

FIORITO BROTHERS

**COMPREHENSIVE PLAN AMENDMENT (CP-22-00001)
AND REZONE (RZ-22-00001)**

NOVEMBER 8, 2022

2022 Kittitas County Annual Docket Planning Commission
Public Hearing

Fiorito Brothers (CP-22-00001 and RZ-22-00001)

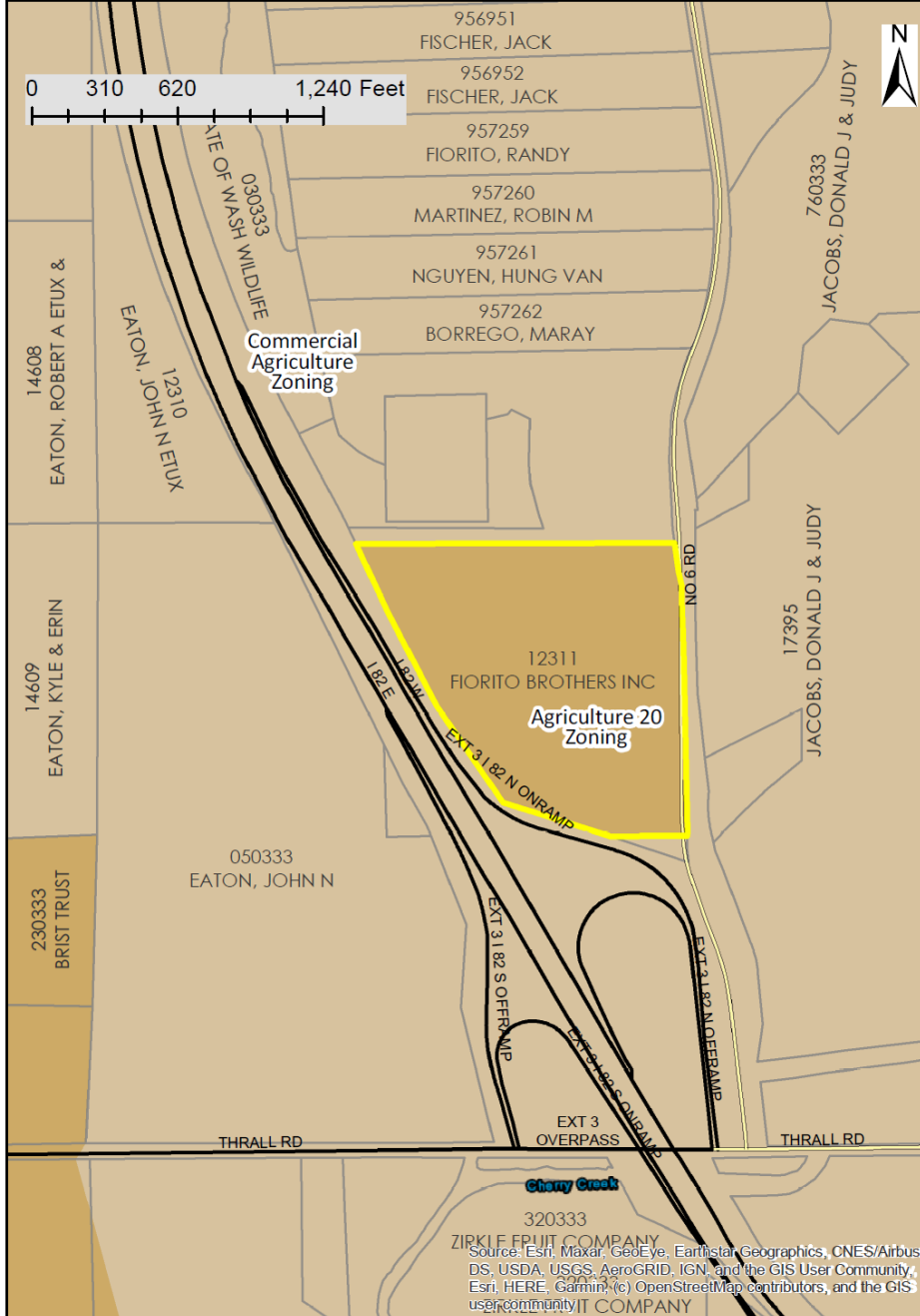
Project Description

Fiorito Brothers Inc is proposing to rezone their 27.20-acre (Parcel 12311) piece of property currently zoned Agricultural 20 to Commercial Agriculture and do a comprehensive land use plan map amendment from Rural Working to Commercial Agriculture to match the surrounding properties.

A comprehensive plan amendment (CP-22-00001), rezone application (RZ-22-00001), and SEPA checklist were submitted as part of the application packet prior to the June 30th 5pm docketing deadline

Processing of this Map Amendment and Non-Project Rezone follow the Annual Docket process pursuant to KCC 15B.

The property is currently zoned Agriculture 20. The request is to change the zoning to Commercial Agriculture

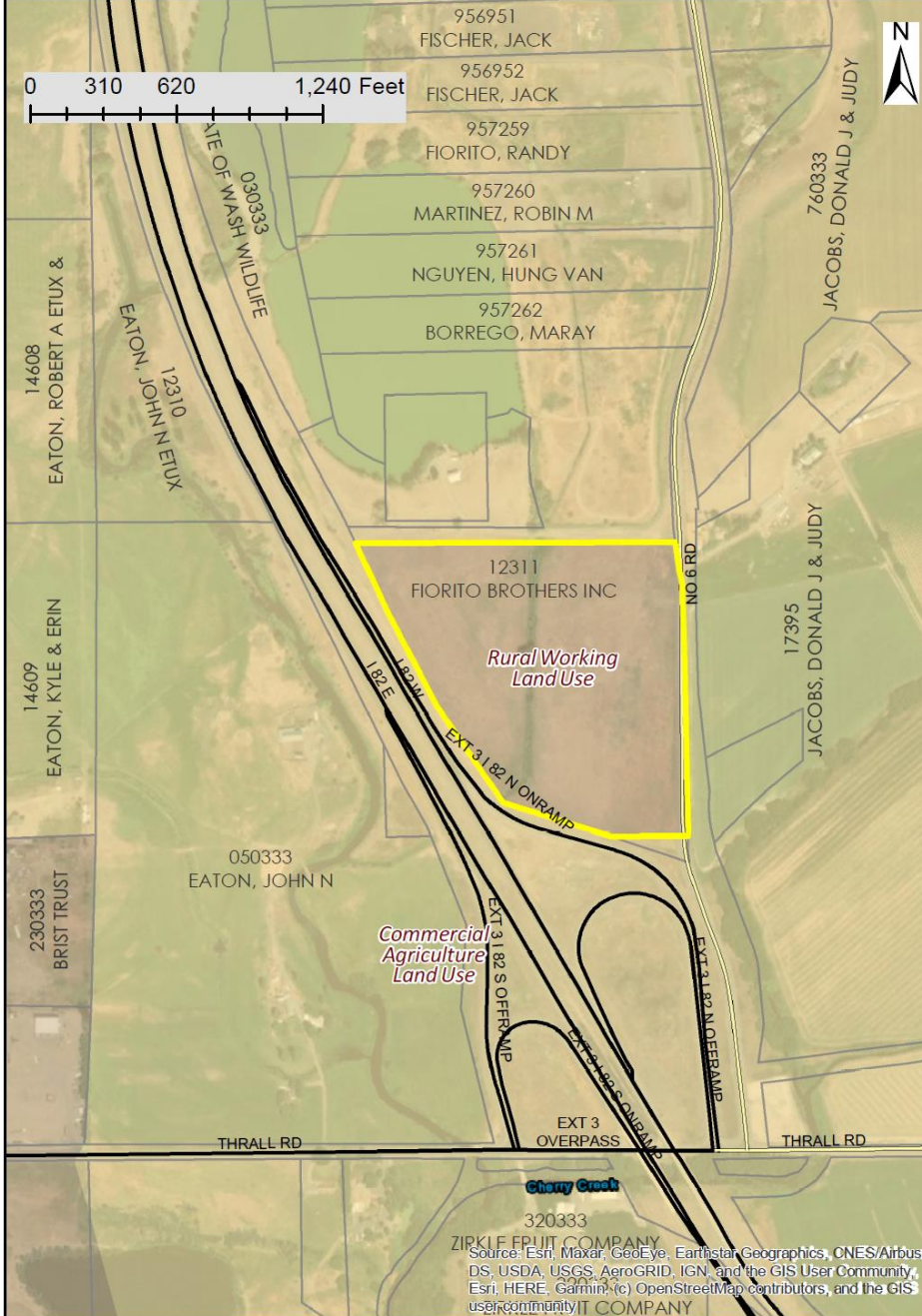


RZ-22-00001/CP-22-00001
Fiorito Brothers

Zoning

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

The property is currently designated as a Rural Working land use. The request is to change the land use to Commercial Agriculture



<p>RZ-22-00001/CP-22-00001 Fiorito Brothers</p>	<p>Land Use</p>
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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

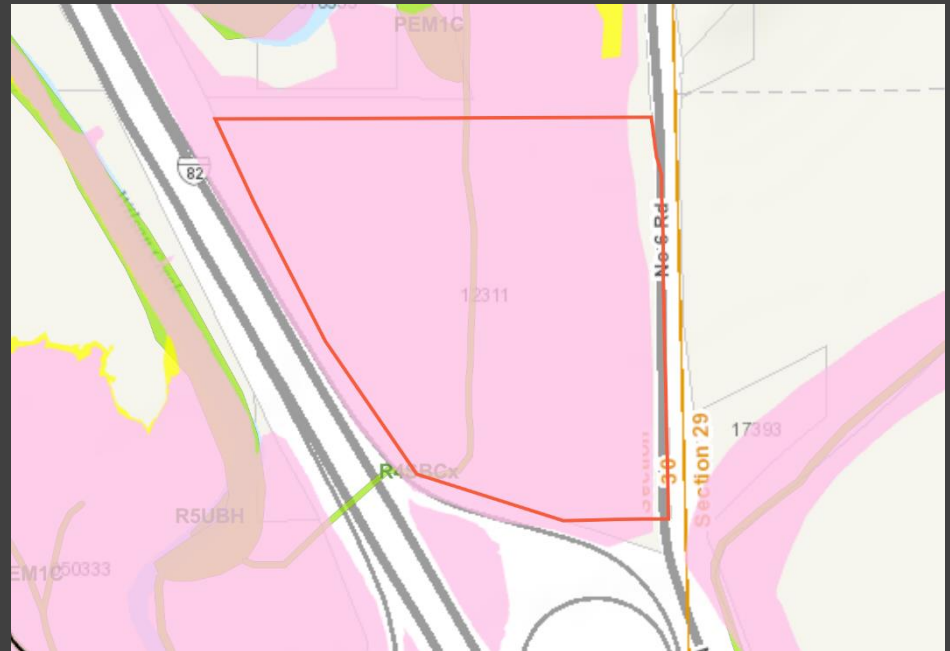
2021 Aerial View



0.2mi

Fiorito Brothers (RZ-22-0001 & CP-22-00001)

- A critical areas review identified an irrigation stream and floodplain on the property
- Staff found that as this Comprehensive Plan Map Amendment and Rezone application are non-project specific, and any proposed land use activity would require additional Critical Areas Review.
- Kittitas County issued a SEPA Determination of Non-Significance (DNS) on September 8, 2022
- A Notice of SEPA DNS Retention was issued on October 13, 2022 with an appeal period ending on October 27, 2022.
- No Appeals Were Filed.



Fiorito Brothers (RZ-22-0001 & CP-22-00001)

Comprehensive Plan



According to the Comprehensive Plan, Commercial Agriculture can only be designated if it is prime and unique farmland soils as mapped by the United States Department of Agriculture. According to the web soil survey and soil data access from the USDA, the property has both farmland of statewide importance and prime farmland if irrigated.

Staff finds that this is sufficient to consider this property to be designated for Commercial Agriculture.

WA	WA637	Kittitas County Area, Washington	77011	586	Vanderbilt ashy loam, moderately wet, 0 to 2 percent slopes	Prime farmland if irrigated
WA	WA637	Kittitas County Area, Washington	77027	601	Brickmill gravelly ashy loam, 0 to 2 percent slopes	Prime farmland if irrigated
WA	WA637	Kittitas County Area, Washington	77158	789	Deedale clay loam, 0 to 2 percent slopes	Farmland of statewide importance

Fiorito Brothers (RZ-22-0001 & CP-22-00001)

Comprehensive Plan

Some of the goals and policies for Commercial Agriculture Land Uses in the Kittitas County Comprehensive Plan include things like:

1. Preserving the Rural Character of Kittitas County (RR-G7)
2. Preserving Agricultural Lands in the County (RR-P118)
3. Enhancing Agriculture uses in the County. (RR-P116)

As there is no structures and the property is already being used for farming uses, staff believes this proposal meets the intent of the Commercial Agriculture Land Use and likely will protect agricultural land into the future. A full review can be found In the staff report.

Fiorito Brothers (RZ-22-0001 & CP-22-00001)

Rezone

For a rezone to be met, it has to meet the following 8 criteria (KCC 17.98.020.6):

1. Compatibility with the comprehensive plan,
2. Substantial relation to public health, safety and welfare,
3. Provide merit and value for the county
4. Needed because of changed circumstances or additional property in zone
5. In general conformance with zoning standards for proposed zones
6. Not detrimental to use of properties in the immediate vicinity
7. Won't negatively impact irrigation water deliveries
8. Amendment in compliance with Transfer of Development Rights (TDR).

Staff finds that the rezone is consistent with the 8 eight rezone criteria. It is compatible with the comprehensive plan as shown above, fixes a spot zone that provides merit to the county, is in conformance with the zoning standards of Commercial Agriculture as the property is over 20 acres, would not be detrimental to the properties in the vicinity as there are few uses other than farming in the area. It won't negatively affect irrigation deliveries and does not involve TDR's. A full review of the rezone criteria can be found in the staff report.

Fiorito Brothers (RZ-22-0001 & CP-22-00001)

Comments Received

Comments were received from Snoqualmie Tribe, Kittitas Valley Fire and Rescue and Kittitas County Public works. No public comments were received. None of the comments were substantive and comments would be dealt with at a future time on the property if it were to ever be developed. No public comments were received. A review of comments can be found in the staff report and all comments can be found in the master file.

Fiorito Brothers (RZ-22-0001 & CP-22-00001)

- CDS staff recommends that the Planning Commission recommend approval of the Fiorito Brothers rezone and map amendment to Commercial Agriculture (RZ-22-0001 & CP-22-00001)