

Kittitas County

Community Development Services

411 N. Ruby STE 2
FAX: (509) 962-7697

Ellensburg, WA 98926
(509) 962-7506

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: Robert Sukert
MAILING ADDRESS: 631 Pebble Beach Drive
Cle Elum, WA 98922
E-MAIL ADDRESS: _____
BUSINESS PHONE: 509-304-4228 HOME PHONE: 509-674-4028

B. AGENT'S NAME: David Taylor
MAILING ADDRESS: 1661 Beane Rd
Moxee, WA 98936
E-MAIL ADDRESS: tcg@nwinfo.net
BUSINESS PHONE: 509-949-6445

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): 20-15-21030-0031
ACREAGE: 1.01
SITE ADDRESS: 81 Carek Road, Roslyn
OWNER(S): Robert Sukert
MAILING ADDRESS: 631 Pebble Beach Drive
Cle Elum, WA 98922
HOME PHONE: 509-674-4028

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

JUN 29 2006

Kittitas County
CDS

6/29/06 450 CO #1047068

B. EXISTING COMPREHENSIVE PLAN DESIGNATION:

Rural

C. EXISTING ZONING:

Suburban

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

Commercial

E. PROPOSED ZONING DESIGNATION:

Limited Commercial

F. THE PRESENT USE OF THE PROPERTY IS:

The property is currently used for residential purposes. (See Attachment 2)

G. SURROUNDING LAND USE:

The land use surrounding the subject property is best described as mixed residential and commercial. The property immediately south of the subject property is zoned commercial and has a commercial mini-storage business located on-site. Additional property to the south is also used for commercial purposes. Other properties in the area are used for residential purposes.

H. SERVICES

Please provide the following information regarding the availability of services.

The site is currently served by sewer NO; septic X (check one)
Sewer purveyor (if on public sewer system): SEWERON SHAFT ST. 200' AWAY

The site is currently served by a public water system YES; well _____
Water purveyor (if on public water system): ROSLYN WATER

The site is located on a public road YES private road _____ (check one)
ROSLYN

The site is located on Carek Road and immediately North of the Bullfrog Road/SR 903 intersection.

Name of road: Carek 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?

The subject property is located on Carek Road, immediately north of the Bullfrog Road/SR 903 intersection making it an idea location for additional commercial development. The applicant owns and operates a mini-storage facility immediately south of the subject property and has very few vacant units. The proposed map amendment will allow additional commercial development, including, but not limited to:

- *Antique shop;*
- *Art gallery or store;*
- *Retail bakery;*
- *Barbershop;*
- *Delicatessen;*
- *Garden supplies shop;*
- *Gift shop;*
- *Grocery, fruit or vegetable store;*
- *Mini warehouse; and*
- *Self-service laundry and cleaning.*

Given it's location, the subject property 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 urban growth nodes or 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 2.100 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 Neighborhood “convenience” business outside urban areas serving rural districts or demonstrated motorist needs should be encouraged in appropriate areas. The potential uses listed in (A) above are “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 potential uses listed in (A) above are businesses which are compatible with residential and recreational 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 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.

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

Over the past several years, the Upper Kittitas County has experienced significant population growth and expanded recreational opportunities. While this growth has occurred, commercial development has lagged behind and new/expanded commercial development is needed.


Proposed Findings of Fact:

1. The proposed Land Use Map Amendment implements GPO 2.2 by allowing economic development to occur in a rapidly growing area.
2. 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).
3. 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.
4. The potential uses listed in (A) above are businesses which are compatible with residential and recreational land uses
5. The proposed Land Use Map Amendment provides additional inventory of developable commercial property.

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.
- 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 6-24-06
Date

REJF LLC 
Signature of Land Owner of Record (required for application submittal) 6-24-06
Date

