

*Kittitas County  
Community Development Services*

*Darryl Piercy, Director*

**COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM**

**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: Art Sinclair  
MAILING ADDRESS: 2912 Faust Road  
Ellensburg, WA 98926  
E-MAIL ADDRESS: \_\_\_\_\_  
BUSINESS PHONE: \_\_\_\_\_ HOME PHONE: 509-962-9407

B. AGENT'S NAME: Jeff Slothower  
MAILING ADDRESS: PO Box 1088  
Ellensburg, Wa 98926  
E-MAIL ADDRESS: jslothower@lwhsd.com  
BUSINESS PHONE: 509-925-6916

**III. FOR MAP AMENDMENTS**

A. TAX PARCEL NUMBER(S): 18-18-21040-0001, 18-18-28000-0001  
ACREAGE: 65.68  
SITE ADDRESS: 2912 Faust Road  
OWNER(S): Art Sinclair  
MAILING ADDRESS: 2912 Faust Road  
Ellensburg, Wa 98926  
HOME PHONE: 962-2407

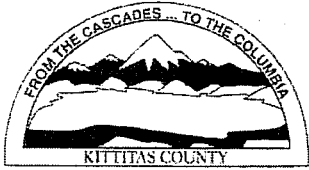
(Additional sheets may be attached if more than one parcel is involved)

**RECEIVED**

**JUN 27 2006**

**Kittitas County  
CDS**

\$450.00 # 047008 6/27/06



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B. EXISTING COMPREHENSIVE PLAN DESIGNATION:

Commercial agricultural lands of long term commercial significance

C. EXISTING ZONING:

Commercial Agriculture

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

Rural

E. PROPOSED ZONING DESIGNATION:

Ag 5

F. THE PRESENT USE OF THE PROPERTY IS:

Agriculture

G. SURROUNDING LAND USE:

Rural Residential, Agriculture and Suburban 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): \_\_\_\_\_

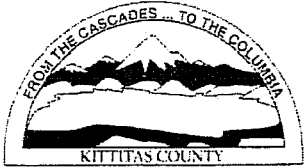
The site is currently served by a public water system \_\_\_\_\_; well

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

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

Name of road: Faust Road

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)  
The request is for a map ammendment not a text amendment

## V. FOR ALL AMENDMENTS

### A. Why is the amendment needed and being proposed?

Property does not meet the definition of Agricultural land of long term commercial significance under RCW 36.70A.030(2).

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

The county wide planning policies do not specifically address a map ammendment of this type. The Policies do call for and encourage orderly development. This will enhance orderly development.

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

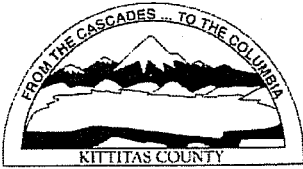
Section 2.3(c) specified the criteria for identifying Ag lands of long term commerical significance. The criteria when applied to this property no longer support this property by designated as Ag lands of long term commercial significance.

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

Rural/Urban development associated with Ellensburg abuts or is very near this property.

The property size is too small to a viable commercial agricultural operation.

WAC 365-190-050(1)(d), (e), (f), (g), (h) and (i) support changing the designation of this property from Ag Lands of Long term significance to Rural. Also see more on back



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## VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING)

- 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. Tax parcel map attached. Additional information will be submitted prior to or at the public hearing on this proposed map amendment.
- 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.

Signature of Authorized Agent

Date

6/27/06

Signature of Land Owner of Record (required for application submittal)

Date

6-27-06

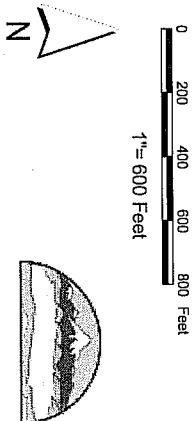
Revised 07/06/05

**KITTITAS COUNTY**  
 GEOGRAPHIC INFORMATION SERVICES  
**Parcel # 18-18-21040-0001**

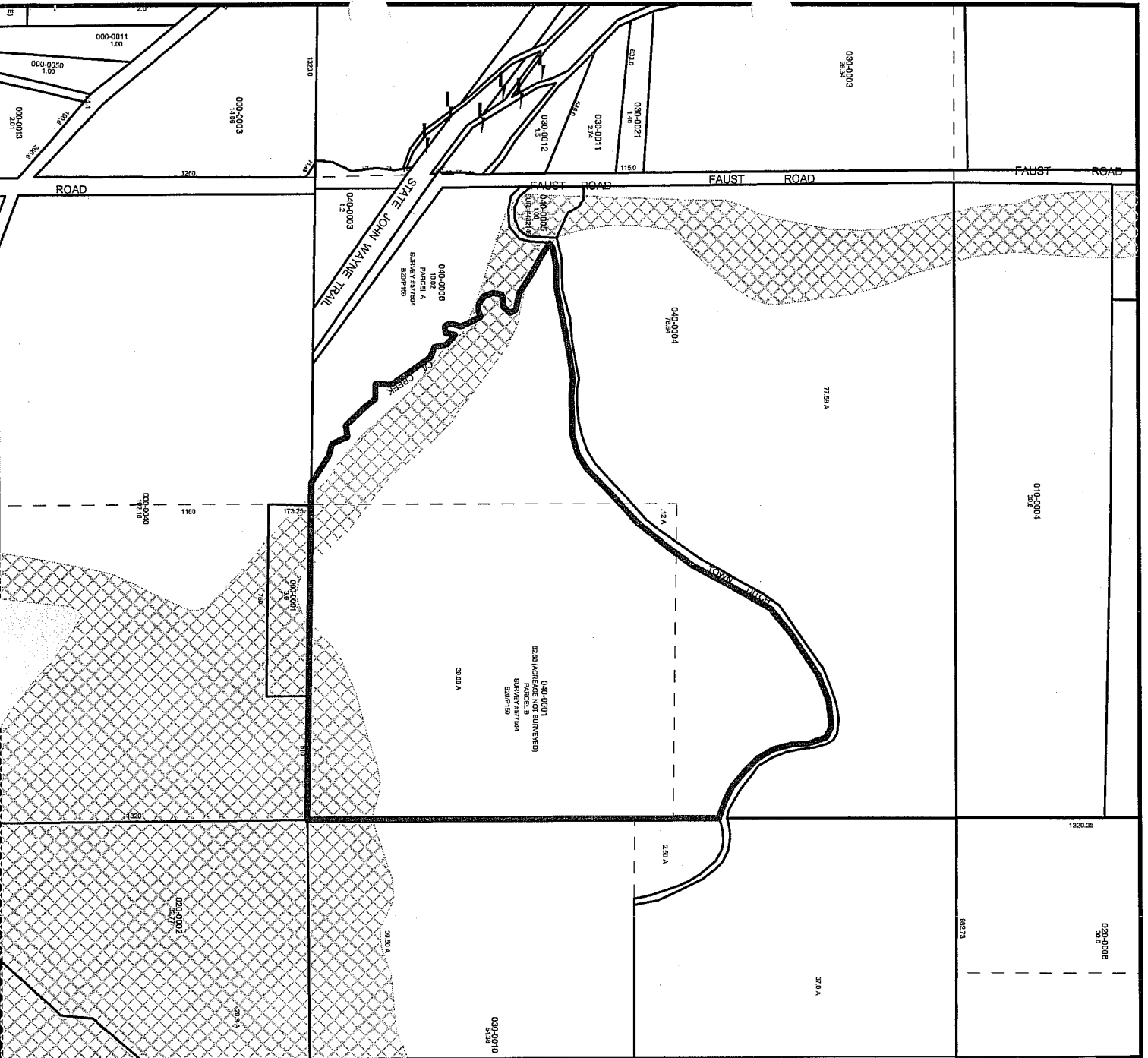
Owner Name:  
 Tax Lot Number: 18-18-21040-0001  
 Situs Address:

Mailing Address:  
 Parcel Size:  
 Zoning: Commercial Agriculture  
 Setbacks: F25-S5 (15 cm)-R25  
 Zoning Comments:  
 Comp Plan: COMMERCIAL AGRICULTURE  
 UGB: NO  
 Soil Type: 603, 724  
 Soil Names: REESER CLAY LOAM, 2 TO 5 PERCENT SLOPES  
 MANASTASH-DURTASH COMPLEX, 2 TO 5 PERCENT SLOPES

Mineral Resource: Within 1000 Feet  
 PHS EoForm Number: Yes (7015007)  
 Flood Designation: 100 YEAR  
 Firm Panel #: 5300950439B  
 Airport Overlay:  
 Irrigation District: Ellensburg Water  
 Water District: NO  
 Fire District: Fire District 2 (Rural Ellensburg)  
 School District: Ellensburg School District  
 Stock Restricted Area: Within  
 Urban Wildlands Risk:  
 Stream Type Present: 1441  
 Shoreline Designation: NO  
 Wildlife Species Site:  
 SEAW Ground Snow Load ISO Lines:  
 Lowest:  
 Narrative Description:



The information contained on the cadastral layer is used to locate, identify and inventory parcels of land in Kittitas County for reference purposes only and is NOT to be construed or used as a legal description. The user of this application should not rely on the data provided herein for any reason.  
 Map information still needs to be verified and is not guaranteed. Any errors or omissions should be reported to Kittitas County GIS. In no event will Kittitas County be liable for any errors, omissions or inaccuracies in the information provided regardless of how caused.



**KITTITAS COUNTY**  
 GEOGRAPHIC INFORMATION SERVICES  
**Parcel # 18-18-28000-0001**

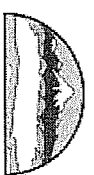
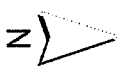
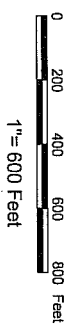
Owner Name:  
 Tax Lot Number: 18-18-28000-0001  
 Situs Address:

Mailing Address:  
 Parcel Size:  
 Zoning: AG-20  
 Setbacks: F25-S5 (15 cm)-R25  
 Zoning Comments:  
 Comp Plan: RURAL  
 UGB: NO

Soil Type: 79S,  
 Soil Names: NACK-OPNISH COMPLEX, 0 TO 2 PERCENT SLOPE

Mineral Resource: Within 1000 Feet  
 PHS EoForm Number: Yes (7015007)  
 Flood Designation: 100 YEAR  
 Firm Panel #: 5300950439B

Airport Overlay:  
 Irrigation District: Ellensburg Water  
 Water District: NO  
 Fire District: Fire District 2 (Rural Ellensburg)  
 School District: Ellensburg School District  
 Stock Restricted Area: Within  
 Urban Wildlands Risk:  
 Stream Type Present: 1  
 Shoreline Designation: NO  
 Wildlife Species Site:  
 SEAW Ground Snow Load ISO Lines:  
 Lowest:  
 Narrative Description:



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