

COMPREHENSIVE PLAN NARATIVE
FBI PROJECT—Questions 9 to 11
Proposed Rezone from AG-20 to Commercial Agriculture
APN 12311
No. 6 Road, Ellensburg, WA

9. The property owner/applicant, Fiorito Brothers, Inc. (FBI) is seeking a rezone of its 27.2-acre parcel of real property located at the intersection of No. 6 Road and Interstate 82 in Ellensburg, APN 12311. FBI's property is currently undeveloped, not served by water nor sewage disposal, is grass and pasture bisected by a dry, unused irrigation ditch.

FBI is seeking the Comprehensive Plan amendment and a Rezone to rezone its property from its current zoning, AG-20, to Commercial Agriculture and to reclassify the property from "Rural Working" to "Commercial Agriculture."

FBI is seeking this rezone because doing so will make the zoning consistent of its property with surrounding properties and because rezoning the FBI property would make its use and development more consistent with the nature and intensity of existing and potential future development. FBI's property is surrounded by Commercial Agriculturally zoned property; in other words, it is a spot zone of AG-20 in an area of Commercial Agricultural zoning. Since the parcel size requirements are the same in both zones-20-acre minimum-future development under the proposed zoning will be consistent with surrounding development.

10. The proposed rezone would not alter the County's TDR program because the permissible density—1 unit per 20 acres—would be the same under the current zoning as compared to the proposed rezone.

A: The property owner/applicant, Fiorito Brothers, Inc. (FBI) is seeking a rezone of its real property located at No. 6 Road, Ellensburg, APN 12311, from its current zoning, AG-20, to Commercial Agriculture because doing so will make the zoning consistent with surrounding properties and because rezoning the FBI property would make its use and development more consistent with the nature and intensity of existing and potential future development, which will make it consistent with the County's Comprehensive Plan. The amendment is needed because currently FBI's property is an "island" (i.e., "spot zoning") of AG-20 surrounded by properties zoned Commercial Agriculture. Washington State law disfavors "spot zoning." And, based on the history of this property, which includes being zoned commercial at one time, and then being rezoned as part of the County's efforts to come into compliance with a decision from the Growth Board and Courts, there is no clear reason why it was zoned AG-20 instead of Commercial Agriculture. The amendment will make the zoning consistent in this area.

The proposed amendment is consistent with the County's Comprehensive Plan because FBI's property is surrounded by Commercial Agriculturally zoned property and is not located in an area nor of the size to "support Ag, Timber and Mineral uses not in resource lands" as is the stated overall goal for "Rural Working" classified lands in Table 2-1 of the Comprehensive Plan.

Instead, due to its location and size, FBI's property is better suited to be zoned for "long-term commercial significance" as stated in Table 2-1. Lastly, rezoning FBI's property to Commercial Agriculture is consistent with the policies stated in Section 2.5.1 of the Comprehensive Plan to "encourage farming, ranching, and storage of agriculture products and some commercial and industrial uses compatible with rural environment and supporting agriculture...activities." Rezoning FBI's property also will make its eventual development consistent with the intensity and character of surrounding uses. The AG-20 zone is intended for ranching, farming and large-lot (i.e., 20-acre) rural life-style development. KCC 17.29.010. Despite this, the surrounding properties are not developed for those types of uses. Instead, the property to the north is largely small lot residential development. And FBI's property is surrounded on its other sides by Interstate 82 and No. 6 Road and the other side of both are properties zoned Commercial Agriculture. Again, rezoning FBI's parcel will make its zoning consistent with surrounding zoning.

B: The requested Comprehensive Plan Amendment bears a substantial relation to the public health, safety and welfare because it will make the zoning in this area consistent, will eliminate an impermissible spot zone, and will permit development of the subject property in a similar manner to the surrounding area.

C: The proposed amendment has merit and value for Kittitas County because it will make the zoning in this area consistent and eliminate an existing spot zone.

D: The history of the zoning of FBI's property and changed circumstances supports the proposed amendment. In 1978, FBI's property was rezoned from Agriculture to General Commercial. It was rezoned in 2013 from General Commercial to Agriculture 20 as part of the County's Growth Management compliance arising from a court case. By now rezoning it from AG-20 to Commercial Agriculture would make it fit into the surrounding zoning and keep minimum acreage size at 20 acres. Also, FBI owns an adjacent parcel that is zoned Commercial Agriculture. The proposed rezone would make the zoning in this area consistent and consistent with FBI's adjacent property.

E: The subject property is suitable for development because it meets and exceeds the minimum development lot size of 20 acres.

F: The proposed amendment will not be materially detrimental to uses of adjacent property because they are already zoned Commercial Agriculture and most are developed with rural-style residential development or rural working uses.

G: FBI's property is not currently served by irrigation so the rezone will not impact irrigation or water deliveries in the area.

H: The proposed rezone is consistent with KCC 17.13 because proposed it would not alter the County's TDR program since the permissible density—1 unit per 20 acres—would be the same under the current zoning as compared to the proposed new zoning, Commercial Agriculture.