

FLYING A LAND

**COMPREHENSIVE PLAN AMENDMENT (CP-22-00003)
AND REZONE (RZ-22-00003)**

NOVEMBER 8, 2022

2022 Kittitas County Annual Docket Planning Commission
Public Hearing

Flying A Land (CP-22-00003 and RZ-22-00003)

Project Description

Flying A Land LLC is proposing to rezone 127.52 acres of property currently mostly zoned Agricultural 20 to Agricultural 5 and do a comprehensive land use plan map amendment from Rural Working to Rural Residential.

This request includes parcel #'s: 956822, 956823, 956824, 956285, 956826, 956827, 956828, 956829, 956816, 956817, 956818, 956819, 956820, 956821, 536136, 094834, 12133 and 958408

A comprehensive plan amendment (CP-22-00003), rezone application (RZ-22-00003), 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 mostly zoned Agriculture 20 (One has a split zone with Ag-5). The request is to change the zoning to Agricultural 5



CP/RZ-22-00003
Flying A Land

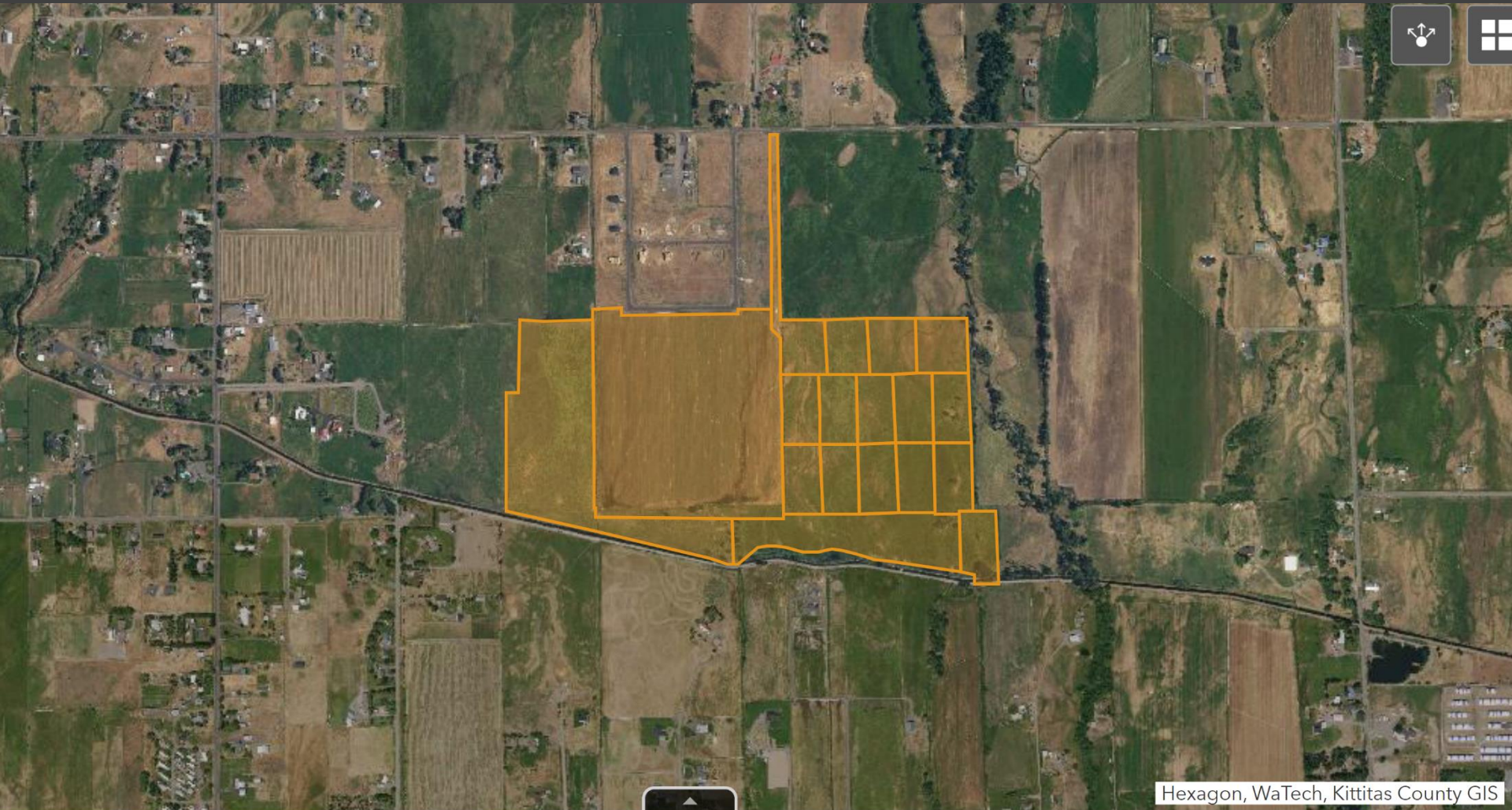
Zoning

The property currently has a mostly a land use designation of Rural Working (One parcel has a split land use with Rural Residential). The request is to change Land Use to Rural Residential.



<p>CP/RZ-22-00003 Flying A Land</p>	<p>Land Use</p>
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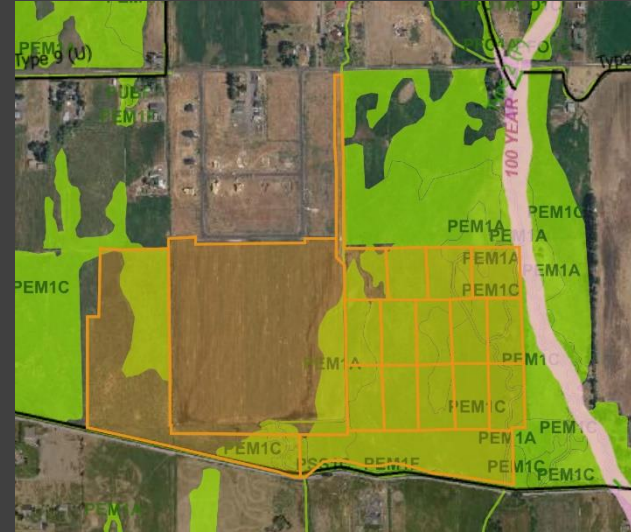
2021 Aerial View



Hexagon, WaTech, Kittitas County GIS

Flying A Land (RZ-22-0003 & CP-22-00003)

- A critical areas review identified wetlands on the property. A critical areas report from October 21, 2022 was done for the area which indicated two category IV wetlands on the south side of the property and a Type S stream to the east.
- Staff found that as this Comprehensive Plan Map Amendment and Rezone application are non-project application, only future 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.



Above: General location of Wetlands, A-E and Naneum Creek. Note: pale blue lines are irrelevant track lines for the gps and do not indicate any wetland or stream edge.

Flying A Land (RZ-22-0003 & CP-22-00003)

Comprehensive Plan



According to the Comprehensive Plan, Rural Residential Land Uses are those adjacent or near UGA's and LAMIRD's, limited services exist are often inside a fire district, and outside of hazard areas. They are generally considered to be associated with small-scale farms and dispersed single-family homes.

Staff finds that land in this proposal is fairly close to the Ellensburg UGA, has generally dispersed single-family homes and is inside Fire District 2 (KVFR).

Flying A Land (RZ-22-0003 & CP-22-00003)

Comprehensive Plan

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

1. Allowing for residential development with rural character outside of UGA's without expecting urban services (RR-G16)
2. Designate Areas where lots are generally less than 10 acres in size and have a common land use pattern (RR-G18)
3. Allow for a variety of rural densities which maintain rural character, agricultural activities and rural community development patterns (RR-P10)

The general area in the vicinity of this request already has parcels less than 10-acres in size and has common land use pattern of mostly dispersed single-family homes. No urban services would be provided and the area is within Kittitas Reclamation District and Fire District 2 (KVFR) providing services for rural development. A full review can be found In the staff report.

Flying A Land (RZ-22-0003 & CP-22-00003)

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, provides for an area that is consistent with uses and parcel sizes in the area and would benefit public safety with being in a fire district. 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.

Flying A Land (RZ-22-0003 & CP-22-00003)

Comments Received

Comments were received from Snoqualmie Tribe, Kittitas Valley Fire and Rescue, Kittitas County Public Health, Kittitas County Code Enforcement and Kittitas County Public works. None of the comments were substantive and 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.

Flying A Land (RZ-22-0003 & CP-22-00003)

- CDS staff recommends that the Planning Commission recommend approval of the Flying A Land Rezone to Agriculture 5 and comprehensive plan map amendment to Rural Residential (RZ-22-0003 & CP-22-00003)