Notification for 60-Day Review of Comprehensive Plan Amendment

Pursuant to RCW 36.70A.106, the following hereby provides 60-day notice of intent to adopt the following comprehensive plan amendments.

<table>
<thead>
<tr>
<th>Jurisdiction Name:</th>
<th>Kittitas County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>411 N Ruby, Ste 1, Ellensburg WA 98926</td>
</tr>
<tr>
<td>Date:</td>
<td>10/14/2009</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Contact Name for Ordinance:</th>
<th>Jan Ollivier</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone Number:</td>
<td>509-962-7610</td>
</tr>
<tr>
<td>Fax Number:</td>
<td>509-962-7663</td>
</tr>
<tr>
<td>E-Mail Address:</td>
<td><a href="mailto:jan.ollivier@co.kittitas.wa.us">jan.ollivier@co.kittitas.wa.us</a></td>
</tr>
</tbody>
</table>

**Brief Description of the Proposed Comprehensive Plan Amendment:**

- [ ] Check the box if this is Supplemental Material for an existing amendment already submitted to CTED. Please also provide the date submitted and/or CTED Material ID number.

**Brief Description:**

Randy Jensen – (CP-08-15) Non-project rezone from Urban Residential to Commercial

<table>
<thead>
<tr>
<th>Planned Public Hearing Date:</th>
<th>December 1, 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planned Date of Adoption:</td>
<td>December 15, 2009</td>
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Please Attach a Draft of the Proposed Amendment. (Attachment Required)
REZONE APPLICATION
(To change from the existing zone to another zone)

Kittitas County encourages the use of pre-application meetings. Please contact Community Development Services to set up a pre-application meeting to discuss a proposed project.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.030, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet:

REQUIRED ATTACHMENTS

☐ Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.

☐ Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.

☐ SEPA Checklist

☐ Requested Zone Change: From Residential to Commercial

APPLICATION FEE:

$2550 ($2150 Rezone + $400 SEPA) to Kittitas County Community Development Services Department (KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY: [Signature]  DATE:

RECEIVED DATE STAMP HERE

NOTES:

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION
1. Name, mailing address and day phone of land owner(s) of record:
   Landowner(s) signature(s) required on application form.
   
   Name: Randy Jensen
   Mailing Address: 3922-112th Street E.
   City/State/ZIP: Tacoma, WA 98446
   Day Time Phone: 253-531-6745  253-686-0836 (cell)
   Email Address: RandyJ@FSFC.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:
   If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.
   
   Agent Name: Dan Jensen
   Mailing Address: 3922-112th Street E.
   City/State/ZIP: Tacoma, WA 98446
   Day Time Phone: 253-531-6745  253-686-0281 (cell)
   Email Address: danj@FSFC.com

3. Street address of property:
   
   Address: 1880 Vantage Hvy.
   City/State/ZIP: Ellensburg, WA

4. Legal description of property:
   Parcel #191933: Map:17-19-060-10-0012 Situs: Vantage Hvy
   Ellensburg - Legal: Acres: 2.58287CD: 9716; Sec 6, Twp 17, Rge 19, see above
   Tax parcel number: P/N NW 1/4 Tax 07

5. Property size:
   Parcel #025236 = .35 Acres
   Parcel #191933 = 2.58 Acres

6. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):
   This proposal is to change zoning from urban/residential to commercial. That is all at this time.
8. What is the present zoning district?
   Urban - Residential

9. What is the zoning district requested?
   Commercial

10. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):

   A. The proposed amendment is compatible with the comprehensive plan.
      
      See attached

   B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
      
      See attached

   C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
      
      See attached

   D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
      
      See attached

   E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
      
      See attached

   F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
      
      See attached
G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

11. Application is hereby made for permit(s) 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.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent: 
(REQUIRED if indicated on application)  

[Signature]

Date: ____________________________

Signature of Land Owner of Record 
(REQUIRED for application submittal):  

[Signature]

Date: 24-04-__
A. The Kittitas County Comprehensive Plan was amended last year to allow these two parcels; #191933 and #025236 to be zoned commercial in the Comprehensive Plan. The surrounding adjacent 2 sites are currently commercial. The site across the street is commercial. The county has put in the new sewer line going in front of the two parcels. Vantage Hwy is a main thoroughfare which would be enhanced by these two parcels being changed to commercial. The proposed rezone meets the requirements of the Comprehensive Plan.

B. This proposal to rezone these two parcels as commercial will enhance and increase property values. It will, in fact, provide more revenue for county schools and the fire district. The application is minimal and there should be no effect on the over all safety, health and welfare of Kittitas County. In conclusion, this Comp Plan is a clear indication that the rezone is in the interest of the public safety, health, and welfare.

C. The proposed rezone of these two parcels, when accepted, will provide additional area for small businesses to run their businesses which will create jobs and create revenue for the city and county. The proposal also would help the city pay for their new sewer line that they put across the parcel through sewer hook up fees. Also, this proposal is in conjunction with the surrounding areas due to the fact that surrounding areas are commercial at this time. This proposal will have no cost increase to the tax payers for the road and utility improvement police or fire protection. Due to the fact that the utilities are already in place and the capability is there for commercial.

D. This rezoning of these two parcels to commercial is reasonable due to the fact that the adjoining properties are commercial and would blend in with the surrounding area. The property, 2 parcels, are two small for agricultural and too large for maintaining the noxious weeds that are present on these two parcels. This proposal would help eliminate the problem of noxious weeds also would enhance the look of the area.

E. The property is suitable for the proposed zoning and due to the fact that the property has city sewer, city water and power. Also, due to the fact that Vantage Hwy. main thoroughfare zoning of these 2 parcels to commercial would enhance the area. Also due to the fact that the adjacent properties are commercial and Knudson Lumber is across the street. The John Wayne Trail is behind the property and protects the property as a perfect buffer for the surrounding areas. In conclusion, the property is suitable for development and generally is in conformance with zoning standards for the proposed zoning.

F. The surrounding areas of the properties in the vicinity have been commercial in nature. The proposed zoning change will no way be detrimental with the use of property in the area. In fact this zoning change will enhance and compliment the area.

G. Waters to the subject property will be supplied by the city water and will not affect any of the surrounding areas.
SEPA ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:
The State Environmental Protection Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:
This environmental checklist asks you to determine whether the environmental impacts of a proposal are significant. You must answer each question accurately with the most precise information known, or your application may be delayed.

1. Name of proposed project, if applicable: N/A
2. Name of applicant: RANDY JENSEN 252-666-8836
   DON JENSEN 253-688-0801
   39922 49th Ave. SE, Sunnyside, WA 98944
3. Address and phone number of applicant and contact person:
4. Date checklist prepared: 6-29-09
5. Agency requesting checklist: Kittitas County

FOR STAFF USE

Does your kid think you are a good listener?

Is. Governmental agencies use this checklist to determine whether an EIS is required. Answer the questions briefly, but clearly. In most cases, you should be able to answer the questions. If you do not know the answer, or if a question relates to an issue not covered by this checklist, you may need to look for additional information. The agency to which you submit this checklist may require additional documentation to determine if there may be significant adverse impacts.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS
Complete this checklist for non-project proposals.

For non-project actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area” respectively.

TO BE COMPLETED BY APPLICANT

www.kccn-dfc.com

“does not apply” IN ADDITION, complete

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION
6. Proposed timing or schedule (including phasing, if applicable): 

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

10. List any government approvals or permits that will be needed for your proposal, if known.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

  proposing to change zoning from urban resident to commercial. Last year this proposal was approved to change map plan to commercial.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

   #1 parcel # 191933 mpa 17-19-06220-0012 vogue thayer elksturg acre 2.58 c.k. 9716 sec 6 4w1, 17, rge 19 pt n. nw 1/4 1/2

   #1 parcel # 025236 mpa 17-19-06220-0011 0188/p at se pl 107 acres .35 c.k. 9716 a. sec 6 4w1, 17, rge 19 pt n. nw 1/4 1/2

   2/10
3. **Water**

   a. *Surface*
   
   1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

   b. *Ground*
   
   1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

   2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

   c. *Water Runoff (including storm water):*
   
   1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
2) Could waste materials enter ground or surface waters? If so, generally describe.

4. PLANTS
   a. Check or circle types of vegetation found on the site:
      - deciduous tree: alder, maple, aspen, other
      - evergreen tree: fir, cedar, pine, other
      - shrubs
      - grass
      - pasture
      - crop or grain
      - wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
      - water plants: water lily, eelgrass, milfoil, other
      - other types of vegetation: __________________________

   b. What kind and amount of vegetation will be removed or altered? __________

   c. List threatened or endangered species known to be on or near the site. __________

   d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any: __________

5. ANIMALS
   a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
      - birds: hawk, heron, eagle, songbirds, other:
      - mammals: deer, bear, elk, beavers, other:
      - fish: bass, salmon, trout, herring, shellfish, other: __________

   b. List any threatened or endangered species known to be on or near the site. __________

   c. Is the site part of a migration route? If so, explain. None

   d. Proposed measures to preserve or enhance wildlife, if any. None
6. **ENERGY AND NATURAL RESOURCES**
   a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

   b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

   c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

7. **ENVIRONMENTAL HEALTH**
   a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

      1) Describe special emergency services that might be required.

      2) Proposed measures to reduce or control environmental health hazards, if any.

   b. Noise
      1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

      2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

      3) Proposed measures to reduce or control noise impacts, if any.

8. **LAND AND SHORELINE USE**
   a. What is the current use of the site and adjacent properties?

   b. Has the site been used for agriculture? If so, describe.

   c. Describe any structures on the site.

   d. Will any structures be demolished? If so, what?
c. What is the current zoning classification of the site?  urban/residential

f. What is the current comprehensive plan designation of the site?  commercial

g. If applicable, what is the current shoreline master program designation of the site?

h. Has any part of the site been classified as an:  
   □ environmentally sensitive area?

i. Approximately how many people would the completed project displace?

j. Approximately how many people would reside or work in the completed project?

k. Proposed measures to avoid or reduce displacement impacts, if any.  

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING
   a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
   
   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

   c. Proposed measures to reduce or control housing impacts, if any.

10. AESTHETICS
    a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

    b. What views in the immediate vicinity would be altered or obstructed?

    c. Proposed measures to reduce or control aesthetic impacts, if any.

11. LIGHT AND GLARE
    a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

    b. Could light or glare from the finished project be a safety hazard or
interfere with views?

c. What existing off-site sources of light or glare may affect your proposal? N/A

d. Proposed measures to reduce or control light and glare impacts, if any. N/A

12. RECREATION
a. What designated and informal recreational opportunities are in the immediate vicinity?

b. Would the proposed project displace any existing recreational uses?
   If so, describe.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

13. HISTORIC AND CULTURAL PRESERVATION
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

c. Proposed measures to reduce or control impacts, if any.

14. TRANSPORTATION
a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
c. How many parking spaces would the completed project have? How many would the project eliminate?

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

g. Proposed measures to reduce or control transportation impacts, if any.

15. PUBLIC SERVICE
   a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

   b. Proposed measures to reduce or control direct impacts on public services, if any.

16. UTILITIES
   a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

   b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

C. SIGNATURE
   □ The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. □

   Signature: [Signature] Date: 6/29/09

   Print Name: [Print Name]
THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA Environmental Checklist questions for non-project actions only. When answering these questions, be aware the extent of the proposal, or the type of activities likely to result from the proposal, would affect an item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms (attach additional sheets as necessary)

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

   N/A

2. How would the proposal be likely to affect plants, animals, fish or marine life? Proposed measures to protect or conserve plants, animals, fish or marine life.

   N/A

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.