

KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

REZONE APPLICATION

(For requested amendments to the zoning map, KCC 17.98 & KCC 15B.03)

A **pre-application meeting** is required for this permit. To schedule a pre-application meeting, complete and submit a "Pre-Application Meeting Scheduling Form" to CDS. Notes or summaries from pre-application meetings should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REZONE TYPES

Please check the box next to the type of rezone this application is requesting:

- Site-specific rezone*
- General rezone using docketing process*

*Rezone requests for Planned Unit Developments (PUDs), must use the PUD application form.

REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Legal description of property to be reclassified
- Requested Zone Change: from Urban Res to Highway Commercial
- Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES:

3,335.00 Kittitas County Community Development Services (KCCDS)

300.00 Kittitas County Department of Public Works

130.00 Kittitas County Fire Marshal

\$3,765.00 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

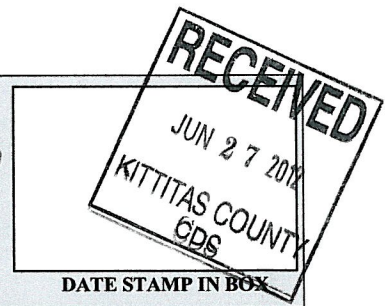
Mandy Mead

DATE:

6/27/12

RECEIPT #

00014930



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

FORM LAST REVISED: 1-6-2011

Page 1 of 3

GENERAL APPLICATION INFORMATION

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

Landowner(s) signature(s) required on application form.

Name: Jeff Calaway & Valerie Calaway
Mailing Address: P.O. Box 1142
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-6767
Email Address: jeff.calaway@calaway.net

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

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Gary Reynolds
Mailing Address: P.O. Box 1142
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-6001
Email Address: greynolds@calaway.net

4. Street address of property:

Address: 2106 W. Dolarway Road
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property (attach additional sheets as necessary):

See attached.

6. Tax parcel number: 118133, 166133, 278133, 628133, 876133

7. Property size: 43.13 (per Co. Assessor web site.) (acres)

8. Land Use Information:

Zoning: Urban Res Comp Plan Land Use Designation: Light Industrial

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum 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.

- 10. **Describe how this proposal will provide for the transfer of any required transferrable development rights:** According to KCC 17.98.020.7.h, petitions for rezones must comply with KCC 17.13 Transfer of Development Rights. Development rights must be transferred to the rezone area at a rate proportionate to the size of the project area (see 17.13.080.6). These rights must be transferred prior to final approval. Please describe how this requirement will be met by the proposed rezone.

- 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.
 - B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
 - C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
 - 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.
 - E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
 - F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
 - G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
 - H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights.

AUTHORIZATION

- 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.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

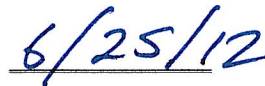
Date:

X _____

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

Date:

X  _____

 _____

SCHEDULE A (Continued)

Order No.: **0107709-E**

Legal Description:

TRACT 1:

That portion of the Southwest Quarter of the Southwest Quarter of Section 34, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying South and West of the County Road running through said Quarter of Quarter Section;

EXCEPT: A tract of land bounded by a line beginning at the Southwest corner of said Quarter of Quarter Section, and running thence North along the West boundary line of said Quarter of Quarter Section 630 feet; thence East 100 feet; thence South 630 feet to the South boundary line of said Quarter of Quarter Section; and thence West along the South boundary line of said Quarter of Quarter Section 100 feet to the point of beginning.

TRACT 2:

Parcel 1:

That portion of Government Lots 3 and 4, Section 3, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at a point 282 feet East of the Northwest corner of Government Lot 3; thence South 8°36', East 481 feet; thence West parallel with the North boundary line of said Section, to a point 106.9 feet East and 474.6 feet South of the Northwest corner of Government Lot 3; thence South 19°26' West 135 feet; thence South 54°20' West 437 feet; thence West to the West boundary line of Government Lot 4; thence North on said West boundary line to the Northwest corner of said Section; thence East on the North boundary line of said Section to the point of beginning.

EXCEPT:

1. That portion of Government Lot 3 which is described as follows:
Beginning at a point on the North line and 274.4 feet East of the Northwest corner of said lot; thence East 7.6 feet; thence South 8°36' East 413.3 feet; thence West 248.0 feet; and thence North 19°26' East 503.4 feet to the point of beginning.
2. That portion conveyed to the State of Washington for Primary State Highway No. 3 (SR 90), by Warranty Deed dated September 21, 1965, and recorded October 29, 1965, in Book 120 of Deeds, page 552, under Kittitas County Auditor's File No. 325204.
3. That portion, if any, lying within the following described tract of land:
A tract of land bounded by a line beginning at the Northwest corner of said Government Lot 3;
thence East along the North line of said Government Lot 3, 274.4 feet;
thence South 19°26' West, 164.9 feet to a point which is the true point of beginning;
thence South 19°26' West, 473.50 feet;
thence South 54°20' West, 437.00 feet;

SCHEDULE A (Continued)

Order No.: 0107709-E

(Tract 2, Parcel 1 continued)

thence West 393.57 feet to a point on the Northeasterly boundary of the Interstate Highway 90 right of way,
thence South 40°42'30" East along said boundary, 2,884.95 feet;
thence North 17°10' West, 3,018.20 feet;
thence North 86°59' West, 84.75 feet to the true point of beginning.

4. That portion lying within the following described tract of land:

A tract of land located in Government Lots 3 and 4, Section 3, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as:

Beginning at a point 474.6 feet South and 106.9 feet East of the Northwest corner of Government Lot 3, Section 3, Township 17 North, Range 18 East, of the Willamette Meridian;
thence South 19°26' West, 135 feet;
thence South 54°20' West, 437 feet;
thence West to the West line of Government Lot 4;
thence North on the West line of Government Lot 4, 382.1 feet, thence East to the place of beginning.

5. A tract of land located in Government Lots 3 and 4, Section 3, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northwest corner of said Government Lot 3, as shown on that certain survey recorded July 8, 1988 in Book 15 of Surveys at page 165, under Auditor's File No. 513568, records of said county; thence East, along the North line of said Government Lot 3, 274.40 feet; thence South 19°26'00" West, 439.77 feet to an existing Nelson pin and cap (LS 18092) and the true point of beginning for the herein described parcel; thence continuing South 19°26'00" West, 63.63 feet to the Northerly boundary of the parcel described by deed recorded July 11, 2002 under Auditor's File No. 200207110019, records of said county; thence West along said Northerly parcel boundary, 778.65 feet to an existing Southwest-Northeast fence; thence North 61°20'36" East, along said fence, 224.95 feet to an existing Nelson pin and cap (LS 18092); thence South 85°27'23" East, along an existing East-West fence, 604.32 feet to the true point of beginning.

Parcel 2:

A tract of land located in Government Lots 3 and 4, Section 3, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northwest corner of said Government Lot 3, as shown on that certain survey recorded July 8, 1988 in Book 15 of Surveys at page 165, under Auditor's File No. 513568, records of said county; thence East, along the North line of said Government Lot 3, 274.40 feet; thence South 19°26'00" West, 503.40 feet to the Northerly boundary of the parcel described by deed recorded July 11, 2002 under Auditor's File No. 200207110019, records of said county; thence West along said Northerly parcel boundary, 778.65 feet to an existing Southwest-Northeast fence and the true point of beginning for the herein described parcel; thence continuing West along said Northerly parcel boundary, 322.07 feet to the Northeasterly right of way boundary of SR 90; thence South 39°38'55" East, along said SR 90 right of way boundary, 157.34 feet to an existing Nelson pin and cap (LS 18092); thence North 61°20'36" East, along and existing Southwest-Northeast fence, 252.62 feet to the true point of beginning.

SCHEDULE A (Continued)

Order No.: 0107709-E

TRACT 3:

That portion of the Southeast Quarter of the Southwest Quarter of Section 34, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, bounded by a line described as follows:

Beginning at the Southwest corner thereof and running thence East 586.08 feet; thence North 24°31' West 300.96 feet, more or less, to the South boundary line of Dollarway Road; thence North 58°32' West 553.74 feet, along said South boundary line 553.74 feet, to intersect with the West boundary line of said Southeast Quarter of the Southwest Quarter; and thence South 1°06' East 563.64 feet, more or less to the point of beginning;

EXCEPT:

1. A tract of land described as follows: Beginning at a stake 282.0 feet East of the West 1/16 corner on the South boundary of said section and running thence North 20°50' West 330.0 feet; thence North 12°01' East 88.2 feet to a post on the South right of way line of Dollarway Road; thence South 58°38' East along said right of way line 257.1 feet; thence South 33°23' East 313.5 feet to the South boundary line of Section 34; thence West on said South boundary line 293.7 feet to the point of beginning.
2. A tract of land described as follows: Beginning at a point on the South boundary line of said section 274.4 feet East of the Southwest corner of the Southeast Quarter of the Southwest Quarter, and running thence North 19°26' East 10.9 feet; thence South 8°36' East 11.0 feet to a point on the section line; and thence West 7.6 feet to the point of beginning.

END OF SCHEDULE A

Rezone Application

Narrative

9. This is a Non-Project Rezone application. The property to be rezoned is located at 2106 W. Dolarway Road. It is comprised of approximately 43 acres currently designated as Urban Residential. The property is not currently connected to any of the Ellensburg utilities. Sewer, water and electricity are all located along the road ROW and would be available for future use.

10. N/A

11A. The property is currently under a default designation of Urban Residential. It is adjacent to Light Industrial, Highway Commercial and the City of Ellensburg's Recreation property along the Reecer Creek Restoration project. With the ongoing improvement of Dolarway Road a rezoning to Highway Commercial would provide the flexibility to develop this property in a manner compatible with the surrounding area. A zoning classification of Residential of any kind would not be consistent with the adjacent properties or the likely direction of development along Dolarway Road.

11B. N/A

11C. N/A

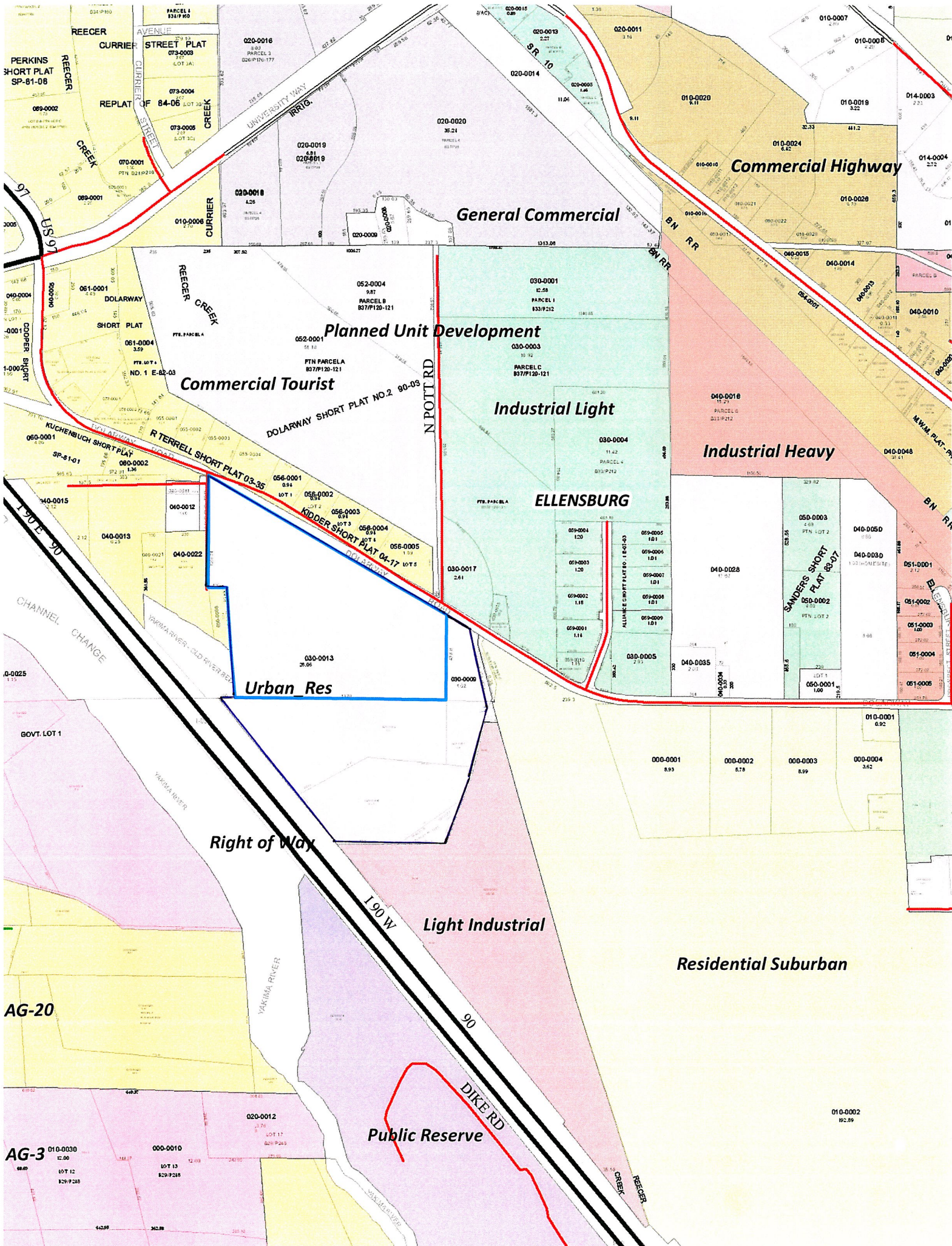
11D. The proposed zone is believed to be appropriate for reasonable future development of the subject property.

11E. The location and topography of the subject property make it highly compatible with the stated intent of the "Highway Commercial" zone designation as well as the permitted uses. Although this is a Non-Project Rezone application the property uses under consideration fall within the permitted uses of this zoning designation.

11F. The proposed amendment appears to be compatible with the surrounding zoning designations.

11G. This property lies at the end of the ditch which delivers its irrigation water. Future development of the property would not affect any other property owner from an irrigation standpoint.

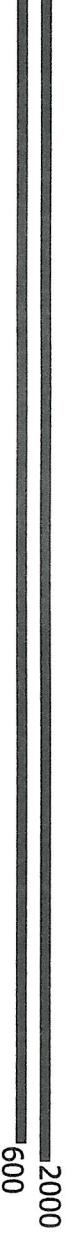
11H. N/A





Google earth

feet
meters

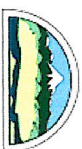


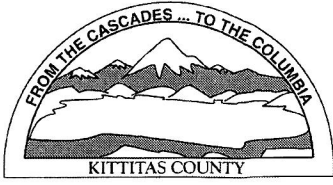
Calaway Rezone Application



Map Center: Township:17 Range:18 Section:3

Kititas County Disclaimer
 Kititas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kititas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.





KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00014530

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 025700

Date: 6/27/2012

Applicant: CALAWAY, JEFF ETUX

Type: check # 1300

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
CP-12-00002	REZONE FEE	3,335.00
CP-12-00002	PUBLIC WORKS REZONE	300.00
CP-12-00002	FIRE MARSHAL REZONE FEE	130.00
	Total:	3,765.00