

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

ORDINANCE

NO. 2007-38

**2007 ANNUAL AMENDMENT TO TITLE 20
KITTITAS COUNTY COMPREHENSIVE PLAN**

Whereas, this ordinance, adopting the 2007 Annual Amendment to the Kittitas County Comprehensive Plan, contains three different sections of findings, as follows:

- Section I - Procedural Findings
- Section II - Board of County Commissioners Findings
- Section III - Final Decision and Signatures

**SECTION I
PROCEDURAL FINDINGS**

- Whereas,** Kittitas County opted into the Growth Management Act, RCW 36.70A, voluntarily on December 27, 1990, through Resolution 90-138; and
- Whereas,** The Kittitas County GMA Comprehensive Plan was originally adopted on July 26, 1996 by the Kittitas County Board of County Commissioners; and
- Whereas,** Kittitas County has in place Countywide Planning Policies per Resolution 96-10 and as amended as required by RCW 36.70A.210 and the Comprehensive Plan Policies are consisted with the policies contained within the Countywide Planning Policies; and
- Whereas,** Kittitas County adopted the 2006 Kittitas County Comprehensive Plan in December 2006, and
- Whereas,** Chapter 1 of the current Kittitas County Comprehensive Plan provides for a yearly amendment process, with a docketing deadline of June 30th; and
- Whereas,** Kittitas County has complied with the requirements of RCW 36.70A.130 and RCW 36.70A.140, by including public participation early in the process and continuously through discussion and consideration of public input; and
- Whereas,** Kittitas County Community Development Services issued a SEPA Addendum on November 26, 2007 for SEPA compliance; and
- Whereas,** Kittitas County Community Development Services Department sent the Department of Community, Trade and Economic Development notice of the 2007 annual comprehensive plan amendment on August 15, 2007; and
- Whereas,** The Kittitas County Planning Commission held public hearings on September 25 and 26, 2007 and October 23, 2007 to consider those items docketed for the 2007 Annual Amendment to the Kittitas County Comprehensive Plan. Public testimony was accepted from those persons wishing to be heard and the Planning Commission made formal recommendations and entered findings of fact for the docketed items; and
- Whereas,** The Kittitas County Board of County Commissioners held public hearings on November 28 and 29, 2007, and December 18, 2007 to consider the 2007 Annual Amendment to the Kittitas County Comprehensive Plan; and
- Whereas,** The Kittitas County Board of County Commissioners held a continued public hearing to consider enabling documents for the 2007 Annual Amendment to the Kittitas County Comprehensive Plan on December 31st, 2007; and
- Whereas,** On December 31st 2007 the Kittitas County Board of Commissioners reviewed and signed the prepared ordinance; and
- Whereas,** Testimony was taken and documentary evidence received by the Board of County Commissioners from those persons wishing to be heard; and

Whereas, Due notice of the hearings has been given as required by law.

SECTION II – BOARD OF COUNTY COMMISSIONERS FINDINGS

General Findings:

The Kittitas County Board of County Commissioners held public hearings on, November 28, and 29, 2007 and December 18th, 2007 to consider the 2007 Annual Amendment to the Kittitas County Comprehensive Plan. The Kittitas County Board of County Commissioners held a continued public hearing to consider enabling documents for the 2007 Annual Amendment to the Kittitas County Comprehensive Plan on December 31st 2007. All members of the public who wanted to were allowed to speak or submit written correspondence.

The docketed items discussed during these public hearings were:

2007 Applications for Open Space/Open Space taxation designations

- A. Larry and Linda Hansen- Open Space Classification
- B. Henley Group Ltd, Thomas Roth and Gloria Hart- Open Space Classification
- C. Ian Elliot(640 LLC), Alfred and Anna Lamotte, Nels and Charli Sorenson, Tyler Oxley- Open Space Classification
- D. Circle N LLC, Daniel Nelson, Managing Member- Open Space Classification
- E. Moe/Nisbet- Open Space Classification
- F Paul Lyman and Matt Coe- Open Space Classification

2007 Comprehensive Plan Map and Text Amendments

- | | | |
|-------|---|--|
| 07-01 | Ellensburg Cement
Products

Bruce Terrell, Authorized
Agent

Ellensburg Cement
Products, Applicant

Three Bar G Ranch Inc.
c/o Frank J. Gregerich,
landowner | Map Amendment: Rural to Mineral Lands of Long Term
Commercial Significance for approximately 80 acres |
| 07-02 | Graybill

David Taylor, Authorized
Agent

Brian Graybill,
Landowner | Map Amendment: Commercial Agriculture to Rural for
approximately 35.80 acres |

- | | | |
|-------|---|---|
| 07-03 | School Heights LLC,
Chason Farms LLC,
MDJ, J&D Transactions,
Bushka Ag LLC,
Applicants

Jim Denison, Authorized
Agent | Map Amendment: Extension of the City of Kittitas UGA
Boundary for approximately 77.83 acres |
| 07-04 | R&R Heights Land Co.
Inc., Applicant

Vernon Swesey,
Authorized Agent | Map Amendment: Rural to General Commercial for
approximately 18.74 acres |
| 07-05 | Terra Design Group Inc.,
Applicant | Text Amendment: Create a new section titled Fully Contained
Communities establishing criteria meeting the requirements and
intent of GMA. |
| 07-06 | Keechelus Ridge HOA | Map Amendment: Commercial Forest to Rural for
approximately 666 acres |
| 07-07 | City of Cle Elum (in
cooperation with Central
Cascade Land Company,
Inc.)
C/O Matt Morton,
Applicant

Anne Watanabe,
Authorized Agent | Map Amendment: Rural to City of Cle Elum Urban Growth
Area (Industrial) for approximately 90 acres |
| 07-08 | Merle Thompson,
Landowner

Paula Thompson,
Authorized Agent | Map Amendment: Agricultural to Urban Residential for
approximately 10.49 acres (Rezone submitted: Z-07-12,
Thompson Rezone, AG-20 to Residential) |

Whereas, The Kittitas County Board of County Commissioners held public hearings on November 28, and 29, 2007 and December 18th, 2007 to consider the 2007 Annual Amendment to the Kittitas County Comprehensive Plan. The Kittitas County Board of County Commissioners held a continued public hearing to consider enabling documents for the 2007 Annual Amendment to the Kittitas County Comprehensive Plan on December 31st 2007; and

Whereas, The Board of County Commissioners entered the following findings of fact for the items docketed for the 2007 Annual Amendment to the Kittitas County Comprehensive Plan. The specific requests and findings are as follows:

A. Larry and Linda Hansen- Open Space Classification

On November 3, 2006 the Board of County Commissioners transmitted the Larry and Linda Hansen open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Board of County Commissioners held a public hearing on December 18, 2007 and approved the request with a 3-0 vote finding that:

- I. Larry and Linda Hansen submitted a request for open space tax classification on October 20, 2006. This application was transmitted on November 3, 2006 from the Board of County Commissioners to Community Development Services.
- II. Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.
- III. Adverse testimony was not given on this proposal.
- IV. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

B. Henley Group Ltd, Thomas Roth and Gloria Hart - Open Space Classification

On November 22, 2006 the Board of County Commissioners transmitted the Henley Group Ltd, care of Thomas Roth and Gloria Hart, open space application to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Board of County Commissioners held a public hearing on December 18, 2007 and approved the request with a 3-0 vote finding that:

- I. November 22, 2006 Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.
- II. Adverse testimony was not given on this proposal.
- III. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

C. Ian Elliot (640 LLC), Alfred and Anna Lamotte, Nels and Charli Sorenson, Tyler Oxley - Open Space Classification

On December 21, 2006 the Board of County Commissioners transmitted an open space application from Ian Elliot (640 LLC), Alfred and Anna Lamotte, Nels and Charli Sorenson, and Tyler Oxley to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Board of County Commissioners held a public hearing on December 18, 2007 and approved the request with a 3-0 vote finding that:

- I. Elliot (640 LLC), Alfred and Anna Lamotte, Nels and Charli Sorenson, and Tyler Oxley submitted a request for open space tax classification on October 18, 2006. This application was transmitted on December 21, 2006 from the Board of County Commissioners to Community Development Services
- II. Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.
- III. Adverse testimony was not given on this proposal.
- IV. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

D. Circle N LLC, Daniel Nelson, Managing Member - Open Space Classification

On January 2, 2007 the Board of County Commissioners transmitted an open space application from Circle N LLC in care of Daniel Nelson, Managing Member to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Board of County Commissioners held a public hearing on December 18, 2007 and approved the request with a 3-0 vote finding that:

- I. Circle N LLC in care of Daniel Nelson, Managing Member submitted a request for open space tax classification on December 28, 2006. This application was transmitted on January 2, 2007 from the Board of County Commissioners to Community Development Services.
- II. Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.
- III. Adverse testimony was not given on this proposal.
- IV. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

E. Moe/Nisbet- Open Space Classification

On January 2, 2007 the Board of County Commissioners transmitted an open space application from Stephen Moe, for Moe/Nisbet to Kittitas County Community Development Services to be placed on the docket for the annual amendment.. The Board of County Commissioners held a public hearing on December 18th, 2007 and approved the request with a 3-0 vote finding that:

- I. Stephen Moe, for Moe/Nisbet submitted a request for open space tax on December 28, 2006. This application was transmitted on January 2, 2007 from the Board of County Commissioners to Community Development Services.
- II. Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.
- III. Adverse testimony was not given on this proposal.
- IV. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

F. Paul Lyman and Matt Coe- Open Space Classification

On February 16, 2007 the Board of County Commissioners transmitted an open space application from Paul Lyman and Matt Coe to Kittitas County Community Development Services to be placed on the docket for the annual amendment. The Board of County Commissioners held a public hearing on December 18, 2007 and approved the request with a 3-0 vote finding that:

- I. Paul Lyman and Matt Coe submitted a request for open space tax classification on February 7, 2007. This application was transmitted on February 8, 2007 from the Board of County Commissioners to Community Development Services.
- II. Washington State tax law states that if a jurisdiction has adopted a Comprehensive Plan then applications for open space shall be acted upon in the same manner in which an amendment to the comprehensive plan is processed.
- III. Adverse testimony was not given on this proposal.
- IV. Based on the information provided by the proponent and the record established through the review process, the request meets the established criteria for open space taxation.

07-01

**Ellensburg Cement Products, Applicant, Three Bar G Ranch Inc., landowners
Map Amendment: Map Overlay to Designate Mineral Lands of Long Term Commercial
Significance**

On June 19, 2007 Kittitas County Community Development Services received an application from Bruce Terrell, authorized agent for Ellensburg Cement Products, applicant and Frank Gregerich of Three Bar G Ranch Inc., landowner for a map amendment to designate approximately 80 acres from Rural to Mineral Lands of Long Term Commercial Significance, Assessor's map number 19-16-25030-0001. The Board of County Commissioners held a public hearing on December 18, 2007 and approved the request with a 3-0 vote finding that:

- I. Testimony for and against this proposal was received.
- II. Kittitas County is required by the Growth Management Act to protect natural resource use by designating mineral lands of long term significance
- III. The subject parcel met the requirements of mineral lands of long term commercial significance as identified in RCW 36A-170-131.
- IV. The current land use is rural.
- V. The current zoning is Forest and Range.
- VI. Mining is an outright permitted use in the Forest and Range Zone.
- VII. The location of the subject parcel in regards to the county as a whole, plus the close proximity to the major transportation benefits Kittitas County

07-02

**David Graybill, landowner
David Taylor, authorized agent
Map Amendment: Commercial Agriculture.to Rural**

On June 26, 2007 Kittitas County Community Development Services received an application from David Taylor, authorized for Brian Graybill, landowner to re-designate 35.80 acres from Commercial Agriculture to Rural. Map number(s) 17-19-34000-0001 and 17-19-340000049. The Board of County Commissioners held a public hearing on December 18, 2007 and denied the request with a 3-0 vote finding that:

- I. Testimony for and against this proposal was received.
- II. A committee/advisory group has been formed consisting of agricultural professionals to analyze the change of lands from Commercial Lands of Long Term Agricultural Significance to Rural. A county wide study should be completed prior to proposals for individual de-designation.
- III. Kittitas County has not adopted formal criteria for de-designation. Until such criteria have been established and adopted proposals for de-designation should not be considered.
- IV. Inadequate information has been presented demonstrating the loss of economic viability as a Commercial Agricultural Land Use Designation and trends have not shown such.
- V. The subject property is served by an irrigation district. No information in the record reflects that the property cannot be used for agricultural use.

07-03

**School Heights LLC, Chason Farms LLC, MDJ J&D Transactions Bushka AG LLC applicants
Jim Denison, Authorized Agent
DOCKET WITHDRAWN**

07-04

**R & R Heights Land Co. Inc, landowner
Vernon Swesey, Authorized Agent
Map Amendment: Rural to General Commercial**

On June 29, 2007, Kittitas County Community Development Services received an application from Vernon Swesey, authorized agent for R&R Heights Land Co. Inc., landowner to re-designate approximately 18.74 acres from Rural to General Commercial. Map numbers 20-15-18052-0001, 0002, 0003 and 0004. The Board of County Commissioners held a public hearing on December 18th, 2007 and made a motion to deny the request with a 2-1 vote, Commissioners Bowen and Crankovich voting for the motion and Commissioner McClain voting against the motion, finding that:

- I. Testimony for and against this proposal was received.
- II. The subject property abuts the City of Roslyn Urban Growth Area and City Limits to the east. The Growth Management act requires that counties and cities plan together. The record reflects opposition from the City of Roslyn.
- III. The subject property is in close proximity to Ronald, Roslyn, Cle Elum and Suncadia. As such a joint planning effort should be undertaken.
- IV. The subject property is adjacent to SR-903 and Horvatt Road. The proposed amendment and related use would require the realignment of Horvatt Road. The record lacks any analysis or study on such realignment.

07-05

**Terra Design Group Inc, Applicant,
Map Amendment: Create a new section titled Fully Contained Communities establishing criteria meeting the requirements of GMA**

On June 29, 2007 Kittitas County Community Development Services received an application from Terra Design Group for a Text Amendment to create a new section titled Fully Contained Communities establishing criteria meeting the requirements and intent of GMA. The Board of County Commissioners held a public hearing on December 18, 2007 and denied the request with a 3-0 vote finding that:

- I. Testimony for and against this proposal was received.
- II. The record lacks analysis by the applicant to support the addition of the text
- III. Resolution 2007-36 established and formed a committee to study land use and designations within Kittitas County. The proposed text amendment should be studied and public comment provided, before consideration of the text amendment.

07-06

**Keechelus Ridge Home Owners Association, applicant
Map Amendment: Commercial Forest to Rural**

On June 29, 2007 Kittitas County Community Development Services received an application from the Keechelus Ridge Home Owner's Association (HOA) to re-designate approximately 666 acres from Commercial Forest to Rural. Map numbers 21-12-03000-0001, 0002, 0003, 0004, 0005, 0006, 0007, and

0008. The Board of County Commissioners held a public hearing on December 18th, 2007 and denied the request with a 3-0 vote finding that:

- I. Testimony for and against this proposal was received.
- II. Kittitas County through Resolution 2007-35 established a committee to study Forest Lands of Long Term Commercial Significance. The Growth Management Act requires criteria be established for designation and de-designation of resource lands. Kittitas County has tasked said committee to study Commercial Forest Lands as a whole and develop criteria for designation and de-designation. That analysis has not been completed. Until such study is completed applications for de-designation should not be moved forward.
- III. De-designation should be considered in an area or the county as a whole.
- IV. The applicant did not meet the burden of proof to warrant the change in designation.

07-07

**City of Cle Elum (in cooperation with Central Cascade Land Company) C/O Matt Morton
Anne Watanabe, authorized agent
Map Amendment: Rural to City of Cle Elum Urban Growth Area (Industrial)**

On June 29, 2007 Kittitas County Community Development Services received an application from Anne Watanabe, authorized agent and Matt Morton, City of Cle Elum to re-designate approximately 90 acres from Rural to Industrial and inclusion into the City of Cle Elum Urban Growth Area. Map numbers 20-15-21040-0001, 0008, 0009, and 0010. The Board of County Commissioners held a public hearing on December 18, 2007 and approved the request with a 3-0 vote finding that:

- I. Testimony in support of this proposal was received.
- II. The Growth Management Act requires joint review of development proposals between the county and the city when located within an Urban Growth Area.
- III. The record reflects a proper land capacity analysis was submitted by the City of Cle Elum and the applicant demonstrating the need for industrial land..
- IV. The record reflects the proposal will meet the City's population and employment projections based on the City's Comprehensive Plan.
- V. The proposed expansion would meet the City's need to provide an industrial area away from any flood plain.

07-08

**Merle Thompson, Landowner
Paula Thompson, Authorized Agent
Map Amendment: Agricultural to Urban Residential
Rezone submitted Z-12, Thompson Rezone, AG-20 to Residential**

On June 29, 2007 Kittitas County Community Development Services received an application from Paula Thompson, authorized agent for Merle Thompson, landowner to re-designate approximately 10.49 acres from Agricultural to Urban Residential. The Board of County Commissioners held a public hearing on December 18, 2007 and denied the request with a 3-0 vote finding that:

- I. Testimony for and against this proposal was received.
- II. The request is to re-designate rural agricultural land (zoned Ag-20) to an Urban Residential designation with a rezone to Residential.
- III. The UGN designations were recently remanded to the County for additional review and designation consistent with the Growth Management Act..

- IV. The County is in the process of assessing urban growth nodes. UGNs will likely become rural designations. Any designation that is urban in nature, such as the requested Urban Residential, should not be pursued until such a time that the UGN may be determined to be an unincorporated UGA.

07-09

Lee Beedle, applicant

John Ufkes, authorized agent

Map Amendment: Rural to Commercial (Rezone submitted: Z-07-13, Beedle Rezone, AG-3 to Limited Commercial

On June 29, 2007 Kittitas County Community Development Services received an application from John Ufkes, authorized agent for Lee Beedle, landowner to re-designate approximately 1.36 acres from Rural to Commercial.. Map number 20-15-21030-0011. The Board of County Commissioners held a public hearing on December 18, 2007 and made a motion to approve the request with a 2-1 vote, Commissioners Bowen and McClain voting for the motion and Commissioner Crankovich voting against the motion, finding that:

- I. Testimony for and against this proposal was received.
- II. The subject parcel is adjacent to existing commercial zoning.
- III. The record reflects testimony the Bullfrog Roundabout adversely affects this parcel making residential or agricultural use incompatible.
- IV. The subject property is more compatible for small commercial use.

SECTION III - FINAL DECISION AND SIGNATURES

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Larry and Linda Hansen, for 20.00 acres. (Open Space request A) (Map number 19-17-04050-0013) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Henley Group Ltd, care of Thomas Roth and Gloria Hart, for 8.58 acres. (Open Space request B) (19-17-04050-0015) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Ian Elliot (640 LLC), Alfred and Anna Lamotte, Nels and Charli Sorenson, and Tyler Oxley, for 640 acres. (Open Space request C) (17-20-12000-0002, 0004, and 17-20-17000-0007, 0008) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Circle N LLC in care of Daniel Nelson for 31.93 acres. (Open Space request D) (19-16-05020-0003) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Stephen Moe, for Moe/Nisbet for 19.5 acres. (Open Space request E) (16-19-05010-0004) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the open space taxation request submitted by Paul Lyman and Matt Coe for 63.0 acres. (Open Space request F) (20-14-29051-0001, 0002, 0003, 0004 (Coe), 20-14-29050-0001, 0002, 0003, 0004 (Coe and Lyman) and 20-14-29052-0001, 0002, 0003, 0004 (Lyman)) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from Bruce Terrell, authorized agent for Ellensburg Cement Products, applicant and Frank Gregerich of Three Bar G Ranch Inc., landowner to overlay Map number 19-16-25020-0009, located within Section 25, T19N, R16E, W.M. in Kittitas County – comprising approximately 80. acres with an overlay designating Mineral Lands of Long Term Commercial Significance. (Docket 07-01) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from David Taylor, authorized for Brian Graybill, landowner to redesignate Map numbers: 17-19-34000-0001 and 17-19-340000049, located within Section 34, T17N, R19E, W.M. in Kittitas County – comprising approximately 35.80 acres from Commercial Agriculture to Rural. (Docket 07-02) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby hereby acknowledges the withdrawal of the application from Jim Denison, authorized agent for School Heights LLC, Chason Farms LLC, MDJ Development Inc., J&D Transactions and Bushka Ag LLC, landowners to redesignate Map numbers 17-19-02000-0008, 0009, 0030, 0032, 0036, 0037, 17-19-02069-0001, 0002, 0003, 0004, 17-19-02070-0001, 0002, 0003, and 0004 located within Section 02, T17N, R19E, W.M. in Kittitas County – comprising approximately 77.83 acres from Rural to inclusion in the Kittitas Urban Growth Area. (Docket 07-03) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from R&R Heights Land Co. Inc to redesignate Map numbers 20-15-18052-0001, 0002, 0003, and 0004 located within Section 18, T20N, R15E, W.M. in Kittitas County – comprising approximately 18.74 acres from Rural to General Commercial. (Docket 07-04) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from Terra Design Group, Inc. for a text amendment to add a section on Fully Contained Communities (Docket 07-05).

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from Keechelus Ridge Home Owner’s Association to redesignate Map numbers 21-12-03000-0001, 0002, 0003, 0004, 0005, 0006, 0007, and 0008 located within Section 03, T21N, R12E, W.M. in Kittitas County – comprising approximately 666.0 acres from Rural to Commercial Forest (Docket 07-06) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from the City of Cle Elum to redesignate Map numbers 20-15-21040-0001, 0008, 0009, and 0010 located within Section 21, T20N, R15E, W.M. in Kittitas County – comprising approximately 90.0 acres from Rural to Industrial and inclusion into the Cle Elum Urban Growth Area. (Docket 07-07) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby denies the application from Paula Thompson to redesignate Map numbers 18-17-11013-0015 and 0016 located within Section 11, T18N, R17E, W.M. in Kittitas County – comprising approximately 10.49 acres from Agriculture 20 to Residential. (Docket 07-08) See map in attachment 1.

BE IT FURTHER ORDAINED that the Board of Kittitas County Commissioners, after due deliberation, hereby approves the application from John Ufkes to redesignate APN 17-19-34000-0001, 17-19-34000-0049 located within Section 34, T17N, R19E, W.M. in Kittitas County – comprising approximately 1.36 acres from Rural to Commercial. (Docket 07-09) See map in attachment 1.

BE IT FURTHER ORDAINED

Whereas, on December 31, 2007, the Kittitas County Board of Commissioners reviewed and signed the prepared ordinance; and

NOW, BE IT FURTHER ORDAINED that the Board of County Commissioners, after due deliberation, hereby approves the adoption of the 2007 Amendments to the Kittitas County Comprehensive as attached hereto in the reference attachment 1 and 2, and incorporated by reference.

Adopted this 31st day of December, 2007, at Ellensburg, Washington.

**ATTEST:
CLERK OF THE BOARD**

Julie A. Kjorsvik
Julie A. Kjorsvik O.A.



**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON**

Alan A. Crankovich
Alan A. Crankovich, Chairman

David B. Bowen
David B. Bowen, Vice-Chairman

APPROVED AS TO FORM:

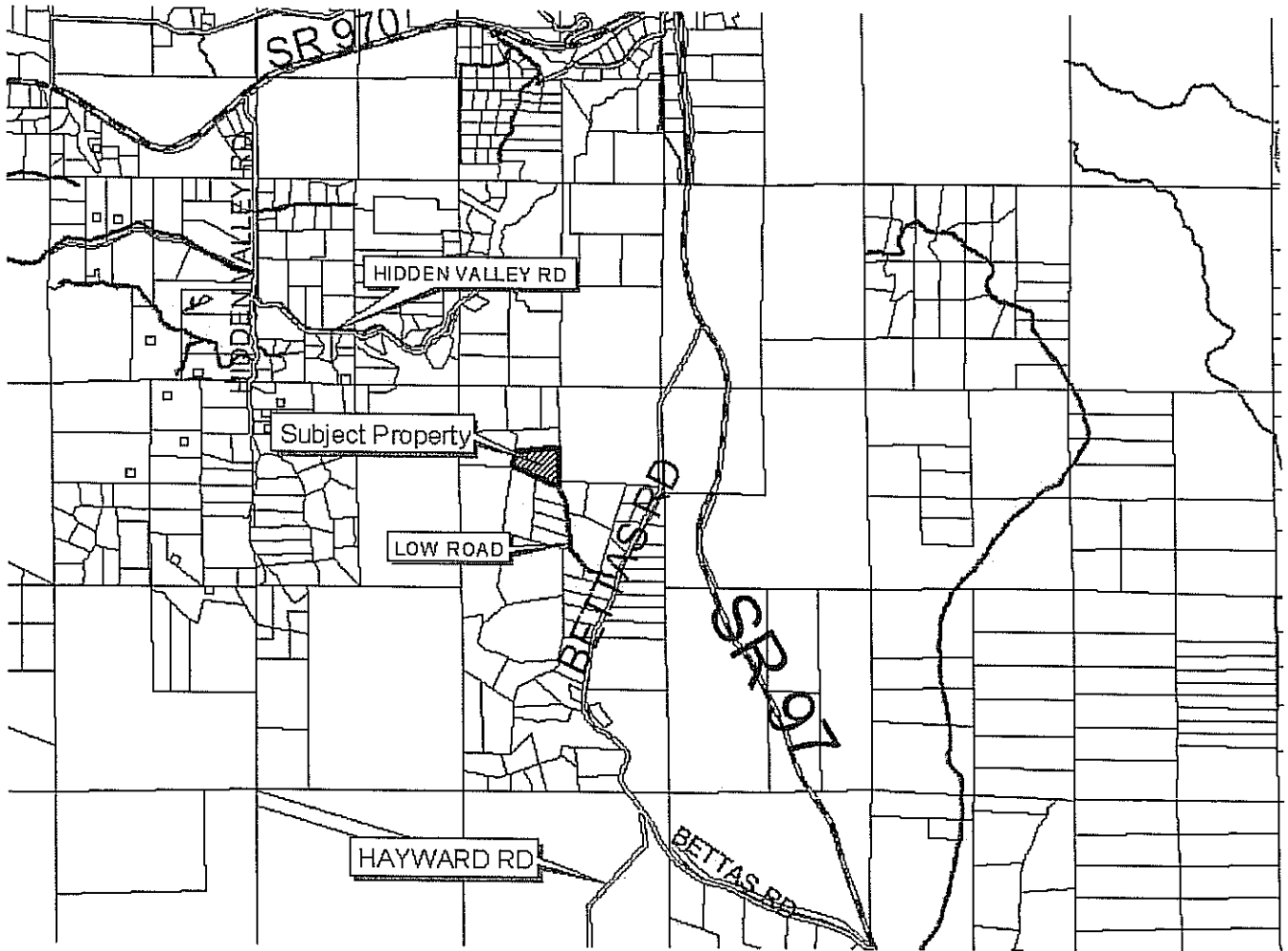
Greg Zempel WSBA #19125

ABSENT

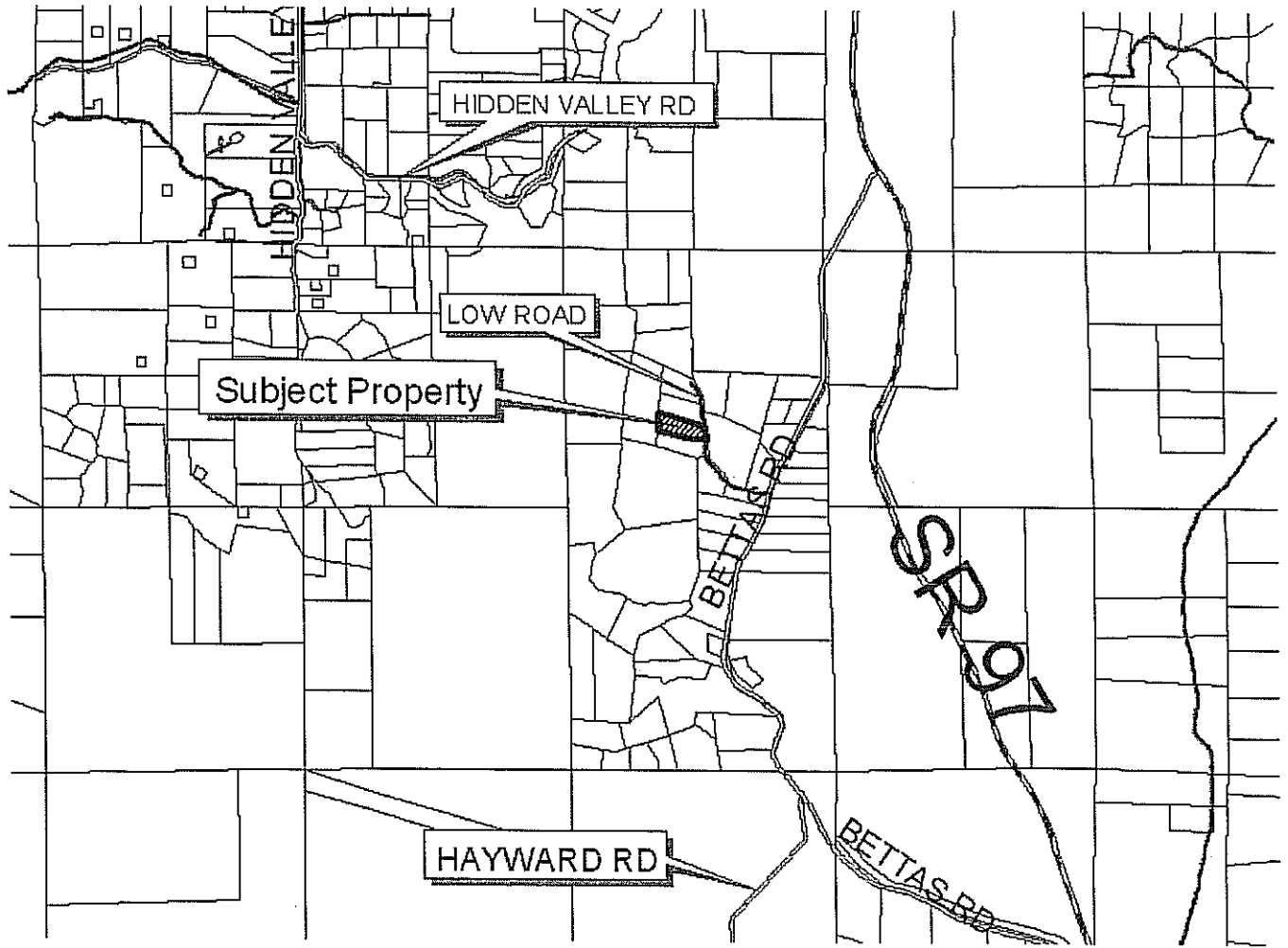
Mark McClain, Commissioner

Vicinity Maps for Proposed Open Space Classifications: Attachment 1

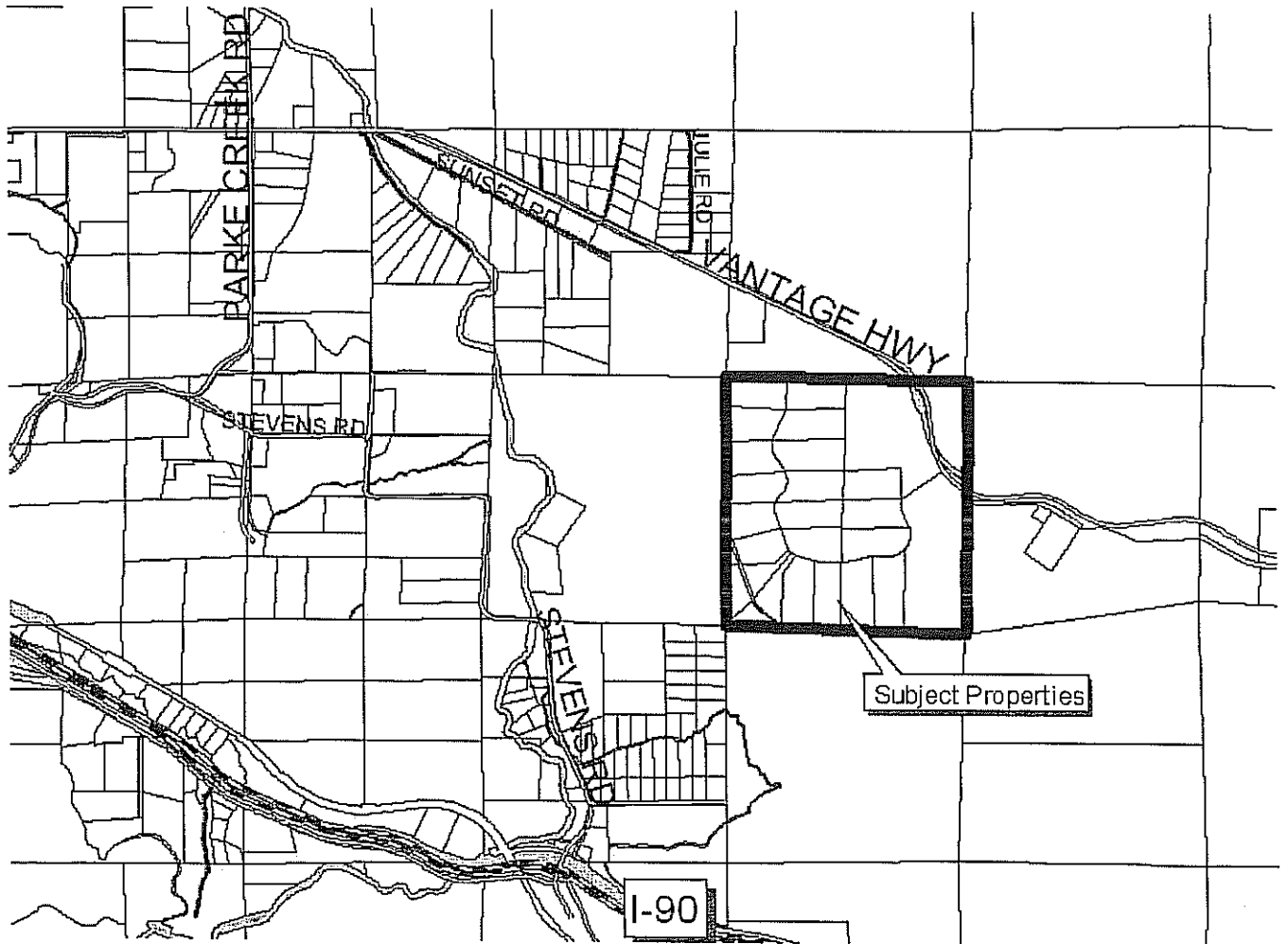
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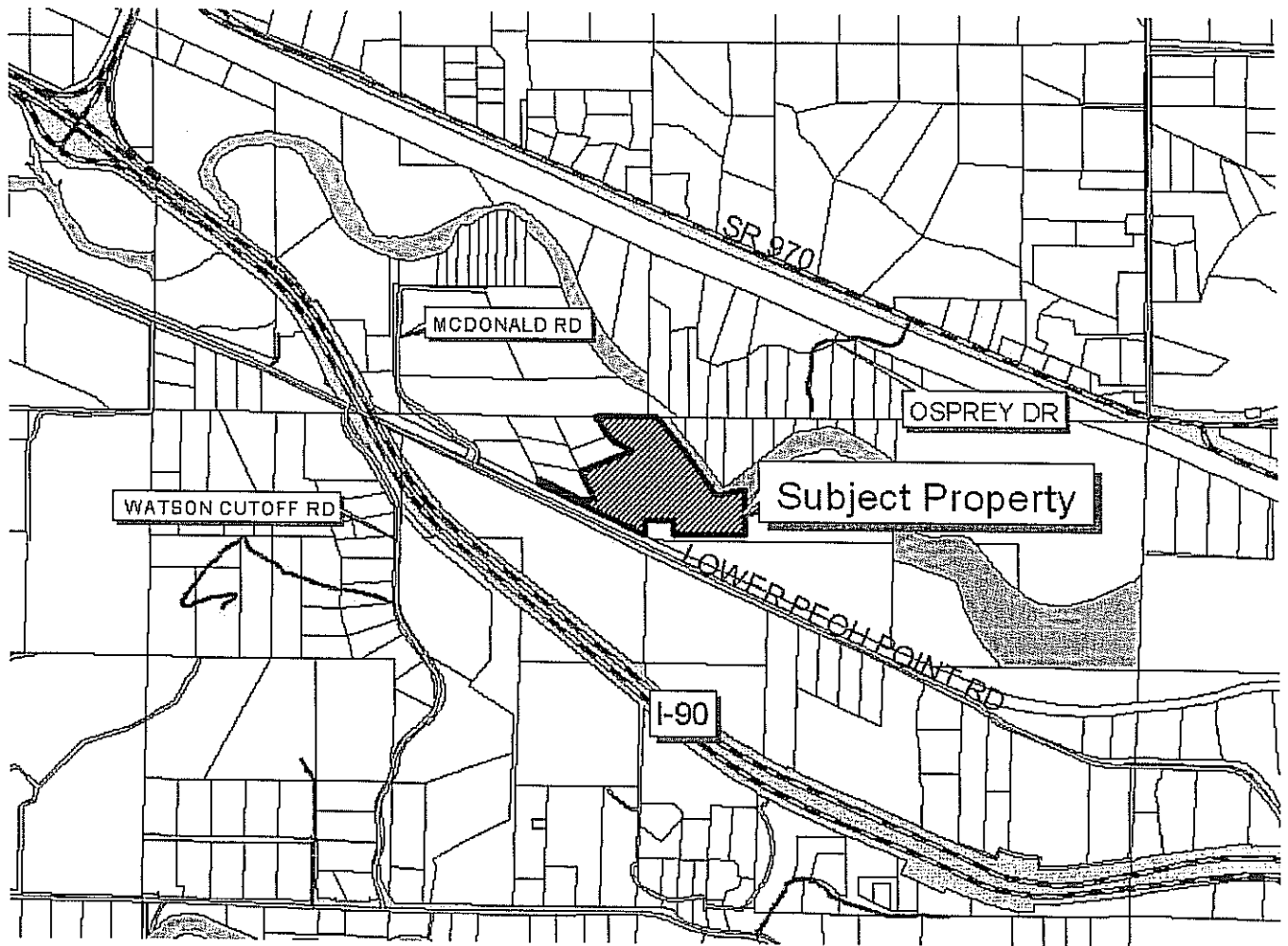
B. Henley Group Ltd, Thomas Roth and Gloria Hart - Open Space Classification



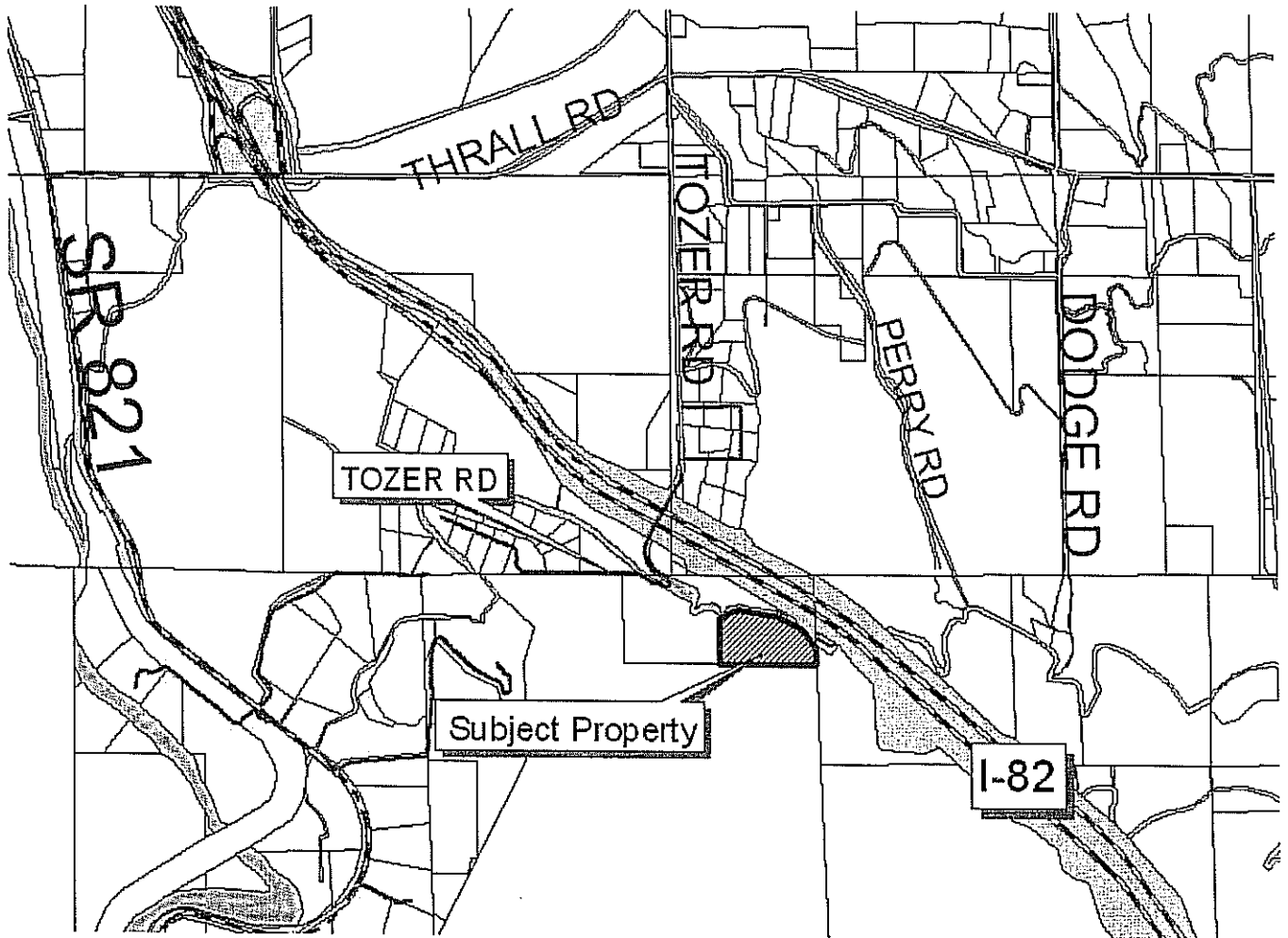
C. Ian Elliot (640 LLC), Alfred and Anna Lamotte, Nels and Charli Sorenson, Tyler Oxley - Open Space Classification



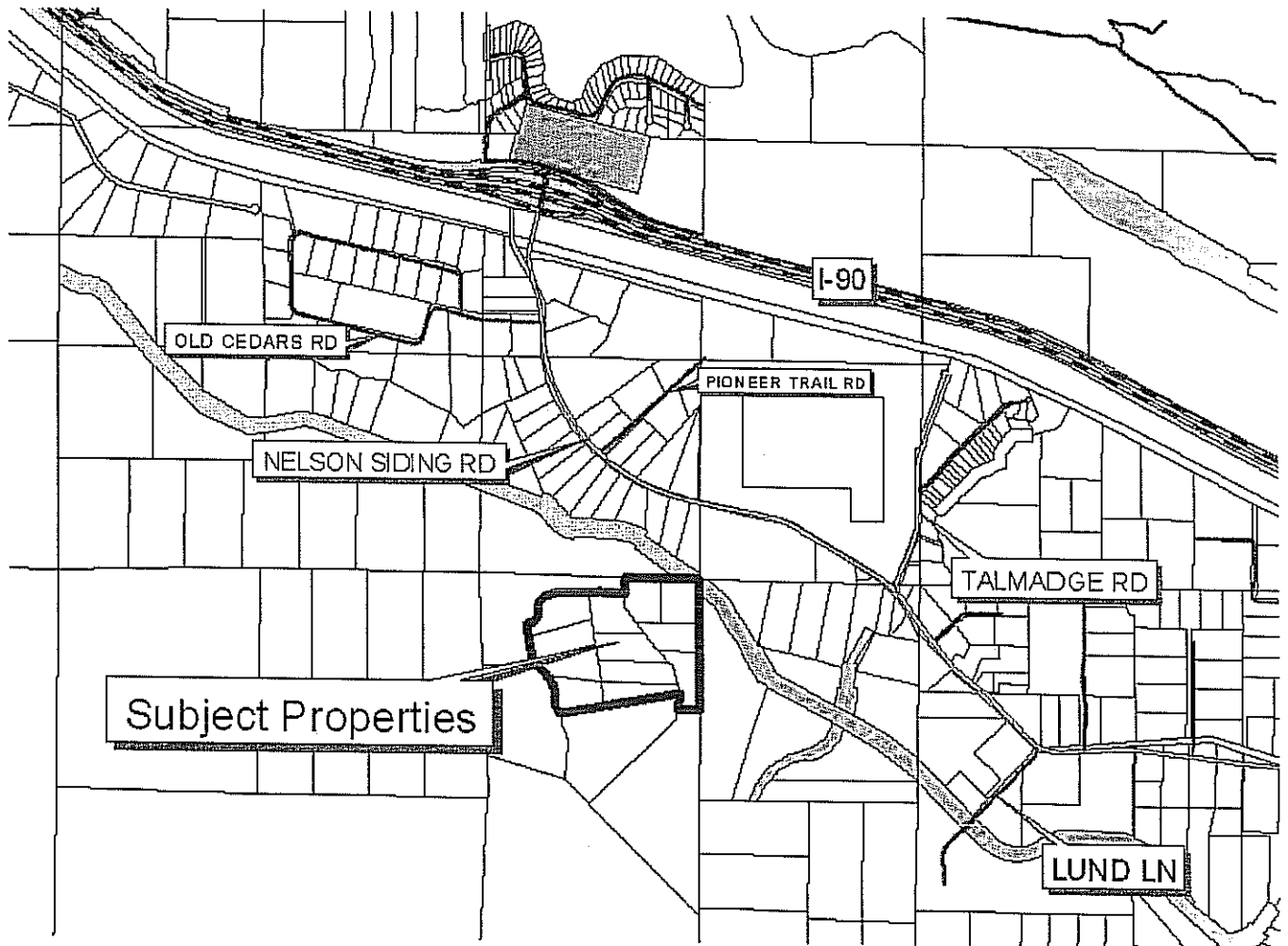
D. Circle N LLC, Daniel Nelson, Managing Member - Open Space Classification



E. Moe/Nisbet - Open Space Classification

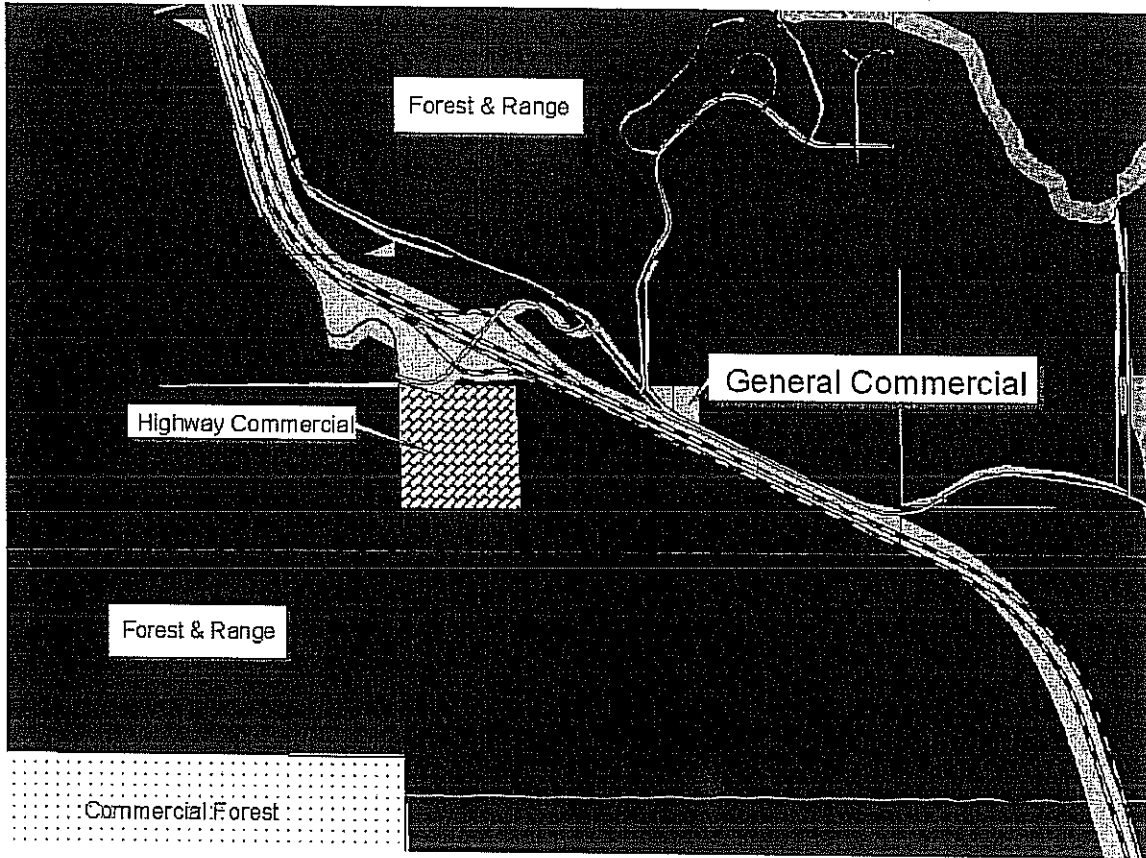


F. Paul Lyman and Matt Coe - Open Space Classification

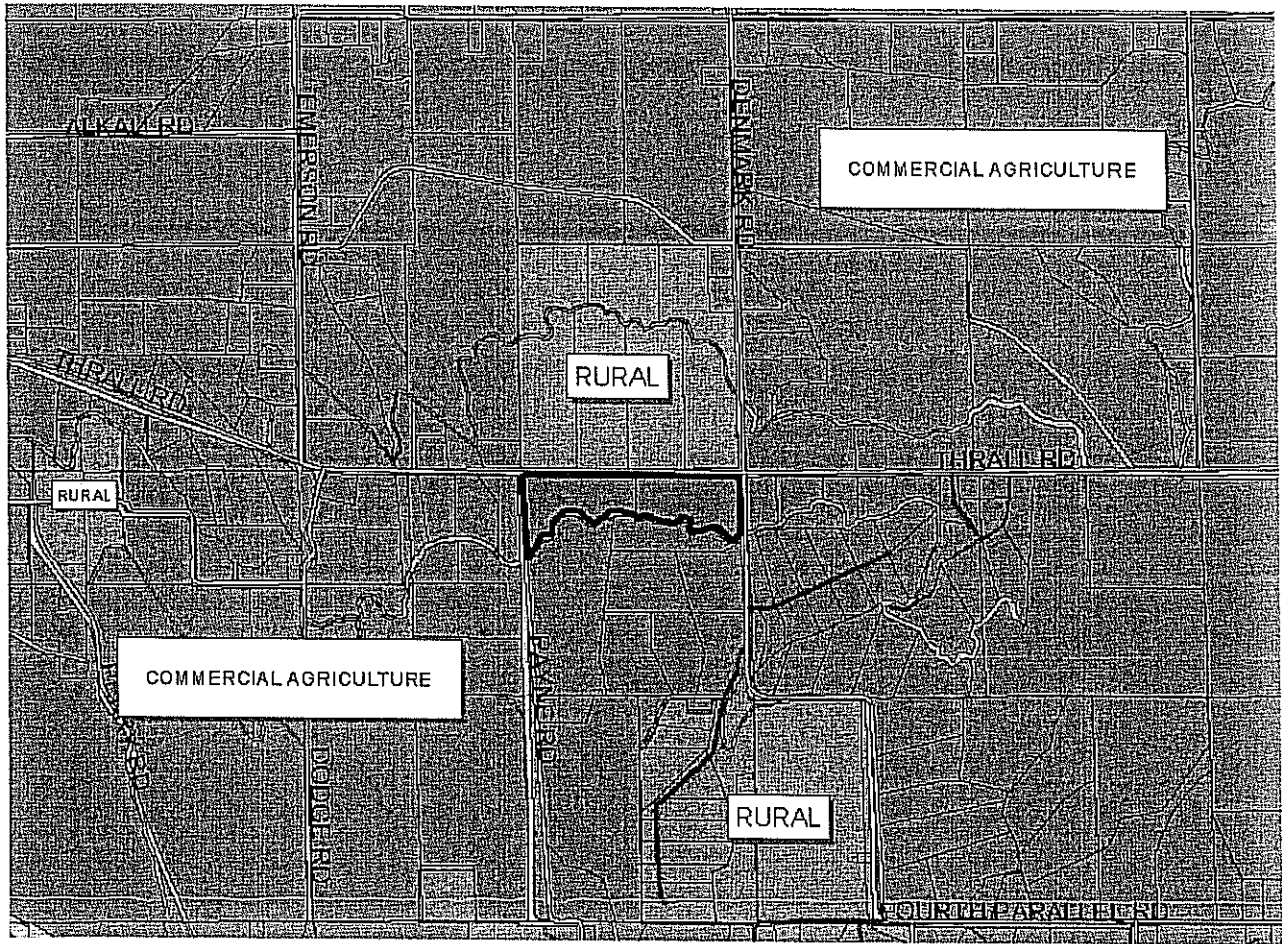


Vicinity Maps for Proposed Amendments: Attachment 1

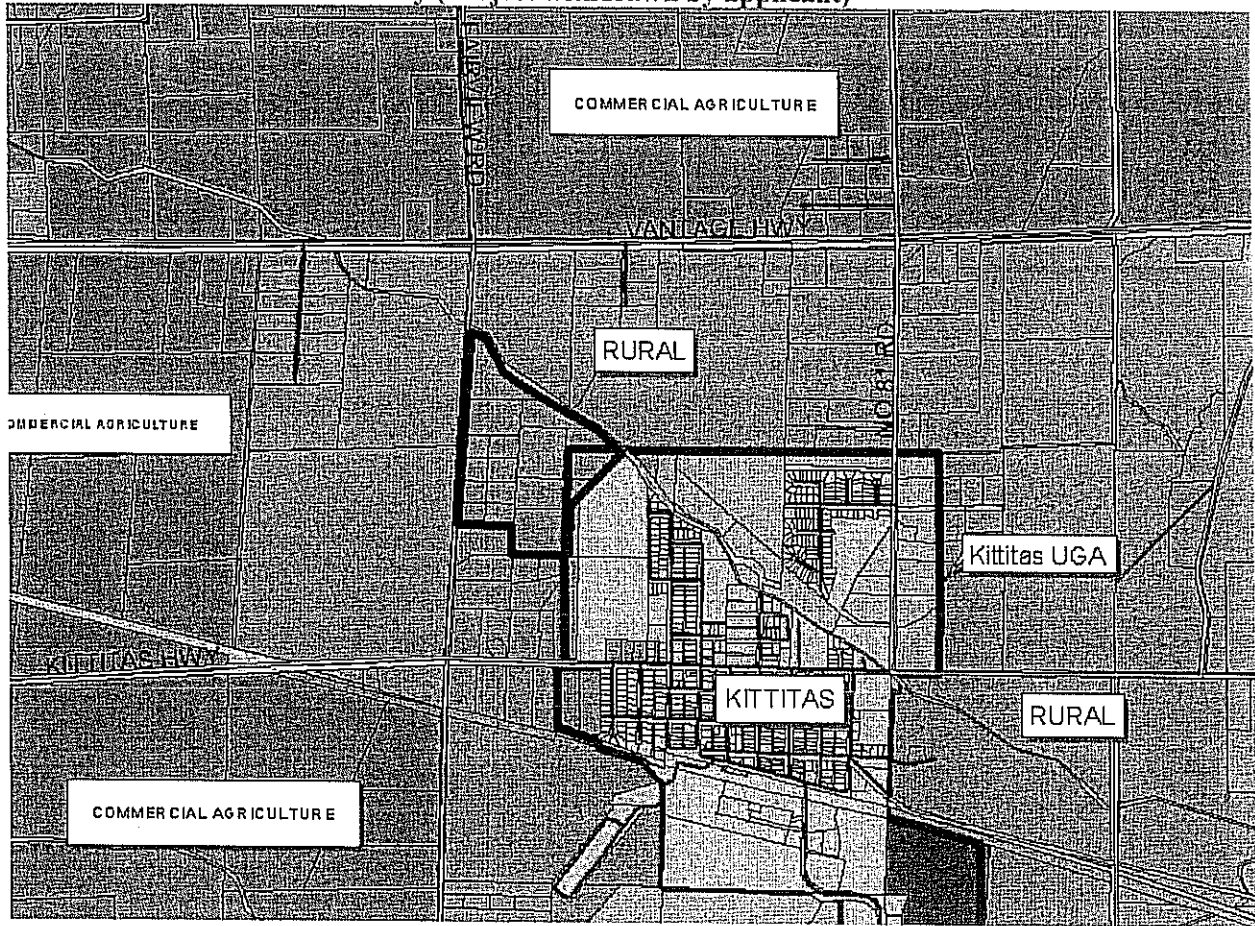
07-01 Ellensburg Cement Products



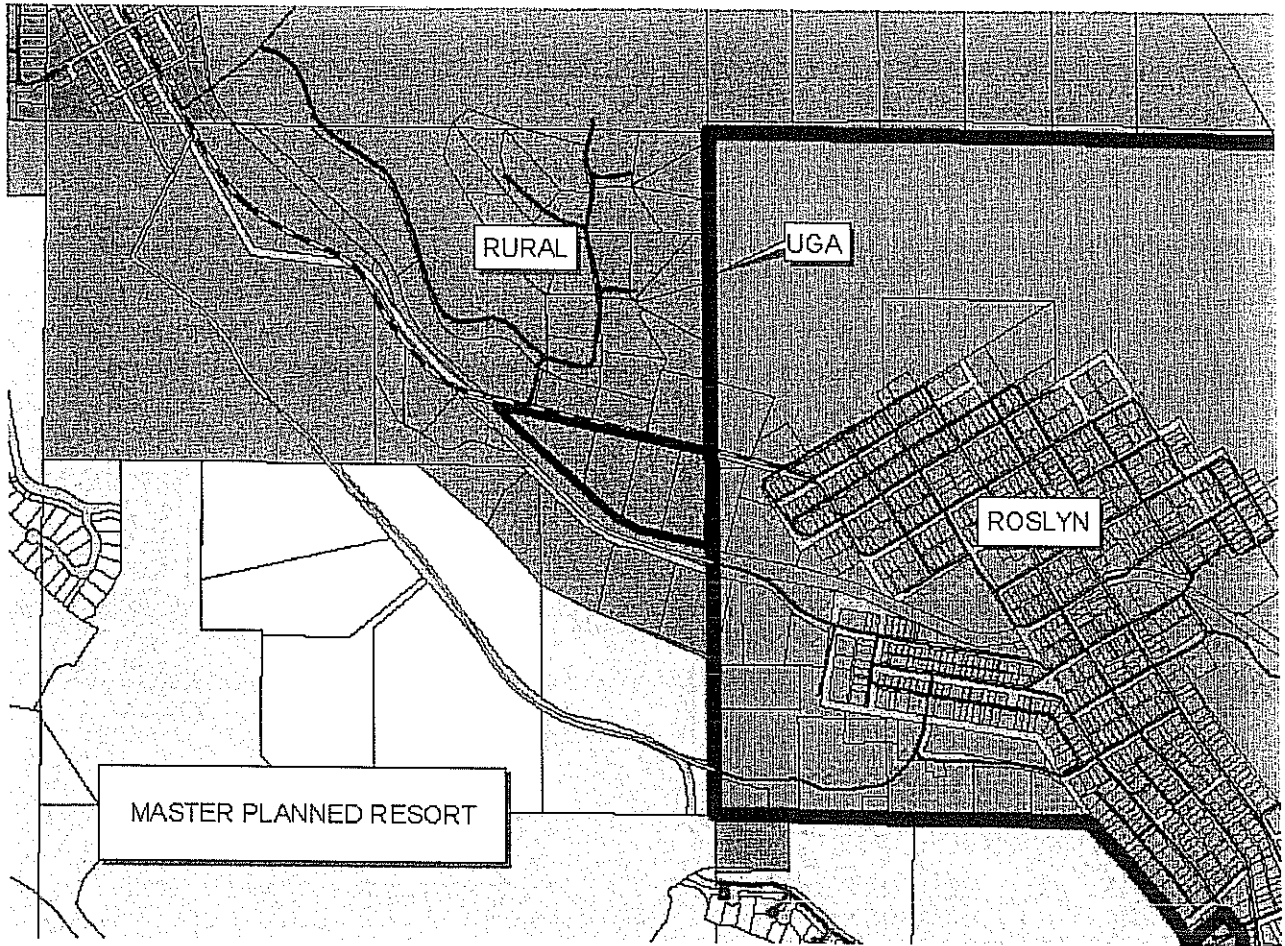
07-02 Graybill



07-03 Kittitas UGA Boundary (Project withdrawn by applicant)

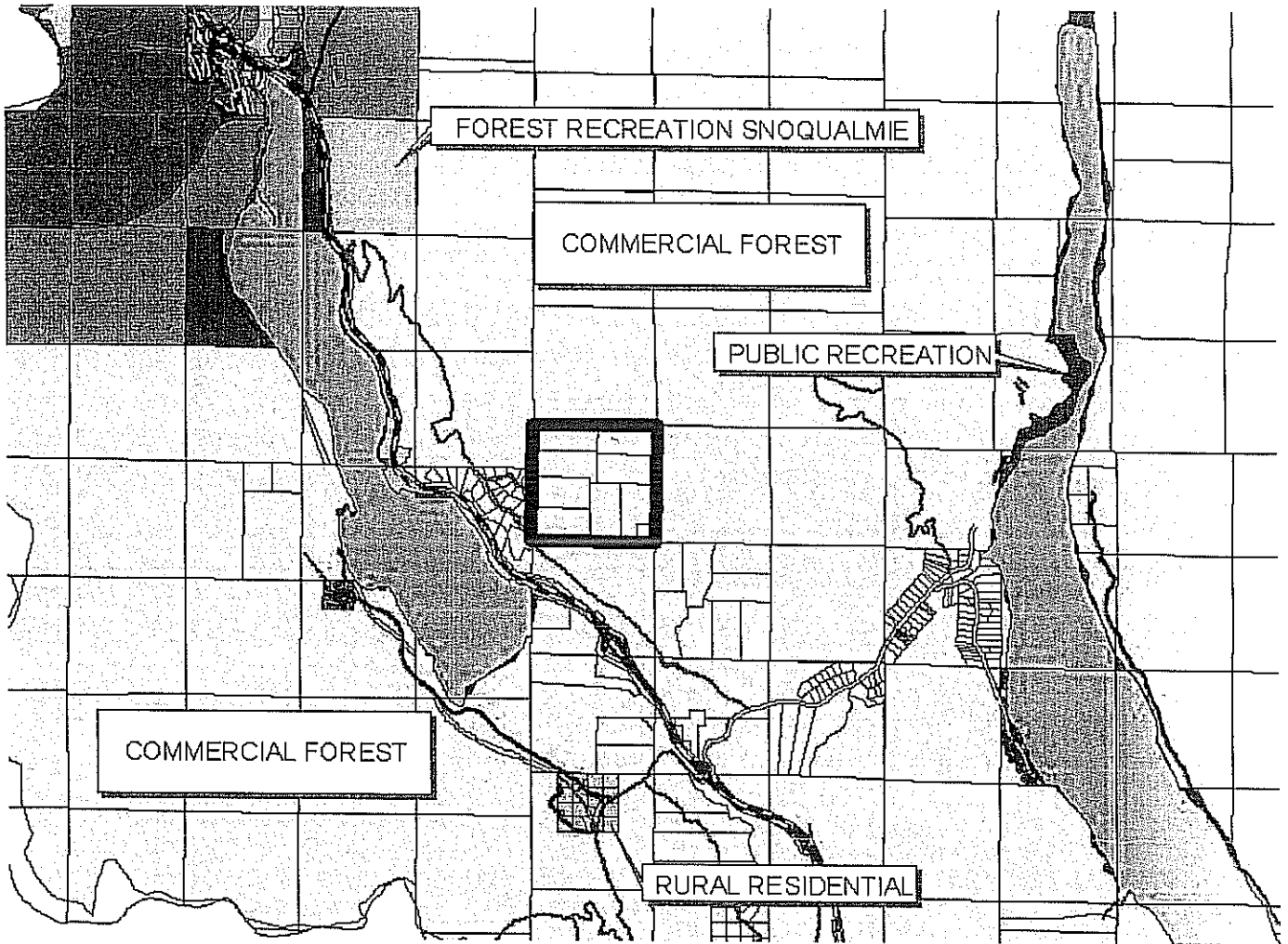


07-04 R & R Heights Land Co. Inc

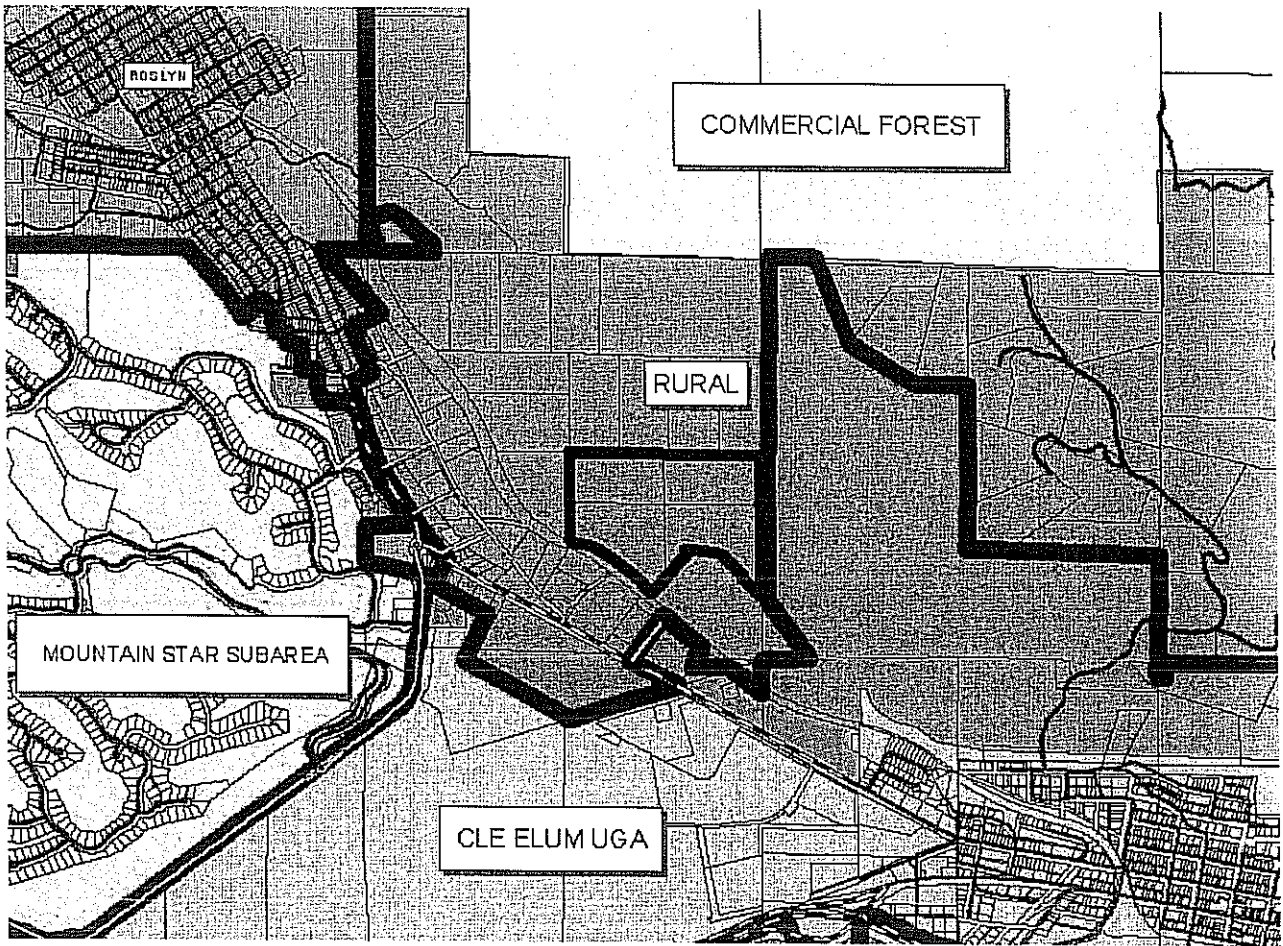


07-05 Terra Design Group Inc, Text Amendment (map not included in application)

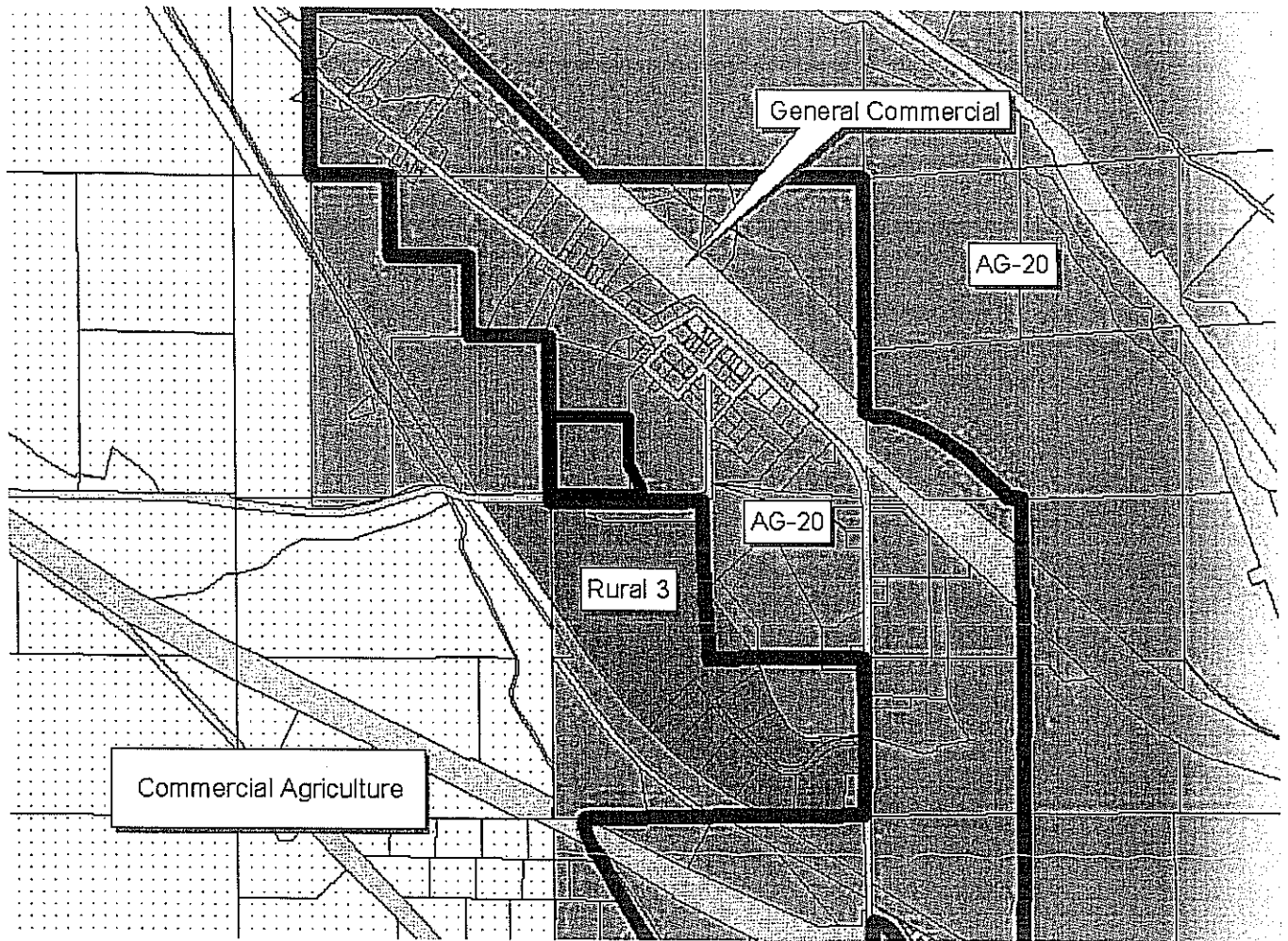
07-06 Keechelus Ridge HOA

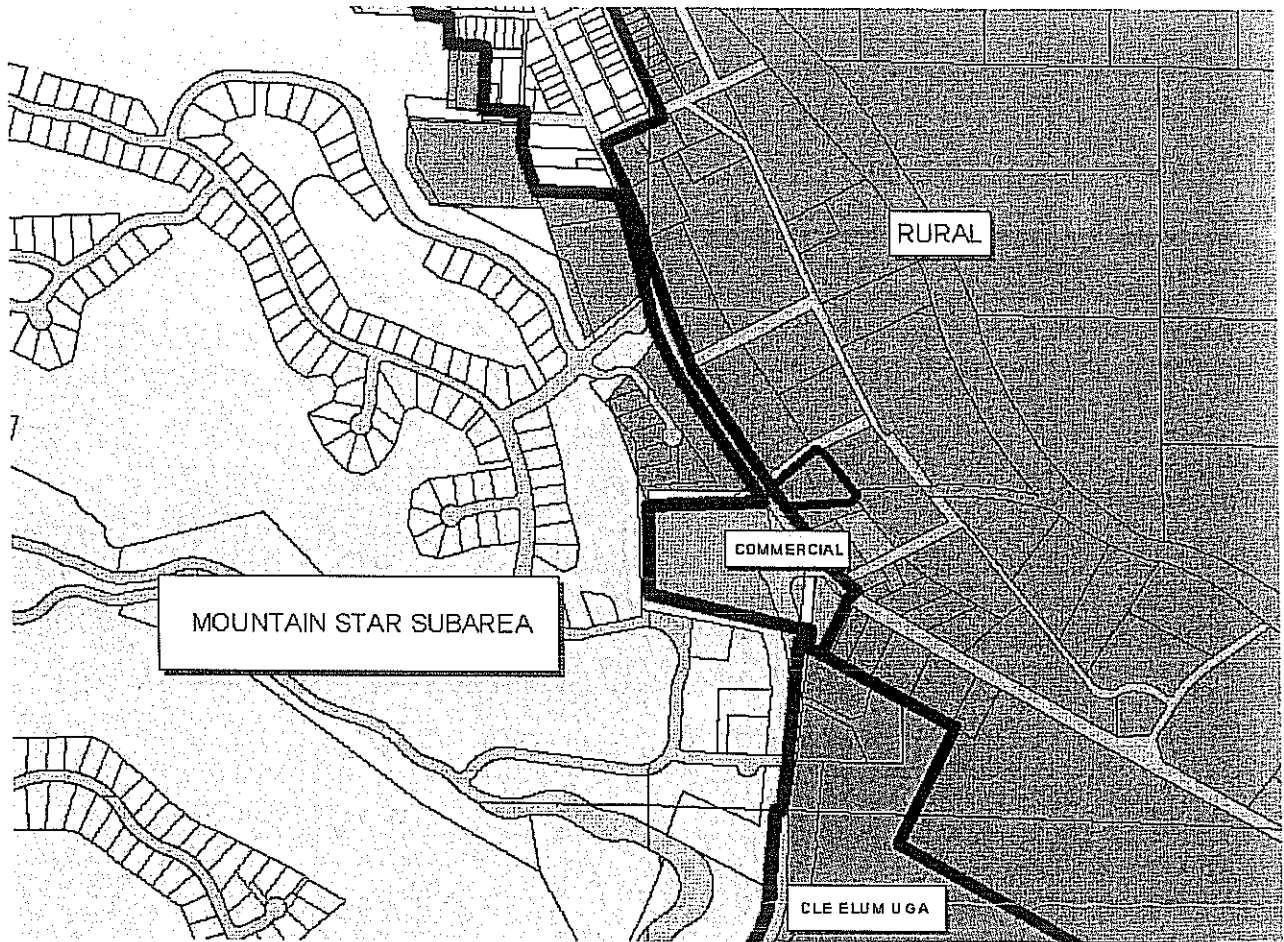


07-07 City of Cle Elum



07-08 Thompson





Attachment 2: December 1, 2006 Kittitas County Comprehensive Plan

**Copy available by request at the Community Development Services Office
411 N Ruby St, Suite 2
Ellensburg, WA 98926
(509)962-7506**