



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

REZONE APPLICATION

(For requested amendments to the zoning map, KCC 17.98 & KCC 15B.03)

*A **preapplication conference is REQUIRED** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REZONE TYPES

Please check the box next to the type of rezone this application is requesting:

- Site-specific rezone* General rezone using docketing process*

*Rezone requests for Planned Unit Developments (PUDs), must use the PUD application form.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Legal description of property to be reclassified
- Requested Zone Change: from AG-20 to Commercial Agriculture
- Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES:

\$3,420.00 Kittitas County Community Development Services (KCCDS)
\$1,215.00* Kittitas County Public Works
\$130.00 Kittitas County Fire Marshal

\$4,765.00 Total fees due for this application (One check made payable to KCCDS)

*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): _____ DATE: _____ RECEIPT # _____

DATE STAMP IN BOX

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Fiorito Brothers Inc.
Mailing Address: 1110 NW Ballard Ave
City/State/ZIP: Seattle, WA 98107
Day Time Phone: 206-789-6110
Email Address: randy@fioritobrothers.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Joshua Brower
Mailing Address: 1111 Third Ave, Suite 3000
City/State/ZIP: Seattle, WA 98101
Day Time Phone: 206-498-1804
Email Address: josh@browerlawps.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: No. 6 Road
City/State/ZIP: Ellensburg, WA 98296

5. Legal description of property (attach additional sheets as necessary):

PTN SE1/4 (PTN PARCEL E2, B21/P209-210); SEC 30, TWP 17, RGE 19
Comment: BLA WITH 17-19-29000-0027, 17-19-30010-0009, 17-19-30040-0005

6. Tax parcel number: 12311

7. Property size: 27.20 (acres)

8. Land Use Information:

Zoning: AG 20 Comp Plan Land Use Designation: Rural Working

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. Narrative project description: For all proposed Comp Plan amendments, provide the following information:
- a. Why is the amendment needed and being proposed?
 - b. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
 - c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
 - d. How have conditions changed that warrant a comprehensive plan amendment?
10. Transfer of Development Rights: According to KCC 17.13.080.2 some comprehensive plan amendments require a transfer of development rights. This process is described in KCC 17.13. Please describe whether this amendment will require transferred development rights, and if they are required, describe how this requirement will be met.
11. For map amendments attach the following additional information for each parcel involved:
- a. Parcel Information
 - i. Tax parcel number(s)
 - ii. Total Acreage
 - iii. Site Address
 - iv. Owner
 - v. Mailing Address
 - vi. Owner's Home Phone Number
 - b. Land Use Information
 - i. Current and proposed comprehensive plan designation
 - ii. Current and proposed zoning designation
 - iii. (Note: Rezone requests require separate Rezone application and fee).
 - iv. Present use of the property
 - v. Surrounding land use
 - c. Services:
 - i. Whether the site is currently served by sewer or septic
 - ii. Name of sewer purveyor (if on public sewer system).
 - iii. Whether the site is currently served by a public water system or well
 - iv. Name of water purveyor (if on public water system)
 - v. Whether the site is located on a public road or private road.
 - vi. Name of road
 - vii. Fire District
12. For text amendments, attach the following additional information
- a. Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording.

AUTHORIZATION

13. 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.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X Joshua Brower

Date:

06/16/2022

Signature of Land Owner of Record
(Required for application submittal):

X President

Date:

6-22-2022