

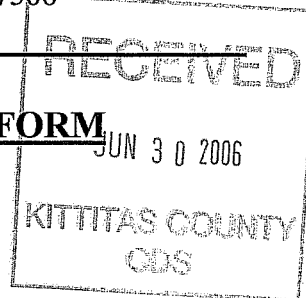
Kittitas County

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: Brian Graybill
MAILING ADDRESS: 5800 Thrall Road
Ellensburg, WA 98926
E-MAIL ADDRESS: _____
BUSINESS PHONE: 509-201-4444 HOME PHONE: _____

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): 17-19-34000-0001; 17-19-34000-0049
ACREAGE: 35.80
SITE ADDRESS: 5800 Thrall Rd. Bounded by Payne, Denmark and Thrall
Roads and Cascade Ditch
OWNER(S): Brian Graybill
MAILING ADDRESS: 5800 Thrall Road
Ellensburg, WA 98926
HOME PHONE: 509-201-4444

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

B. EXISTING COMPREHENSIVE PLAN DESIGNATION:

Commercial Agriculture

C. EXISTING ZONING:

Commercial Agriculture

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

Rural

E. PROPOSED ZONING DESIGNATION:

Agriculture-3

F. THE PRESENT USE OF THE PROPERTY IS:

The parcels are currently in agricultural production. However, both parcels are approximately 17.90 acres in size, well below the acreage necessary for long-term agricultural investment. In addition, the area has experienced significant residential development over the past several years, making continued agricultural practices difficult at best.

G. SURROUNDING LAND USE:

The surrounding land use is best characterized as mixed use, agriculture and residential. The parcels immediately adjacent to the subject property to the north (across Thrall Road) has been redesignated to Rural land use in the not to distant past. In addition, there is another large area to the south that was also redesignated to Rural land use. The subject property is bounded by Thrall Road on the North, Payne Road on the west, Denmark Road to the east, and the Cascade Canal on the South.

H. SERVICES

Please provide the following information regarding the availability of services.

The site is currently served by sewer _____; septic X (check one)

Sewer purveyor (if on public sewer system): _____

The site is currently served by a public water system _____; well X

Water purveyor (if on public water system): _____

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

The subject property is bounded by Thrall Road on the North, Payne Road on the west, Denmark Road to the east, and the Cascade Canal on the South.

Name of road: Thrall Road

Fire District #: 2

The subject property is located within Fire District #2.

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 approximately 35.80 acres in size, well below the acreage necessary for long-term commercial agricultural practices. The area has experienced significant residential development over the past several years, making continued agricultural activities difficult at best.

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

The proposed land use redesignation is consistent with the CWPP.

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

Kittitas County identified and designated Agricultural Lands of Long-Term Commercial Significance by considering the following designation criteria:

- *The current zoning and parcel sizes of the area.*
- *The availability of an adequate and dependable water supply.*
- *The soil types (prime, unique, local, and statewide) of the area.*
- *The criteria contained under WAC 365-190-050.*

1. The current zoning and parcel sizes of the area:

The current zoning of the area consists of Commercial Agriculture (20 acre minimum lot size) to Agriculture-20 (20 acre minimum lot size). Several parcels to the east and south of the subject property are below the twenty (20) acre minimum parcel size of both zoning classifications. In addition, approximately 640 acres to the north and south have been redesignated from Commercial Agriculture to Rural land use.

2. The availability of an adequate and dependable water supply:

The subject property is located in and is served by the Cascade Irrigation District. Although water supply has been adequate and dependable in the past,

continued completing uses (i.e. listed salmonid species, instream flows, etc.) have made irrigation supply less dependable.

3. Soil types of the area:

Soil types are fairly consistent throughout the area and are alluvium. Attempts to gather additional soils information for the Natural Resources Conservation Service proved unsuccessful and web based research indicates, no updated soils map exists for the Kittitas Valley.

4. The criteria contained under WAC 365-190-050

(a) The availability of public facilities:

The public property is located well away from public facilities (water and sewer).

(b) Tax status:

The subject property is currently taxed as Agricultural Open Space. In discussing this issue with County staff, it is our understanding the property will retain this tax status until the actual use of the property changes, regardless of whether the property is designated as Commercial Agriculture or not.

(c) The availability of public services:

The subject property is located in the rural Kittitas Valley and is served by the Kittitas County Sheriff's Department and Fire District 2.

(d) Relationship or proximity to urban growth areas:

The subject property is located away from the UGAs for the City of Ellensburg and Kittitas. However, the property is adjacent to approximately 640 acres previously redesignated from Commercial Agriculture to Rural.

(e) Predominant parcel size:

Residential parcels in the area appear to range from approximately 3 to 20 acres in size, with some greater than 60 acres. The subject property consists of two lots, both less than 20 acres in size.

(f) Land use settlement patterns and their compatibility with agricultural practices:

The land use settlement patterns in the area include rural density residential development to the south and east of the subject property.

(g) Intensity of nearby land uses:

Neighboring land uses to the subject property range in intensity from rural density residential and agricultural land use.

(h) History of land development permits issued nearby:

Over the past several years, a significant increase in rural density residential development has occurred. In addition, two large land use redesignation requests have been approved totaling approximately 1,200 acres removed from the

Commercial Agriculture land use designation. The subject property totals on 35.80 acres, well below the similar requests previously approved by Kittitas County.

(i) Land values under alternative uses:

The value of a particular piece of property can be directly attributed to the potential uses allowed on the property. Although the current uses allowed on the property would be similar to the uses allowed under the Agriculture-20 zoning classification, approval of this request could allow for higher and better uses through subsequent a subsequent rezone request. Higher density residential zoning also influences the value of property. In this case, development of three (3) to five (5) acre lots would substantially increase the value of the property.

(j) Proximity of markets:

The subject property has acceptable proximity to markets; however, due to the increased rural density residential development vehicular and pedestrian traffic can have negative impacts associated with harvesting and conflicting land uses can also lead to nuisance complaints and lawsuits.

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

The parcels are currently in agricultural production. However, combined 35.80 acre property is well below that necessary for continued agricultural economic viability. In addition, the increased residential development in the area has increased the difficulty of ongoing maintenance and management for agricultural purposes. Finally, approximately 1200 acres were previously redesignated from Commercial Agriculture to Rural in the immediate area.

*Based on the foregoing analysis, the subject property meets the criteria for redesignation from Commercial Agriculture to Rural and **does not** meet the designation criteria to keep the property designated as Commercial Agricultural land.*

Proposed Findings of Fact:

- 1. The subject property is approximately 35.80 acres in size, well below the acreage necessary for long-term commercial agricultural practices.*
- 2. The area has experienced significant residential development over the past several years, making continued agricultural activities difficult at best.*
- 3. The property is located immediately adjacent to 640 acres previously redesignated from Commercial Agriculture to Rural land use.*
- 4. Residential parcels in the area appear to range from approximately 3 to 20 acres in size, with some greater than 60 acres. The subject property consists of two lots, both less than 20 acres in size.*

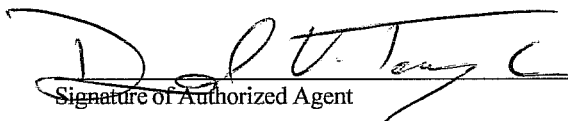
5. *Over the past several years, a significant increase in rural density residential development has occurred. In addition, two large land use redesignation requests have been approved totaling approximately 1,200 acres removed from the Commercial Agriculture land use designation. The subject property totals on 35.80 acres, well below the similar requests previously approved by Kittitas County*

6. *The value of a particular piece of property can be directly attributed to the potential uses allowed on the property. Although the current uses allowed on the property would be similar to the uses allowed under the Agriculture-20 zoning classification, approval of this request could allow for higher and better uses through subsequent a subsequent rezone request. Higher density residential zoning also influences the value of property. In this case, development of three (3) to five (5) acre lots would substantially increase the value of the property.*

VI. SUPPORTING INFORMATION (ATTACH THE FOLLOWING)

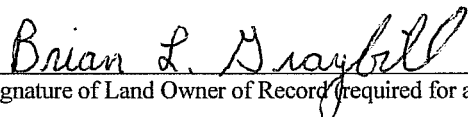
A. SITE PLAN OF THE PROPERTY WITH THE FOLLOWING FEATURES: BUILDINGS; POINTS OF ACCESS, ABUTTING ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA.

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.



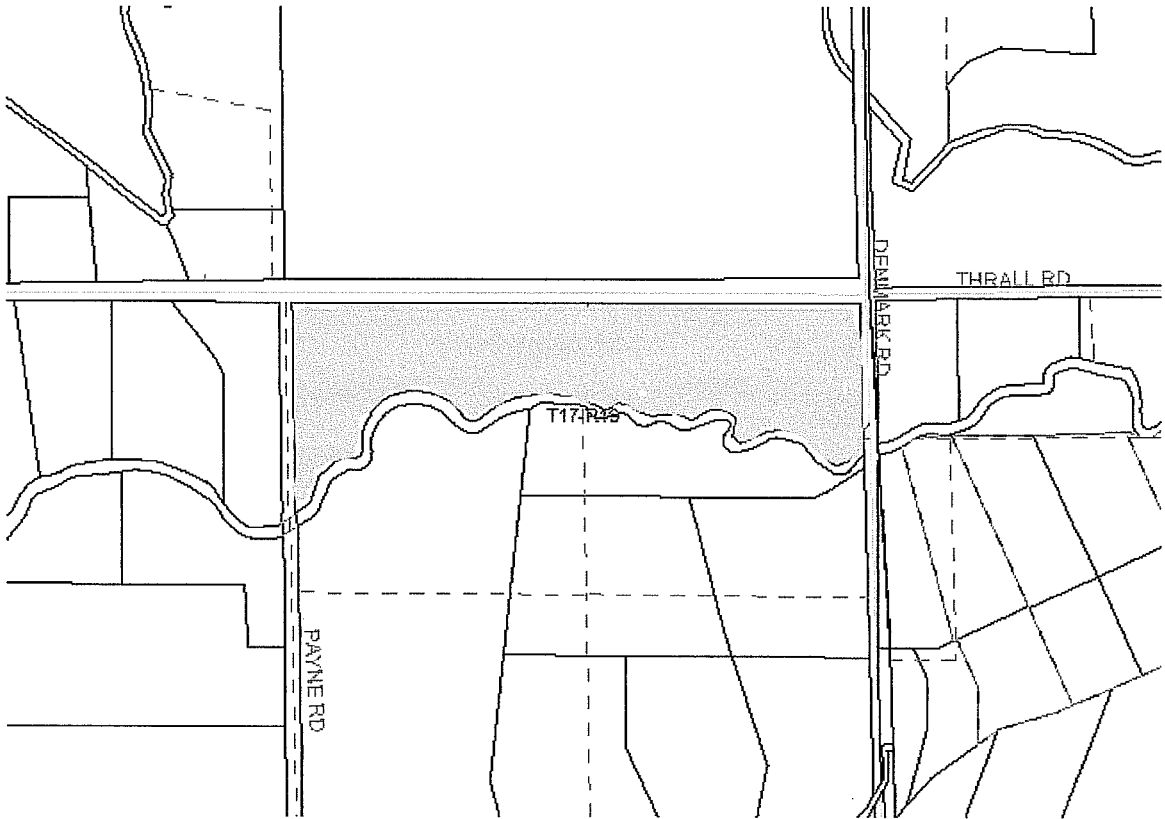
Signature of Authorized Agent

6-29-06
Date



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

6-29-06
Date





AKAILED

DENMARK RD

THRALL RD

PAYNE RD

PAYNE RD

EMERSON RD

DODGE RD

CROCKER RD

PERRY RD