

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

**ORDINANCE NO. 2006- 31  
In the matter of**

**Taylor Rezone (Z-06-03)**

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 June 20, 2006 for the purpose of considering a rezone from Forest & Range to Ag-5 known as the Taylor Rezone and described as follows:

General rezone of approximately 20 acres from Forest & Range to Ag-5 (File No. Z-2006-03). Proponent: Brad Taylor, landowner. Location: South of Hwy 970 and east of Hidden Valley Road off of Lambert Road, Cle Elum WA, 98922, within Section 31, T.20N., R. 17E., W.M. in Kittitas County. Parcel numbers: 20-17-31052-0003 & 0004.

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 approval of said proposed rezone in a 4-1 decision; and,

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

1. The Board of Commissioners finds that Brad Taylor, submitted a complete application requesting a zone change of approximately 20 acres from Forest & Range to Ag-5 to the Community Development Services Department on February 16, 2006.
2. The Board of Commissioners finds that Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on March 15, 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 April 18, 2006. Deadline to appeal this SEPA decision was May 3, 2006 by 5:00 pm. 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 County Commissioners finds that an open record hearing was held on May 23, 2006 to consider this general rezone request. The Planning Commission recommended approval of the Taylor Rezone by a vote of 4-1. 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 Ag-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 potentially 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 in an area with immediate access to SR 970.*
  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.*
  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. *This rezone has the potential to increase the available housing stock.*
    - b. *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 and state roads.*
  - b. *There are no critical areas on this rezone site.*
6. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property;
- a. *The general rezone request of Ag-5 allows for similar permitted conditional uses as the existing zone of Forest & Range.*
  - b. *Future development will enact further environmental review.*
  - c. *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.*
  - d. *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 20 acres, as indicated in the attached map, from Forest & Range to Ag-5 is, hereby, approved.

ADOPTED this 18<sup>th</sup> day of July 2006.

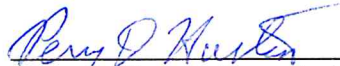
BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON



David B. Bowen, Chairman



Alan A. Crankovich, Vice-Chairman



Perry D. Huston, Commissioner

ATTEST:

APPROVED AS TO FORM:



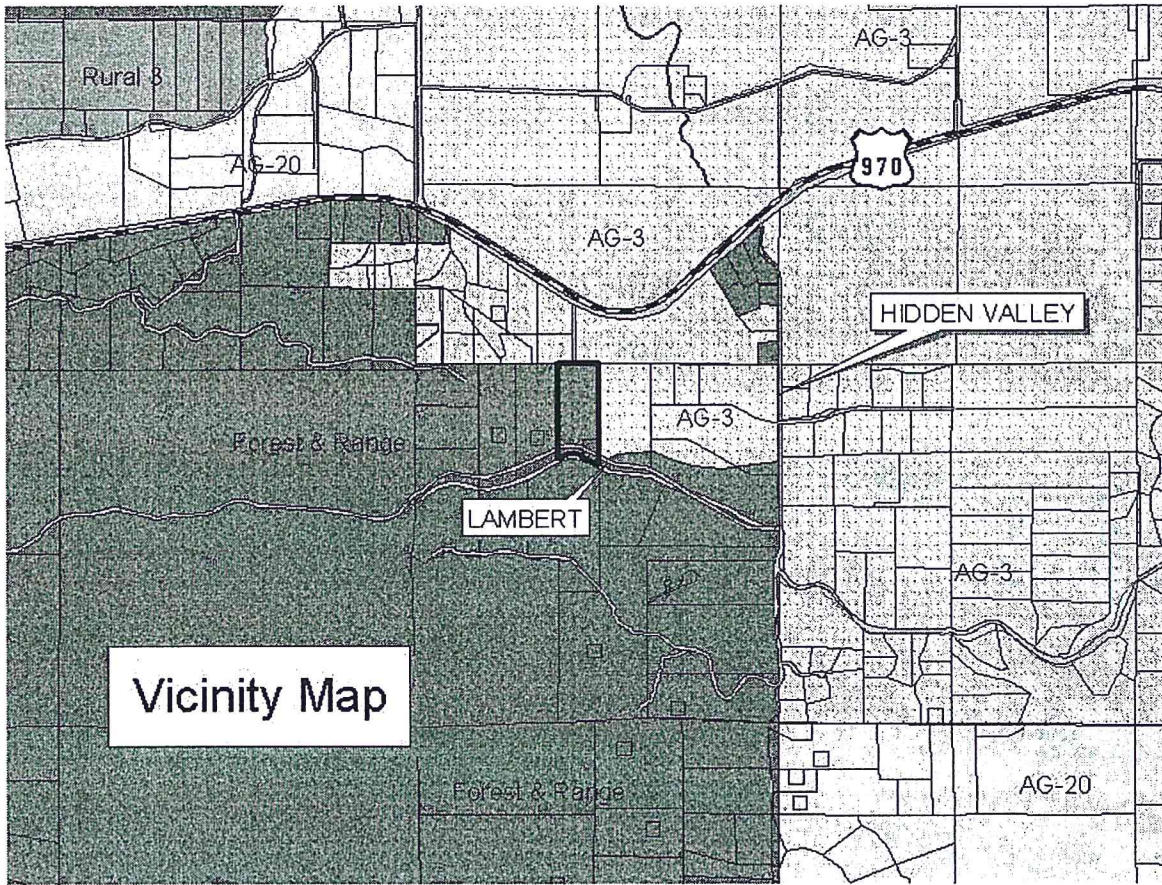
*Julie A. Kjorsvik*

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James Hurson, Prosecuting Attorney  
WSBA#12686





TAYLOR REZONE (Z-2006-03)