

*Kittitas County*  
*Community Development Services*

Darryl Piercy, Director

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JUN 30 2006

**COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM**

Kittitas County  
CDS

**I. CHECK THE APPROPRIATE BOXES**

COMP PLAN MAP

COMP PLAN TEXT

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

**II. GENERAL INFORMATION**

A. APPLICANT'S NAME: Ronald J. Gibb and Douglas F. Gibb  
MAILING ADDRESS: 660 Sorenson Rd.  
Ellensburg, WA 98926

E-MAIL ADDRESS: gibbr@elltel.net  
BUSINESS PHONE: 509-306-0042 HOME PHONE: 509-968-3718

B. AGENT'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

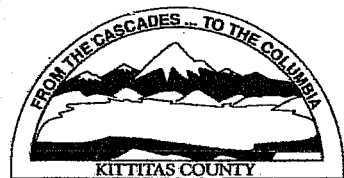
E-MAIL ADDRESS: \_\_\_\_\_  
BUSINESS PHONE: \_\_\_\_\_

C. LIST OF 300 FOOT ADJOINERS – PLEASE ATTACH.  
(Required on all applications for notification purposes)

**III. FOR MAP AMENDMENTS**

A. TAX PARCEL NUMBER(S): 17-19-11040-0010, 17-19-11040-0008, 17-19-11030-0016  
ACREAGE: 188.22  
SITE ADDRESS: \_\_\_\_\_  
OWNER(S): Ronald J. Gibb and Douglas F. Gibb, Trustees  
MAILING ADDRESS: 660 Sorenson Rd.  
Ellensburg, WA 98926  
HOME PHONE: 509-968-3718

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



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B. EXISTING COMPREHENSIVE PLAN DESIGNATION:

Rural

C. EXISTING ZONING:

AG 20

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

General Commercial Kittitas

E. PROPOSED ZONING DESIGNATION \*:

General Commercial

F. THE PRESENT USE OF THE PROPERTY IS:

Farming

G. SURROUNDING LAND USE:

Farming, Commerical, Residencial, Light Industrial

H. SERVICES

Please provide the following information regarding the availability of services.

The site is currently served by sewer N/A ; septic N/A (check one)

Sewer purveyor (if on public sewer system): \_\_\_\_\_

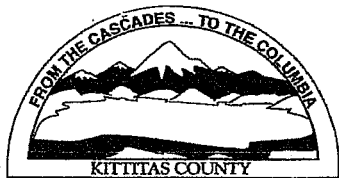
The site is currently served by a public water system N/A ; well N/A

Water purveyor (if on public water system): \_\_\_\_\_

The site is located on a public road  private road \_\_\_\_\_ (check one)

Name of road: Main Street (Kittitas)

Fire District #: 2



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## 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?

This amendment is being proposed to allow a larger area contiguous and adjacent to the City of Kittitas and also near the Kittitas I-90 interchange to be used for commercial development.

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

The "Vision Statement" on page 1 of the "Kittitas County Countywide Planning Policies" states the need to "...foster economic opportunity...". The City of Kittitas needs commercial development. By annexing this area into the UGA it would allow the City of Kittitas an area to have commercial growth in close proximity to the I-90 interchange and thus benefit the whole community.

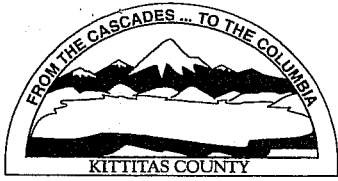
C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

SAME AS B. ABOVE

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

The City of Kittitas is experiencing increased residential growth and needs the additional revenue that can be provided from commercial activities.

## VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING)



# Kittitas County Community Development Services

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- A. **SITE PLAN OF THE PROPERTY WITH THE FOLLOWING FEATURES:** buildings; points of access, ABUTTING roads, and parking areas; septic tank and drainfield and replacement area.
- B. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Chris Cruise  
Signature of Authorized Agent

6/30/2006  
Date

Duan J. Gibb For Ronald J. Gibb  
Signature of Land Owner of Record (required for application submittal)

6/30/2006  
Date

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

Revised 12/20/05




Sec. 11 T. 17 N. R. 19 E

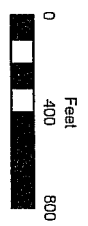
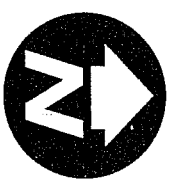
Sec. 14 T. 17 N. R. 19 E



# GIBB PROPERTIES

## 300' Radius Parcel Notification Map

-  Subject Parcels
-  Notified Parcels
-  Section Line



Kittitas County  
Assessors Office  
Ellensburg  
Iris Rominger, Assessor  
4 April, 2006

GIBB PROPERTIES  
 17-19-11030-0016, -0008, -0010  
 300' Radius Notification Mailing List  
 4 April, 2006

Parcel Number	Owner	Address	City	State	ZIP
17-19-11013-0002	GIBB, JOHN R. ETUX & GIBB, KEVIN W. ETUX	822 FERGUSON RD N	ELLENSBURG	WA	98926
17-19-11014-0007	ABC HOLDINGS INC	PO BOX 616	KITTITAS	WA	98934
17-19-11014-0008	WATERMAN, GERALD R & WATERMAN, MIRIAM H	9229 41ST NE	SEATTLE	WA	98115
17-19-11021-0001	GIBB, JOHN R. ETUX & GIBB, KEVIN W. ETUX	822 FERGUSON RD N	ELLENSBURG	WA	98926
17-19-11030-0004	HALEY, DONALD J. ETUX	630 FAIRVIEW RD	ELLENSBURG	WA	98926
17-19-11030-0007	PHILLIPS, LARRY P. ETUX	500 FAIRVIEW RD	ELLENSBURG	WA	98926
17-19-11030-0008	FOGLE, ROBERT E. JR ETUX	360 FAIRVIEW RD	ELLENSBURG	WA	98926
17-19-11030-0009	HANSEN, PAUL G.	912 STATE RT 505	TOLEDO	WA	98591
17-19-11030-0011	FIELDS, ALLEN J.	230 FAIRVIEW RD	ELLENSBURG	WA	98926
17-19-11030-0012	BRIST, HENRY J ETUX TRUSTEES	1051 BYNUM RD	ELLENSBURG	WA	98926
17-19-11030-0014	CITY OF KITTITAS	PO BOX 719	KITTITAS	WA	98934
17-19-11030-0018	ALLER, RONALD J. ETUX	422 FAIRVIEW RD	ELLENSBURG	WA	98926
17-19-11040-0001	GIBB, JESSE L. ETUX	8881 TJOSEM RD	ELLENSBURG	WA	98926
17-19-11040-0005	MARCHEL/BARE LLC	16271 VANTAGE HIGHWAY	ELLENSBURG	WA	98926
17-19-11040-0011	GIBB, RONALD J ETUX TRUSTEES & GIBB, DOUGLAS F ETUX TRUSTEES	660 SORENSON RD	ELLENSBURG	WA	98926
17-19-11040-0012	GIBB, RONALD J ETUX TRUSTEES & GIBB, DOUGLAS F ETUX TRUSTEES	660 SORENSON RD	ELLENSBURG	WA	98926
17-19-11063-0001	ALDER, WARNER STEPHEN	560 FAIRVIEW RD	ELLENSBURG	WA	98926
17-19-11063-0002	WILSON, TRAVIS N ETUX	562 FAIRVIEW RD	ELLENSBURG	WA	98926
17-19-14000-0003	JONES, BOBBY A	51 DENMARK RD	ELLENSBURG	WA	98926
17-19-14010-0006	GIBB, RONALD J ETUX & GIBB, DOUGLAS F ETUX	4360 DENMARK RD	ELLENSBURG	WA	98926