

# 2022 Kittitas County Annual Docket Planning Commission Public Hearing

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Teaway Ridge

Comprehensive Plan Amendment (CP-22-00004)

And Rezone (RZ-22-00004)

November 8, 2022

# Teaway Ridge

(CP-22-00004 and RZ-22-00004)

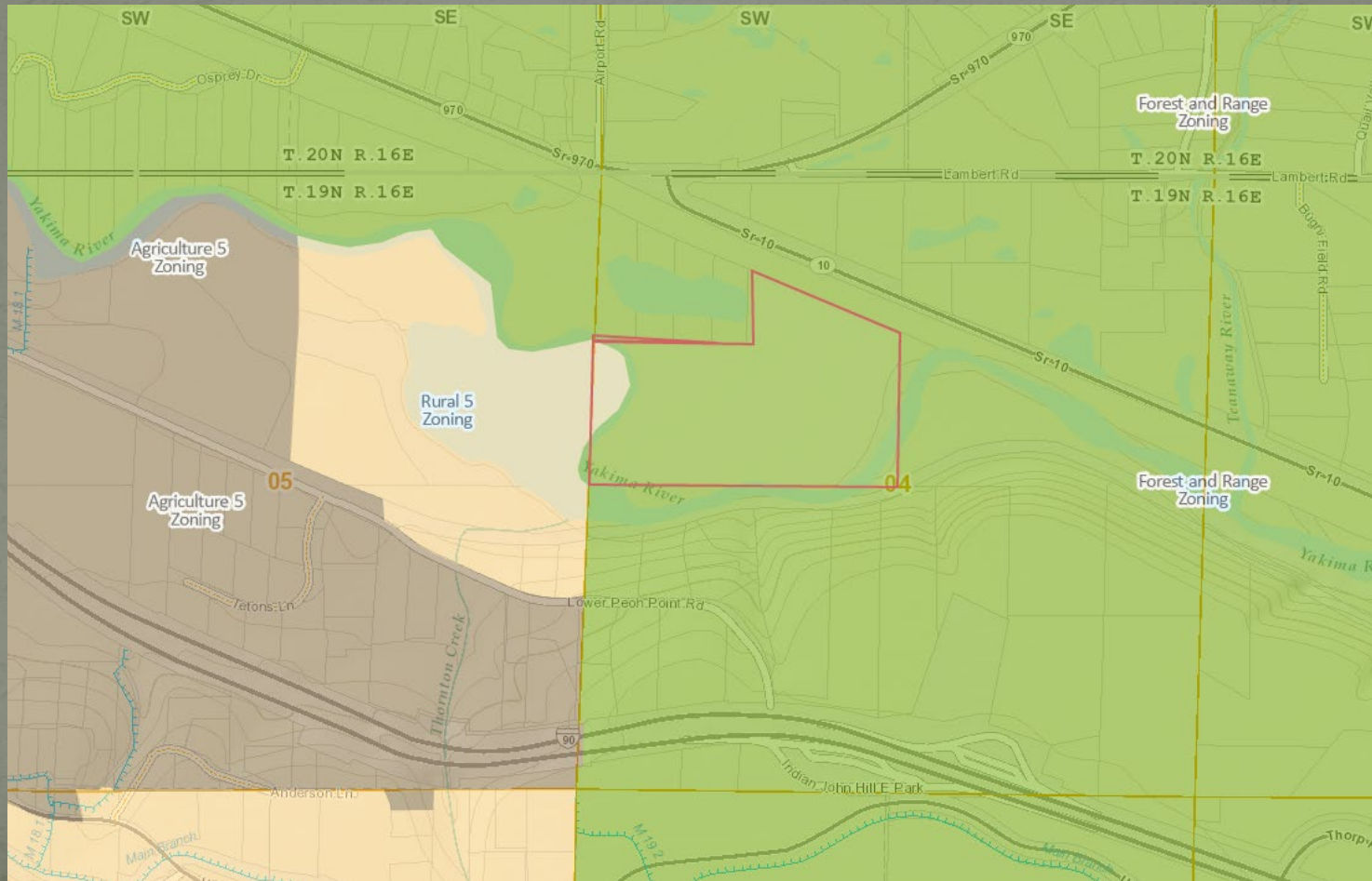
## Project Description

- Teaway Ridge LLC is proposing a Map Amendment from Rural Working Land Use to Rural Residential Land Use, and to rezone two adjacent (must be sold with parcels) to Rural 5 zoning.
- One Tax parcel (346534) is currently split zoned Rural 5 and Forest and Range and the adjacent parcel (19132) is currently zoned Forest and Range.
- The proposal encompasses approximately 86.58 acres.



# Teanaway Ridge (CP-22-00004 and RZ-22-00004)

## Current Zone Mapping



# Teaway Ridge

- The subject property has a current land use application in process with Kittitas County for the Yakima River Campground. The proposal includes a zoning conditional use permit application (CU-15-00002), shoreline substantial development permit application (SD-15-00001), and a 2-lot short plat application (SP-15-00001); to operate a new campground/RV park on the approximate 86.58 acres.



# Teaway Ridge

- Staff verified that the proposed Land Use of Rural Residential and zoning designation of rural 5 allows for the proposed use of a campground through the Conditional Use process.



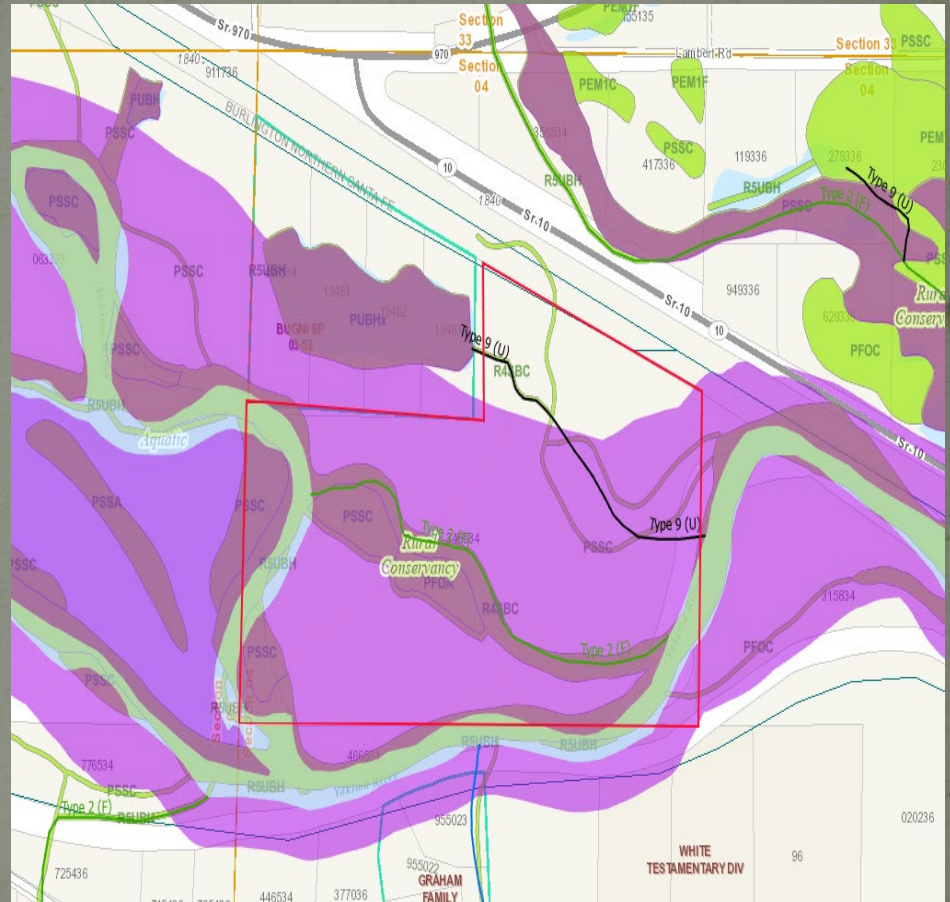
# Teanaway Ridge

- Application for a comprehensive Plan map amendment (CP-22-00004) for A Land Use designation change from Rural Residential and Rural Working to Rural Residential, a Rezone from split zoning of Forest and Range/Rural 5 to Rural 5 zoning (RZ-22-00004), and a SEPA Environmental checklist were received on June 30, 2022
- The submittal packet was submitted prior to the June 30<sup>th</sup> 5pm docketing deadline
- Processing of this Map Amendment and Non-Project Rezone follow the Annual Docket process pursuant to KCC 15B.



# Teanaway Ridge

- A critical areas review identified wetlands, A type 2 stream, a Type 9 stream, and the Yakima River on the property; all located within Shoreline Jurisdiction of the State.
- 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.





# Teanaway Ridge

## Comprehensive Plan Review

- Some of the Goals and Policies for Rural Residential Land Use in the Kittitas County Comprehensive Plan include things like:
  - RR-G16: Allow for residential opportunity with rural character and a variety of densities outside UGA's without population expecting all urban services
  - RR-G18: Designate areas where lots are generally less than 10 acres in size and have a common land use pattern.
  - RR-P10: Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.
  - RR-P11: Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.
  - RR-P32: Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

# Teaway Ridge

## Comprehensive Plan Review

- Staff believes this proposal meets the overall intent of the Rural Residential Land Use, by providing rural residential opportunities that do not rely on urban services, multiple lots neighboring the property are less than 10 acres in size, provides possible recreational opportunities, and is located on property where farming and forestry activities and opportunities are not negatively impacted.

# Teanaway Ridge

## Rezone

- KCC 17.98.020.6 provides the criteria to be met for Rezones:
  - 1) compatible with the comprehensive plan; and
  - 2) substantial relation to the public health, safety or welfare; and
  - 3) Provide merit and value for Kittitas County or a sub-area of the county
  - 4) Needed because of changed circumstances or need for additional property in zone
  - 5) In general conformance with zoning standards for proposed zones
  - 6) Not be materially detrimental to use of properties in the immediate vicinity
  - 7) Won't adversely impact irrigation water deliveries
  - 8) Amendment in compliance with KCC 17.13 Transfer of Development Rights.

Staff Finds that the rezone is consistent with the eight (8) rezone criteria. It is compatible with the comprehensive plan as shown above, provides merit to the county by possibly allowing the land to be divided in the future for additional housing units, is in conformance with the zoning standards of Rural Residential as the property is over 5 acres, would not be detrimental to the properties in the vicinity as many surrounding lots are less than 10 acres in size, will not impact irrigation as the property is not located within a specific irrigation district, and does not involve TDR's. A full review of the rezone criteria can be found in the staff report.

# Teanaway Ridge

## Comments Received

- Agency comments were received from:
  - Washington State Department of Natural Resources – Shane Early and Luke Warthen
  - Snoqualmie Tribe
  - Kittitas County Public Health
  - Kittitas County Public Works
  - Washington State Department of Transportation
  - Washington State Department of Fish and wildlife

Substantial comments were received regarding the following:

- Property owners need to be aware that they would need a FPA prior to any timber harvest or conversion of the land to non-forestry
- The property having substantial Floodway and Floodplain designation and development not being permitted within Floodways, and requirements for additional permitting with the Floodplain.
- The property being located within a Channel Migration Zone
- The possible increase in average annual daily traffic and any development proposed will be subject to review for their impacts to the WSDOT
- The property being within the vicinity of SR10 and BNSF railroad and the noise associated with both,
- Outdoor advertising or motorist signing needing to comply with state criteria,
- Stormwater and surface runoff requirements for any proposed development,
- The need to preserve the important critical areas and shorelines consistent with the goals and policies within section 11.7.3 Natural Environment in Kittitas County's Comprehensive Plan
- Forest and Range zone being the vast majority of the parcel and more consistent with the Natural Environmental Goals and Policies of the Comprehensive Plan
- BMP's needing to be used in order to protect the Shorelines and Critical Areas.

# Teaway Ridge

## Comments Received

- No Public Comments were received

### Staff's Comments Response:

Staff shares some of the same concerns regarding the impacts to critical areas within Shoreline Jurisdiction. The proposed Rezone and Comprehensive Plan Amendment is a non-project specific application. Any future development proposals on the property would require critical areas review. A review of comments can be found in the staff report and all comments can be found in the master file.

# Teaway Ridge

- CDS Staff recommends that the Planning Commission recommend approval of the Teaway Rezone and Map Amendment to Rural Residential Land Use and Rural 5 Zoning (RZ-22-00004 & CP-22-00004)