

FBI PROJECT NARATIVE—REZONE APPLICATION
Proposed Rezone from AG-20 to Commercial Agriculture
APN 12311
No. 6 Road, Ellensburg, WA

9.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. 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.

9.b: FBI's property is surrounded on all sides by Commercial Agriculture zoned properties. See attached zoning map. FBI's property is an island of AG-20. Rezoning FBI's property will make the zoning in this area consistent which is consistent with the County's County-wide planning goals because State law disfavors spot zoning.

9.c: 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.

9.d: The history of the zoning of FBI's property supports the proposed amendment. FBI's property was rezoned from rural/ag to commercial approximately 5 decades ago. In response to a GMA challenge and decisions, the County rezoned FBI's property to come into compliance with the GMA. In doing so however, FBI's property was "spot zoned" as an island of AG-20 surrounded by Commercial Agriculture. Moreover, 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.

10. No transfer of development rights is required for the proposed rezone.

11. The following criteria are met as follows:

a. Parcel Information

- i. APN 12311
- ii. 27.20 acres
- iii. No. 6 Road, Ellensburg, WA.
- iv. Fiorito Brothers, Inc.
- v. 1110 NW Ballard Ave, Seattle, WA 98107
- vi. 206-789-6111

b. Land Use Information

- i. Current is "Rural Working" and proposed is "Commercial Agriculture."
- ii. Current is "AG-20" and proposed is "Commercial Agriculture."
- iii. Separate rezone application and fee are being submitted.
- iv. FBI's property is currently undeveloped, not served by water nor sewage disposal, is grass and pasture bisected by a dry, unused irrigation ditch.
- v. FBI's property is surrounded by Commercial Agriculturally zoned properties. The property to the north is largely small-lot residential development and on its other sides is surrounded by Interstate 82 and No. 6 Road.

c. Services

- i. The property is not currently served by sewer or septic.
- ii. N/A
- iii. The property is not currently served by public water or a well.
- iv. N/A
- v. The property is located on a public road.
- vi. No. 6 Road.
- vii. Kittitas County F.P.D. No. 2.

12. N/A. Not a text amendment.