
Robert Sukert and Doug Campbell, Landowners
Map Amendment: Rural to General Commercial for approximately 2.18 acres

The Kittitas County Board of Commissioners held public hearings on December 29, 2008 and December 30, 2008 and acknowledges the following:

I. At the request of the applicant, the docket was withdrawn.
II. The Kittitas County Board of Commissioners supports the applicant’s request to the County to resume work on a subarea plan for the area between the City of Roslyn and City of Cle Elum Urban Growth Areas.
08-10
Mike Smith, City of Ellensburg Community Development Director, Authorized Agent
City of Ellensburg, Applicant/Landowner
Map Amendment: Proposal to adopt the City of Ellensburg’s Preferred Land Use Designation Map

On June 9, 2008 Kittitas County Community Development Services received a complete application from the City of Ellensburg to adopt their Preferred Land Use Designation Maps and Ellensburg’s Street Extension Map. The Kittitas County Board of Commissioners held public hearings on December 29, 2008 and December 30, 2008 and passed a motion to approve the request by a 2-0 vote finding that:

I. Testimony for this proposal was received.
II. The Kittitas County Board of Commissioners find that the proposed amendment supports GPO 4.9 which states the goal to identify and encourage preservation of transportation corridors for future rights-of-way by identifying corridors to be preserved as part of the overall transportation plan, by requiring right-of-way dedication or easements as part of development approval, and by acquiring right-of-way for future needs through purchase from willing sellers.
III. The Kittitas County Board of Commissioners finds that the proposed amendment encourages a grid system in the City of Ellensburg.
IV. The Kittitas County Board of Commissioners finds that the cooperative planning effort in the UGA of Ellensburg is a priority for both parties.
V. The Kittitas County Board of Commissioners adopts the City of Ellensburg’s Preferred Land Use Designation Map attached as Exhibit A.
VI. The Kittitas County Board of Commissioners adopts the City of Ellensburg’s Street Extension Map attached as Exhibit B.

08-11
Mike Smith, City of Ellensburg Community Development Director, Authorized Agent
City of Ellensburg, Applicant/Landowner
Map Amendment: Request to amend the City of Ellensburg’s Urban Growth Area

On June 17, 2008 Kittitas County Community Development Services received an application from the City of Ellensburg to amend their Urban Growth Area boundary. The Kittitas County Board of Commissioners held public hearings on December 29, 2008 and December 30, 2008 and passed a motion to approve the request by a 2-0 vote finding that:

I. Testimony for and against this proposal was received.
II. The Board of County Commissioners find that the proposed amendment supports GPO 2.3 which states the encouragement of urban growth and development to those areas where land capability, public roads and services can support such growth.
III. The Board of County Commissioners finds that the proposed amendment supports GPO 2.5 which states that 2.5 Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services.
IV. The Board of County Commissioners finds that the proposed amendment supports GPO 2.41 regarding Flood Plains. It is the policy of this Section to minimize losses in flood plains by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or cause excessive increases in flood heights or velocities.
V. The Board of County Commissioners find that the proposed amendment supports GPO 2.94b stating that expansion of the UGA should be encouraged in areas least suited for agriculture and areas not impacted by Critical Areas.
VI. The Board of County Commissioners find that the extension of city services to the airport property will benefit the continued use and operation of the airport.

VII. The Board of County Commissioners finds that the area to be removed from the UGA is in the floodplain of the Yakima River and is an environmentally sensitive area.
SECTION III - FINAL DECISION AND SIGNATURES

NOW, THEREFORE, BE IS HEREBY ORDAINED, that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the open space taxation request submitted by George Allen Drake for 9.51 acres. (Open Space request A) (Map number 17-17-12030-0010) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Heritage Trust, Albert K. Davies, Trustee for 130.00 acres. (Open Space request B) (19-21-30000-0002) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Roslyn Riders 4.48 acres. (Open Space request C) (20-15-21030-0040) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Springtide Construction; Kathleen & Edward Hopkins for 16.8 acres. (Open Space request D) (18-18-31000-0018) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Teanaway Ridge LLC for 39.9 acres. (Open Space request E) (20-14-29000-0016) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Hyak #1, Hyak #2, Hyak #3, James K. Schuler & Associates for 23.64 acres (Open Space request F) (22-11-15020-0004, 22-11-15033-0001, 22-11-150332-0003) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Lannigan Meadows for 5.37 acres (Open Space Request G) (20-16-30056-0015) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Teanaway Ridge LLC for 15.00 acres (Open Space request H) (20-14-12010-0004) Refer to map in attachment 1.


BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby acknowledges that, in accordance with the Kittitas County Comprehensive Plan, the
application for a map amendment from Commercial Forest to Rural for approximately 221 acres from BDG Partnership will be heard in 2009 after a review is completed by the Forest Lands Advisory Committee. Map numbers 21-13-27000-0002, 21-13-27000-0003, 21-13-27000-0004 and 21-13-27000-0005. (Docket 08-02) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby denies the application from Anne Watanabe, authorized agent for R&R Heights Land Co. Inc., landowner to re-designate approximately 18.74 acres from Rural to General Commercial. Location: north of Horvatt Road and south of SR-903 off of Horvatt Road within a portion of Section 18, T20N, R15E, WM in Kittitas County. Map numbers 20-15-18052-0001, 0002, 0003 and 0004. (Docket 08-03) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby made a motion that failed by a 1-1 vote to approve the application from Aaron Peterson, authorized agent for Charles Peterson, Brooks & Debra McBeth, landowners for a map amendment to designate approximately 63 acres from Forest & Range to Rural-5 zoning. The property is located off of Creekside Road, North of the City of Cle Elum, Washington. The map numbers are 20-16-19000-0012, 20-16-19000-0013 and 20-16-19000-0014 (Docket 08-04) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby denies the application from Vernorn Swesey, authorized agent for Sharon Rusch, landowner for a map amendment to designate approximately 7.83 acres from Rural to Commercial. The subject parcels are located in Ronald on SR 903, map numbers 20-15-07050-1309, 20-15-07050-1310, 20-15-07050-1402 and 20-14-12041-0007 (Docket 08-05).

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby acknowledges that, in accordance with the Kittitas County Comprehensive Plan, the application from Brian Murphy, Loch Kachess LLC for a map amendment from Commercial Forest to Rural for approximately 41.25 acres, will be heard in 2009 after a review is completed by the Forest Lands Advisory Committee. Map number 21-13-27000-0001. (Docket 08-06) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby acknowledges that, in accordance with the Kittitas County Comprehensive Plan, the application from Keechelus Ridge HOA for a map amendment from Commercial Forest to Rural for approximately 666.00 acres, will be heard in 2009 after a review is completed by the Forest Lands Advisory Committee. Map numbers 21-12-03000-0001, 21-12-03000-0002, 21-12-03000-0003, 21-12-03000-0004, 21-12-03000-0005, 21-12-03000-0006, 21-12-03000-0007, and 21-12-03000-0001. (Docket 08-07) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the application from Dan & Randy Jensen, landowner to re-designate approximately 2.50 acres from Rural to Commercial. Location: South of Vantage Highway within Section 06, T17N, R19E, WM in Kittitas County. Map number 17-19-06020-0011. (Docket 08-08) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby acknowledges the withdrawal of the application from David Taylor, authorized agent for Robert Sukert and Doug Campbell, landowners to redesignate approximately 2.18 acres from Rural to General Commercial. (20-15-21030-0034) (Docket 08-09) See map in attachment 1.
BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the application from the City of Ellensburg to adopt their Preferred Land Use Designation Maps and Ellensburg’s Street Extension Map. (Docket 08-10) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the application from the City of Ellensburg to amend their Urban Growth Area boundary. (Docket 08-11) Refer to map in attachment 1.

BE IT FURTHER ORDAINED that the Kittitas County Board of Commissioners, after due deliberation, hereby approves the adoption of the 2008 Amendments to the Kittitas County Comprehensive as attached hereto in the referenced attachment 1, and incorporated by reference.

Adopted this 31st day of December, 2008, at Ellensburg, Washington.

KITTITAS COUNTY
BOARD OF COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

ABSENT

Mark McClain, Chairman

Alan A. Crankovich, Vice-Chairman

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Paul Jewell, Commissioner
Vicinity Maps for Proposed Open Space Classification

and Comprehensive Plan Map Amendments

Attachment 1