On June 29, 2010, Kittitas County Community Development Services received an application from Roger Weaver, agent for Ellison Thorp Estates, property owner, for a proposed map amendment to expand the Type 3 LAMIRD from 12 acres to 30.5 acres and a change in the land use map from Rural to Commercial for the purpose of developing the Thorp Travel Center consisting of a truck stop, restaurant and hotel and RV park.

Designation of this Rural Employment Center as a Type III LAMIRD would allow continuation and limited growth of commercial uses. The old gas station is currently zoned Limited Commercial and proposed to remain with that zone; it is a small area and is contaminated and likely not a location for residential or agricultural use at this time. The PSE parcel is proposed for a rezone to Limited Commercial as the site is presently used as an office and utility building and is not used for agriculture.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

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<th>Item No.</th>
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<td>10-12</td>
<td>Thorp LAMIRD III Expansion CP-10-00001</td>
<td>Expansion of LAMIRD Type III southwest of the Thorp I-90 Interchange</td>
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If you are viewing this document in digital form, either on the web or in PDF format on an internet connected computer:

[Click this link to open the RZ-10-00001 Thorp Travel Center application document](#)

This will access the Permit Application Master File on the Community Development Services web page through your computer’s web browser.
GPO 2.102 Neighborhood "convenience" business outside urban areas serving rural districts or demonstrated motorist needs should be encouraged in appropriate areas.

GPO 2.107C Promote small-scale commercial development outside of UGAs when compatible with adjacent land uses.

GPO 8.11 Existing and traditional uses should be protected and supported while allowing as much as possible for diversity, progress, experimentation, development and choice in keeping with the retention of Rural Lands.

GPO 8.43 To increase commercial, industrial, recreational and tourist opportunities, the County should consider the establishment of areas of more intensive rural development, according to RCW 36.70A.070 (5) (d).

GPO 8.44 Kittitas County recognizes the need for neighborhood convenience businesses and motorist services.

GPO 8.67 Allow for designation of LAMIRDs in the rural area, consistent with the requirements of the GMA.

GPO 8.69 Once boundaries are established, geographic expansion is not permitted unless needed based on one or more of the following criteria:
   a) to correct for mapping errors or
   b) to correct for other informational errors, or
   c) when otherwise consistent with the requirements of GMA.

GPO 8.70 Allow inclusion of undeveloped land in LAMIRDs for limited infill, development or redevelopment when consistent with rural provisions of the Growth Management Act.

GPO 8.71 Require that development or redevelopment harmonize with the rural character of the surrounding areas.

GPO 8.78 Designation and development standards in Rural Employment Centers:
   a) Intensification of development on lots containing isolated nonresidential uses or new development of isolated small scale businesses is permitted;
b) Businesses should provide job opportunities for rural residents, but do not need to be principally designed to serve local residents;

c) Small scale employment uses should generally be appropriate in a rural community, such as (but not limited to) independent contracting services, incubator facilities, home-based industries, and services which support agriculture; and

d) Development should conform to the rural character of the surrounding area.

The following Kittitas County Countywide Planning Policies should be considered:

5. Unincorporated County.

   Policy A: In the rural unincorporated areas, the County may designate limited areas of more intensive rural development (LAMIRD). Any such designation shall be consistent with the provisions of RCW 36.70A.070(5).

   Policy B: All growth in the county shall be accomplished in a manner that minimizes impacts on agricultural land, forestry, mineral resources, and critical areas.

ECONOMIC DEVELOPMENT AND EMPLOYMENT

1. Issues


   Policy A: The jurisdictions in Kittitas County will cooperate with the Kittitas-Yakima Resource Conservation and Economic Development District in preparing an annual “Overall Economic Development Plan.” Other appropriate agencies, businesses, and individuals will be involved in the process.

   2. County-wide Economic Vitality.

   Policy A: Economic vitality and job development will be encouraged in all the jurisdictions consistent with all community growth policies developed in accordance with the Growth Management Act.

Policy A: Economic development activities will be implemented in a manner which supports our quality of life and growth management strategy. This can be achieved by the following:

1. Recognizing that education and training which produce a skilled work force are essential to the county’s economic vitality.
2. Basing the level of economic development activity on our ability to manage the resulting growth.
3. Requiring non-resource based economic development activities to locate within designated UGAs or incorporated cities.
4. Requiring economic development proposals to show how increased services and infrastructure support will be provided.
5. Undertaking countywide and regional efforts to coordinate economic development activities.
6. Ensuring that the economic development element of local comprehensive plans and countywide and regional growth management plans are compatible.

The following Kittitas County Code should be considered:

KCC 17.44.020

Staff Response:

This proposal is for a proposed map amendment to expand the Type 3 LAM RID from 12 acres to 30.5 acres and a change in the land use map from Rural to Commercial for the purpose of developing the Thorp Travel Center consisting of a truck stop, restaurant and hotel and RV park.

Staff supports adoption of this application for a map amendment to a Type 3 LAM RID from 12 acres to 30.5 acres and a change in the land use map from Rural to Commercial for the purpose of developing the Thorp Travel Center consisting of a truck stop, restaurant and hotel and RV park.

Suggested Findings of Fact:
1. The Planning Commission finds that on June 30, 2010 Kittitas County Community Development Services received an application from Roger Weaver, agent for Ellison Thorp Estates, property owner, for a proposed map amendment to expand the Type 3 LAM RID from 12 acres to 30.5 acres and a change in the land use map from Rural to Commercial for the purpose of developing the Thorp Travel Center consisting of a truck stop, restaurant and hotel and RV park.

2. The Planning Commission finds that Kittitas County Community Development Services held two open houses on the 2010 Comprehensive Plan amendments on August 17, 2010 in Cle Elum and on August 19, 2010 in Ellensburg. These open houses issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 12, 2010. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. Further, legal notices were published in the Daily Record on August 12 and 19, 2010 and the Northern Kittitas County Tribune on August 12, 2010.

3. Testimony was not given by the proponent.

4. Adverse testimony was not given on this proposal.

5. On August 24, 2010 the Planning Commission recommended approval/did not recommend approval/forwarded without recommendation to the Board of County Commissioners the application based on the information submitted.
Proposed RZ-10-00001 Thorp Travel Center
October 8, 2009

Jan Ollivier  
Project Manager  
Kittitas County  
411 North Ruby, Suite 1  
Ellensburg, WA 98926

Subject: Kittitas County Comprehensive Plan Compliance 2009  
Thorp Recommended Land Use Designations

Dear Ms Ollivier:

The purpose of this letter is to request that the recommended boundaries of the LAMIRD in the southwest quadrant of Exit 101 from Interstate-90 at Thorp be expanded from the proposed 12 acres to 36.5 acres. This expansion will allow for planned development of the site. A site plan is enclosed that shows the proposed development of the property and need for additional acreage zoned for commercial uses.

For several years, the prospective buyer has been pursuing purchase of the property and has made a considerable investment in both time and money in order to develop a travel stop, hotel, restaurant and associated uses. Plans for the site were based on the commercial zoning shown in the County’s comprehensive land use map, which would support the planned uses. The only reason development of the site hasn’t already occurred has been due to complications with transfer of the land. These issues have now been resolved, there is a committed end-user for the travel stop, and development of the site is ready to move forward.

The travel stop project is proposed in the southwest quadrant of Exit 101. The area of the LAMIRD recommended at this location is approximately 12 acres, which is not large enough to allow the planned development. The end user for the travel stop requires a minimum of nine acres for the travel stop alone, which doesn’t include space that is required for the well, septic system, and storm water treatment. It also doesn’t allow for development within the LAMIRD of a hotel, restaurant, and other land uses that would support the travel stop.

The conceptual site plan illustrates that the LAMIRD boundaries need to be adjusted to include approximately 24 additional acres in order to accommodate the development that has been planned at this location for a number of years. The primary reasons for this request are listed below.
Transportation
- The types of services to be provided (truck stop, fuel, restaurant, etc.) require easy access to and from I-90, and visibility from the interstate;
- In order to ensure safe truck access and free flow of traffic to and from the travel stop and to avoid queuing onto the mainline, the primary access to the site must be at least 600 feet from the off-ramp, which is further than the proposed boundaries of the recommended LAMIRD would allow. The primary users of the truck stop will be large freight vehicles, which require longer areas for queuing so that the trucks don’t back up onto the mainline or congest the local roadway;
- Intersections and on-site improvements must be spaced to accommodate the large turning radius the freight trucks require;
- In addition to high visibility, a project such as a truck stop generally locates at a location on the main travel route, well outside of city limits, to avoid creating congestion and delay in movement of freight.

Land Use/Development
- Construction of the travel stop alone requires a minimum of nine acres, plus additional area for a well, septic system, and storm water treatment;
- The acreage included in the LAMIRD needs to be sized to accommodate the septic system, well, and stormwater from the proposed development;
- The proposed users are large water consumers and require a large area to be set aside for the septic system;
- In addition to the truck stop, plans for the site include a hotel, restaurant and other uses that support it. In order to accommodate the proposed development, approximately 24 additional acres would be required.

Zoning
The General Commercial zoning proposed for the LAMIRD will allow the types of land uses that are planned and make sense at this particular location.

The "Assessment of Five County Areas for Land Use Designations" prepared by Jones & Stokes in September 2009 explains that Kittitas County must determine whether the criteria used to identify areas of more intense development results in appropriately-sized and located LAMIRDs. The proposed travel stop is a compatible use in the setting at the interstate exit; however, the boundaries of the proposed LAMIRD at this location are too small. The property purchaser has a viable proposal and an end-user who is anxious to move forward with development, but requires more space than what is in the County’s proposed LAMIRD boundary. We ask that
approximately 24 additional acres be included in the LAMIRD at the project location so that construction can proceed.

We appreciate your consideration of our request. If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

Jean Carr
Principal

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Thorpe

PC Recommendation – Rural Activity Center (Type 1) and Rural Employment Center (Type 3) LAMIRD

Rationale behind recommendation:

- Partially served by water; no sewer or sewer plan – area does not qualify as UGA
- Historic town (existed in 1990) with mixed uses meets criteria for Rural Activity Center (Type 1) LAMIRD
- Existing commercial land use, and planned land use in adjacent areas, meets criteria for a Rural Employment Center (Type 3) LAMIRD
- Recommended boundaries adjusted based upon feedback received at Planning Commission Public Hearing
- Request for extension of the Type 3 LAMIRD boundary to the south is beyond the scope of the compliance effort, but would be appropriate as a future docket item
7:  NARRATIVE PROJECT DESCRIPTION

The Proposed Project at total build-out will be approximately 30.5 acres plus 16 acres of Open Space and Reserve. A complete Car and Truck Fueling Facility, Restaurant, Hotel, RV Park, and other Support Services (Site Plan Attached).

The project will be located at I-90 Interchange at Exit 101 South of the Freeway. Clearly bordered by I-90, Thorp Highway, Westside Irrigation Canal, and private small 3 acre parcels for a very small area. (EXHIBIT) Plat Map

As municipalities become hard pressed to provide infrastructure, this project will be self contained, providing its own water, sewer, and storm-water systems. They will be purchased and/or developed privately utilizing all the available technology to protect function and conservation.

It will be in Phases, the First Phase will be the Truck Stop, Phase II, the Restaurant and RV Park and Phase III, the Hotel.

It provides additional services to our travelers, and will help spread and balance growing congestion at Exits 106 and 107. It provides more space for snow delay traffic and most importantly it provides over 100 jobs as we restore this property to its original use (Bingo Truck Stop).

D:  We need to understand all the reasons why the change is being requested. This property was identified by the County as an Urban Growth Node to become a Commercial Zone. We have had the property on the Market with that consideration and sold the property with a completely Executed Purchase and Sale Agreement dated February 26, 2009. Having satisfied all the title issues we are now ready to move forward. Much to our surprise we found the County in a major effort to reach a certain date to be in compliance with Growth Management. We found the process to be too far along for any major revisions as the UGN was changed to Lamird Type III Rural Employment Center. The Planning Commission and County were very concerned that we have a method to revisit this opportunity and not loose the project. So, within their findings, they suggested that we revisit the early decisions and that it be “DOCKETED” for a Comp Plan Review.

The current configuration had changed the property from potentially being Commercial to LAMIRD TYPE 3 Rural Employment Center and to Ag-20. The Lamird Type 3 consists of 12 acres of which Puget Sound Energy occupies, 5+ acres leaving the limited Commercial Activity to 7 acres. This is insufficient to contain a modern Travel Center. Please find attached our attempt to enter and revise the process (EXHIBIT). Further testimony in support of the change by Shea, Carr, Jewell Inc.
E: The rural aspects of the property ceased over 50 years ago. The actual remaining farm ground consists of a hayfield surrounded by weeds, grasses, one rental house, a collapsed barn, P.S.E. Field Office and Equipment Yard, and a large asphalt lot where Bingo used to reside. Pre-Growth Management.

The Comprehensive Plan does bring up the Property rights issue and the Ellison-Thorp Estate was disappointed at not being full partners in the discussion. This writer knows that it is not normally the actions of Growth Management or the County to draw lines on property to encumber a property with new parcels and create significant damages to the Owners.

We will however make every effort to comply within your rules and we believe a combination of an expanded LAMRID Type 3 and a rezone of the additional property to Highway Commercial is in the best interest of the County, the Landowners and supports the Comprehensive Plan. This was the County’s original direction.

The Lamird III does allow the logical inclusion of undeveloped lands. It does allow capital facilities to be developed on-site and more intense non-residential development, particularly if it relates to jobs and rural employment.

This property is clearly identifiable for this change and has specific and logical outer boundaries.

The Lamird Type III Boundaries are not necessarily contained by the word “existing” as it relates to July 1, 1990.