

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**ORDINANCE NO. 2006- 27
In the matter of**

Christen Rezone (Z-05-31)

WHEREAS, according to Kittitas County Code Chapter 17, relating to the zoning of land, adopted pursuant to RCW 58.17, a closed record hearing was held by the Kittitas County Board of Commissioners on May 16, 2006 for the purpose of considering a rezone from Agriculture-20 to Agriculture-5 known as the Christen Rezone and described as follows:

General rezone of approximately 110.97 acres from Agriculture-20 to Agriculture-5 (File No. Z-2005-31). Proponent: Fred Christen, Michael Studer, James Landreth, and Michael Collision, landowners. Authorized Agent: Jeff Slothower. Location: South of Carroll road and east of Prater road, Ellensburg Wa, 98926, within Section 20, T.17N., R. 20E., W.M. in Kittitas County. Parcel number 17-20-20000-0016, 17-20-20050-0001, 17-20-20052-0001, and 17-20-20052-0002. & 17-20-20051-0002.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such change of zone; and,

WHEREAS, the Planning Commission recommended denial of said proposed rezone in a 4-0 decision; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed rezone:

1. The Board of Commissioners finds that Jeff Slothower, authorized agent for Fred Christen, Michael Studer, James Landreth, and Michael Collision, submitted a complete application requesting a zone change of approximately 110.97 acres from Agriculture-20 to Agriculture-5 to the Community Development Services Department on December 16, 2005.
2. The Board of Commissioners finds that Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on February 3, 2006. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property as required by Kittitas County Code.

3. The Board of Commissioners finds that a SEPA mitigated Determination of Non-Significance was issued by the Community Development Services Department on March 9, 2006. Notice of said determination was provided to all existing parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code.
4. The Board of Commissioners finds that an open record hearing was held by the Planning Commission on March 28, 2006 to consider this general rezone request. Notice of said public hearing was provided to all parties of record via United States Mail and was published in the Daily Record as required by State Statute and County Code. Testimony was taken from those persons present at said hearing that wished to be heard and the necessary inquiry has been made into the public interest to be served by this non-project action.
5. The Board of Commissioners finds that the requested zone change is consistent with the rural land use designation of the Kittitas County Comprehensive Plan.
6. The Agriculture-5 permitted uses are consistent with the surrounding zoning and provide a substantial relation to the public health, safety, or welfare.
7. The Board of Commissioners finds that the proposed requested zone change does meet all seven criteria as listed in KCC 17.98.020 (E):
 1. The proposed amendment is compatible with the comprehensive plan.
 - a. *The Comprehensive Plan designation of the property is rural.*
 - b. *In Kittitas County, Ag-5 is designated as a rural zone.*
 2. The proposed amendment bears a substantial relation to the public health, safety or welfare;
 - a. *The rezone allows for the potential of smaller, rural parcels that are consistent with neighboring lot sizes. Smaller parcels are more valuable. The creation of this potential will increase the assessed value of the property and thereby provide more revenue for essential county services, schools and the Fire District*
 - b. *The rezone will encourage and allow for the concentration of rural densities.*
 - c. *The rezone encourages and allows for rural residential densities an area with immediate access to Carroll road.*
 3. The proposed amendment has merit and value for Kittitas County or a sub-area of the county;
 - a. *The rezone presents potential for an increase in tax revenue.*
 - b. *The potential lot sizes are consistent with neighboring non-conforming rural lot sizes.*
 4. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property;
 - a. *There are a significant number of non conforming*

parcels of Ag-20 which are less than 20 acres in size in the immediate area. .

b. This rezone has the potential to increase the available housing stock.

c. The rezone is necessary for the reasonable development and use of the subject property.

5. The subject property is suitable for development in general conformance with zoning standards for the proposed zone;
 - a. The property has access to county roads*
 - b. There are no known critical areas on the property.*
6. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property;
 - a. The parcels in the vicinity are in similar size to lot sizes in the Ag-20 zone.*
 - b. The general rezone request of Ag-5 allows for similar permitted conditional uses as the existing zone of Ag-20.*
 - c. Future development will enact further environmental review.*
 - d. There are specific conditions placed on the SEPA Mitigated Determination of Non-Significance which are designed to ensure that future development on the property is conducted in such a way as to prevent or minimize impacts on surrounding property owners.*
 - e. Any new development on the property will trigger compliances with Department of Health, Department of Ecology and Kittitas County Road Standards dealing with septic systems, water use, storm water run off and road types.*
7. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
 - a. There are no impacts to irrigation water delivery as a result of this rezone.*

NOW, THEREFORE BE IT ORDAINED: by the Board of County Commissioners of Kittitas County, Washington, that said zone change of 110.97 acres, as indicated in the attached map, from Agriculture-20 to Agriculture-5 is, hereby, approved.

ADOPTED this 16th day of June 2006.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

David B. Bowen

David B. Bowen, Chairman

Alan A. Crankovich

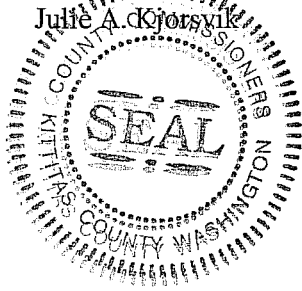
Alan A. Crankovich, Vice-Chairman

Perry D. Huston
Perry D. Huston, Commissioner

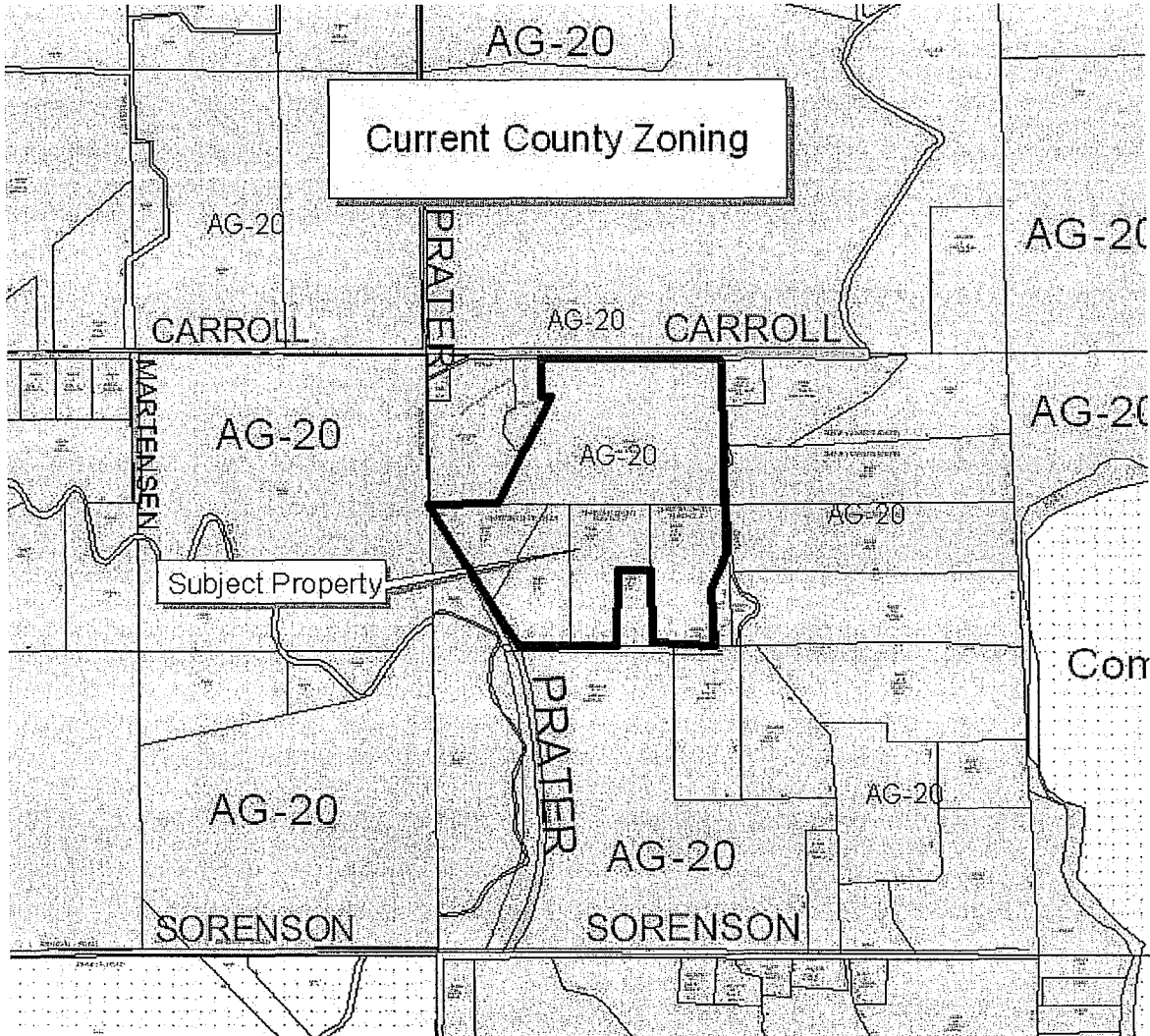
ATTEST:
CLERK OF THE BOARD

APPROVED AS TO FORM:

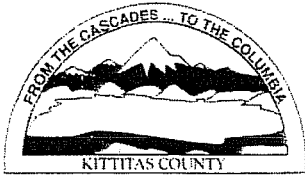
Julie A. Kjosvick



James Hurson, Prosecuting Attorney
WSBA#12686



CHRISTEN REZONE (Z-2005-31)



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

REZONE APPLICATION

(To change from the existing zone to another zone)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 300 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 300 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST

FEE:

\$1100.00 (\$900 Rezone + \$200 SEPA) to Kittitas County Community Development Services Department

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

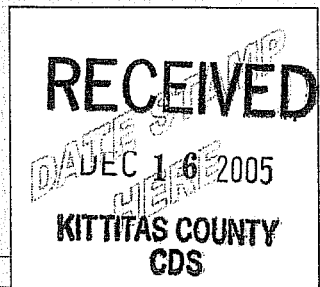
RECEIPT #

Jared Plesha

12.16.05

044959

NOTES:



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

Name: See Exhibit "A"
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____

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

Agent Name: Jeff Slothower
Mailing Address: PO Box 1088
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-6916

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: See Exhibit "A"
City/State/ZIP: _____

5. Legal description of property:

See Exhibit "C"

6. Tax parcel number:

See Exhibit "A" 17-20-20000-0016, 17-20-20050-0001, 17-20-20050-0002, 17-20-20052-0002

7. Property size:

126.18 acres

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Non project action rezone of 126.18 acres to Agricultural 5 from Agricultural 20.

9. **What is the present zoning district?**

Ag 20

10. **What is the zoning district requested?**

Ag 5

11. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**

A. The proposed amendment is compatible with the comprehensive plan.

See Exhibit "B"

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

See Exhibit "B"

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

See Exhibit "B"

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

See Exhibit "B"

E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

See Exhibit "B"

F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

See Exhibit "B"

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G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

See Exhibit "B"

12. Application is hereby made for permit(s) 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.

13. Are there any other pending applications associated with the property associated with this application? Yes No

Signature of Authorized Agent:

Date:

X _____

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

Date:

X *Fred Christen* _____

11/22/05

James Hudat _____

11/22/05

Bonnie J. Lindquist _____

11-22-05

Michelle Stueder _____

11-31-05

Mike Stueder _____

11-31-05

Michael J. Walker _____

12-3-05

Carole J. Callison _____

12-3-05

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EXHIBIT "B"

- a. The proposed amendment is compatible with the comprehensive plan.

The Property is within the designation of "Rural Lands" as described in Chapter 8 of the comprehensive plan. The proposed rezone meets the general policies and objectives of the Comprehensive Plan.

- b. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The rezone implements the comprehensive plan designation of the area. The rezone will increase the available density in the rural area thus taking the development pressure off commercial agricultural areas. The rezone may result in smaller lots which have a higher market value and thus assessed value. This will increase the tax base which will increase funding for schools and the fire district.

- c. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

The rezone implements the comprehensive plan designation of the area.

- d. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

Ag 5 zoning is appropriate for the reasonable development of the Property. There has been a substantial change in circumstances in that the comprehensive plan designation of the property has been changed since the last zone amendment and the area is characterized by a number of smaller parcels.

- e. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

There are a number of smaller parcels in the area which suggest that the property is suitable for development.

- f. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

There will be no detriment to use of properties in the immediate vicinity as there are already small parcels in the area.

- g. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

This is a non project action which will not result in a change of irrigation practices.

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17-20-20050-0001

Lot A1, as delineated on CHRISTEN SHORT PLAT NO. 1, Short Plat No. 96-07, recorded July 15, 1996, in Book E of Short Plats, pages 76 and 77, under Auditor's File No. 199607150002, records of Kittitas County, State of Washington; being a portion of the South 1/2 of the Northwest 1/4 of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

17-20-20050-0002

Lot A2, as delineated on CHRISTEN SHORT PLAT NO. 1, Short Plat No. 96-07, recorded July 15, 1996, in Book E of Short Plats, pages 76 and 77, under Auditor's File No. 199607150002, records of Kittitas County, State of Washington; being a portion of the South 1/2 of the Northwest 1/4 of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

17-20-20051-0001

Lot B1, as delineated on CHRISTEN SHORT PLAT NO. 2, Short Plat No. 96-08, recorded July 15, 1996, in Book E of Short Plats, pages 78 and 79, under Auditor's File No. 199607150003, records of Kittitas County, State of Washington; being a portion of the South 1/2 of the Northwest 1/4 of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

17-20-20051-0002

Lot B2, as delineated on CHRISTEN SHORT PLAT NO. 2, Short Plat No. 96-08, recorded July 15, 1996, in Book E of Short Plats, pages 78 and 79, under Auditor's File No. 199607150003, records of Kittitas County, State of Washington; being a portion of the South 1/2 of the Northwest 1/4 of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

17-20-20052-0003

Lot C1, as delineated on CHRISTEN SHORT PLAT NO. 3, Short Plat No. 96-09, recorded July 15, 1996, in Book E of Short Plats, pages 80 and 81, under Auditor's File No. 199607150004, records of Kittitas County, State of Washington; being a portion of the South 1/2 of the Northwest 1/4 of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

Lot C2, as delineated on CHRISTEN SHORT PLAT NO. 3, Short Plat No. 96-09, recorded July 15, 1996, in Book E of Short Plats, pages 80 and 81, under Auditor's File No. 199607150004, records of Kittitas County, State of Washington; being a portion of the South 1/2 of the Northwest 1/4 of Section 20, Township 17 North, Range 20 East, W.M., in the County of Kittitas, State of Washington.

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EXHIBIT A

17-20-20000-0016 51.73 acres
CHRISTEN, FRED
PO BOX 829
KITTTITAS, WA 98934

17-20-20050-0001 11.31 acres
CHRISTEN, FRED
PO BOX 829
KITTTITAS, WA 98934

17-20-20050-0002 11.62 acres
STUDER, MICHAEL R ETUX and MICHELLE
PO BOX 953
KITTTITAS, WA 98934

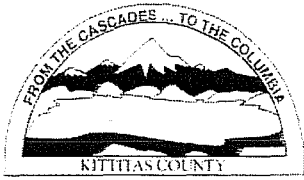
17-20-20051-0002 17.94 acres ✓
LANDRETH, JAMES W ETUX and BONNIE
P O BOX 869
KITTTITAS, WA 98934

17-20-20052-0002 18.37 acres ✓
COLLISON, MICHAEL J &
PO BOX 1103 CAMPAGNA, CAROLE L
KITTTITAS, WA 98934

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SEPA ENVIRONMENTAL CHECKLIST

FEE: \$100.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic area" respectively.

FOR STAFF USE

A BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable):

Rezone will be effective on approval.

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No .

3. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

None .

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

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5. List any government approvals or permits that will be needed for your proposal, if known.

None.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

Hilly and rolling.

b. What is the steepest slope on the site (approximate percent slope)?

Varies but no grade of slope is steeper than 25%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

See Exhibit "D"

d. Are there surface indications or history of unstable soils in the immediate vicinity?

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

None.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Non project action which will not result in clearing or construction.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None as a result of the rezone.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None necessary.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Non project action rezone and there will be none as a result of the rezone.

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b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None necessary.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

No.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Non project action rezone and there will be none as a result of the rezone.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Non project action rezone and there will be none as a result of the rezone.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

Non project action rezone and there will be none as a result of the rezone.

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2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...: agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None .

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None .

2) Could waste materials enter ground or surface waters? If so, generally describe.

No .

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

None necessary .

4. PLANTS

a. Check or circle types of vegetation found on the site:

- ___ deciduous tree: alder, maple, aspen, other
- ___ evergreen tree: fir, cedar, pine, other
- ___ shrubs
- X grass
- X pasture
- ___ crop or grain
- ___ wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

None .

c. List threatened or endangered species known to be on or near the site.

None .

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Non project action rezone and there will be none as a result of the rezone.

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5.

ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

X birds: hawk, heron, eagle, songbirds other:
_____ mammals: deer, bear, elk, beavers, other:
_____ fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

None .

c. Is the site part of a migration route? If so, explain.

No .

d. Proposed measures to preserve or enhance wildlife, if any.

None necessary .

6.

ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None .

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

No .

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None .

7.

ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No .

1) Describe special emergency services that might be required.

None .

2) Proposed measures to reduce or control environmental health hazards, if any.

Non project action rezoned and there will be none as a result of the rezoning.

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- b. Noise
 - 1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?
None .
 - 2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
None .
 - 3) Proposed measures to reduce or control noise impacts, if any.
None necessary .

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
Pasture and residential uses .
- b. Has the site been used for agriculture? If so, describe.
Yes, pasture and hay have been raised in the area.
- c. Describe any structures on the site.
Yes residences and assorted outbuildings .
- d. Will any structures be demolished? If so, what?
No .
- e. What is the current zoning classification of the site?
Ag 20
- f. What is the current comprehensive plan designation of the site?
Rural
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable .
- h. Has any part of the site been classified as an environmentally sensitive area?
No .
- i. Approximately how many people would the completed project displace?
None .
- j. Approximately how many people would reside or work in the completed project?
Not applicable .
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None necessary .
 - l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
None necessary .

9.

HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any.

None necessary.

10.

AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Not applicable.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any.

None necessary.

11.

LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

No.

d. Proposed measures to reduce or control light and glare impacts, if any.

None necessary.

12.

RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None necessary.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impacts, if any.

None necessary.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Prater Road
Carroll Road
Boston Road

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No.

c. How many parking spaces would the completed project have? How many would the project eliminate?

None.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None .

g. Proposed measures to reduce or control transportation impacts, if any.

None necessary .

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No .

b. Proposed measures to reduce or control direct impacts on public services, if any.

None necessary .

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

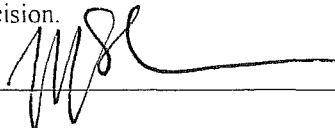
b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

None .

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Date: 12/15/05

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THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

See Exhibit "B"

2. How would the proposal be likely to affect plants, animals, fish or marine life? Proposed measures to protect or conserve plants, animals, fish or marine life.

See Exhibit "B"

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

See Exhibit "B"

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

See Exhibit "B"

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

See Exhibit "B"

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

See Exhibit "B"

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

See Exhibit "B"

EXHIBIT "B"

- a. The proposed amendment is compatible with the comprehensive plan.

The Property is within the designation of "Rural Lands" as described in Chapter 8 of the comprehensive plan. The proposed rezone meets the general policies and objectives of the Comprehensive Plan.

- b. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The rezone implements the comprehensive plan designation of the area. The rezone will increase the available density in the rural area thus taking the development pressure off commercial agricultural areas. The rezone may result in smaller lots which have a higher market value and thus assessed value. This will increase the tax base which will increase funding for schools and the fire district.

- c. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

The rezone implements the comprehensive plan designation of the area.

- d. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

Ag 5 zoning is appropriate for the reasonable development of the Property. There has been a substantial change in circumstances in that the comprehensive plan designation of the property has been changed since the last zone amendment and the area is characterized by a number of smaller parcels.

- e. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

There are a number of smaller parcels in the area which suggest that the property is suitable for development.

- f. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

There will be no detriment to use of properties in the immediate vicinity as there are already small parcels in the area.

- g. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

This is a non project action which will not result in a change of irrigation practices.

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EXHIBIT A

17-20-20000-0016 51.73 acres

CHRISTEN, FRED

PO BOX 829

KITTITAS, WA 98934

17-20-20050-0001 11.31 acres

CHRISTEN, FRED

PO BOX 829

KITTITAS, WA 98934

17-20-20050-0002 11.62 acres

STUDER, MICHAEL R ETUX and MICHELLE

PO BOX 953

KITTITAS, WA 98934

17-20-20051-0002 17.94 acres ✓

LANDRETH, JAMES W ETUX and BONNIE

P O BOX 869

KITTITAS, WA 98934

17-20-20052-0002 18.37 acres ✓

COLLISON, MICHAEL J &

PO BOX 1103 CAMPAGNA, CAROLE L

KITTITAS, WA 98934

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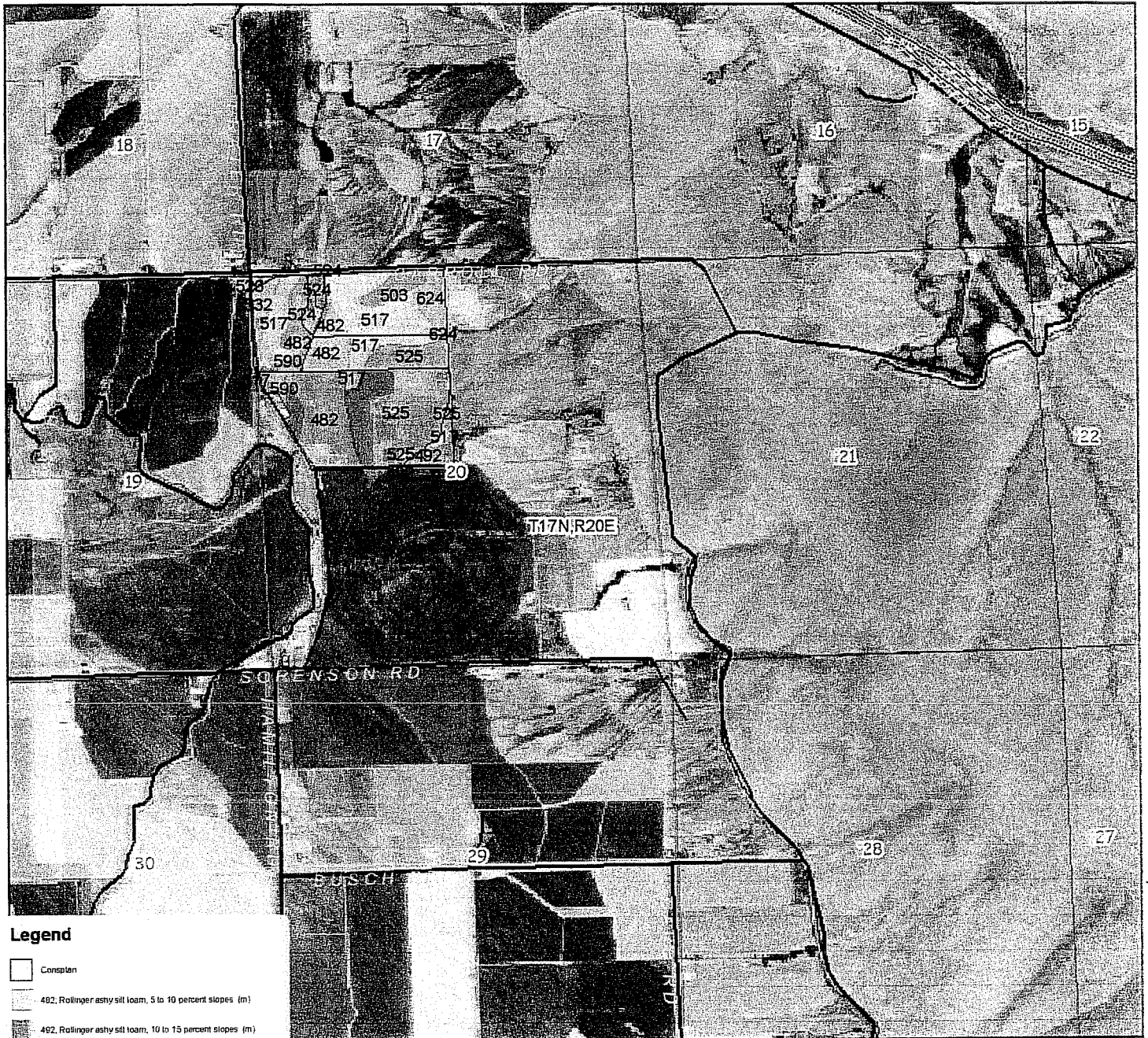
Soil Map

Customer(s): FRED CHRISTEN

Field Office: ELLENSBURG SERVICE CENTER

Agency: USDA-NRCS

Assisted By: Allen A. Aronow



Legend

- Conspian
- 492, Rotinger ashy silt loam, 5 to 10 percent slopes (m)
- 492, Rotinger ashy silt loam, 10 to 15 percent slopes (m)
- 503, Terten-Curtash-Selah complex, 5 to 15 percent slopes (m)
- 517, Selah loam, 5 to 10 percent slopes (m)
- 523, Terten gravelly loam, 0 to 2 percent slopes
- 524, Terten gravelly loam, 2 to 5 percent slopes (m)
- 525, Terten gravelly loam, 5 to 10 percent slopes (m)
- 532, Selah-Terten complex, 10 to 15 percent slopes
- 590, Bndmll-Narum complex, 0 to 5 percent slopes
- 624, Manadash loam, 5 to 10 percent slopes



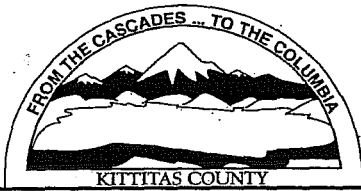
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The data used for this map/exhibit is provided "as is" without warranty of any kind. Further, the Natural Resource Conservation Service does not warrant, guarantee, or make any representations regarding the use of, or results from, the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise.

EXHIBIT D



Kittitas County Community Development Services

Darryl Piercy, Director

SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE

- Description Of Proposal:** APPLICATION for a zone change (Z-05-31) of 110.97 acres (changed from 126.18) from Ag-20 to Ag-5 (File No. Z-2005-31)
- Proponent:** Fred Christen, Michael Studer, James Landreth, and Michael Collison, landowners
Jeff Slothower, authorized agent
- Location:** South of Carrol Rd, East of Prater Rd and north of Soreneson Rd, Kittitas, Wa. 98934, within Section 20 of T.17N., R.20E., WM in Kittitas County. The rezone applied to tax parcel numbers 17-20-20000-0016, 17-20-20050-0001, 17-20-20050-0002, 17-20-20051-0002, and 17-20-20052-0002.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The lead agency for this proposal has also determined that certain mitigation measures are necessary in order to issue a Determination of Non-Significance for this proposal. Failure to comply with the mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. These mitigation measures include the following:

I. Transportation

- A. Any future subdivision or development of the properties involved within this rezone (Z-2005-31) may result in the enactment of road standards review and required road improvements by the Kittitas County Department of Public Works.

II. Environmental Health

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan. Erosion control measure must be in place prior to any clearing, grading or construction. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by storm water runoff. Contact the Department of Ecology for further permit information (509) 575-2807.

- B. Any future platted subdivision of the properties contained within this rezone must satisfactorily address sewage disposal and water availability in accordance with local and state regulations.


Responsible

Official: Marco Rains, Planner

Title: Planner I

Address: Kittitas County Community Development Services Department
411 North Ruby Suite 2
Ellensburg, WA 98926
(509) 962-7506 FAX 962-7682

Date: March 9th, 2006



Marco Rains

Pursuant to 36.70B.050 RCW, and 15.04.210. KCC, the MDNS may be appealed by submitting specific factual procedural objections in writing with a fee of \$300.00 to the Kittitas County Board of Commissioners, Kittitas County Courthouse Room 108, Ellensburg, WA. 98926. Timely appeals must be received no later than 5:00 p.m., March 24th, 2006.

A public hearing is tentatively scheduled for Tuesday, March 28th, 2006 at the Commissioners Auditorium, Kittitas County Courthouse @ 6:30 p.m. All interested parties are encouraged to attend as written and oral testimony will be taken regarding this proposed action. Please call to verify date prior to attendance.