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September 12, 2014

Lindsey Ozbolt
Kittitas County Community Development Services
411 N Ruby ST, Suite 2
Ellensburg WA 98926

Re: Anderson Hay & Grain Rezone

Dear Lindsey:

As you know Anderson Hay & Grain is going through a docketed rezone of portions of its property. One of the primary purposes of the rezone is to be able to construct a new office building that will be approximately 15,000 square feet with room to expand the size and footprint of the building. The building will be on a single tax parcel (proposed boundary line adjustment parcel number: 708633) which is separate from the rest of the Anderson Hay and Grain operations in the vicinity.

In reviewing the Kittitas County zoning code it appears in the Kittitas County Light Industrial zone there are certain uses that are allowed outright and other uses that are not. In reviewing the Light Industrial uses that are allowed in urban areas (KCC 17.15.080), it does not appear to me that offices are either a permitted or conditional use. Is the office building we have discussed constructing if the rezone is approved permitted to be built in the Light Industrial zone?

If it is not, I understand it may be possible to classify the office building as an accessory use or an accessory building in the Light Industrial zone. Is it possible to classify the office building as an accessory use or an accessory building thus allowing it to be built in the Light Industrial zone?

Anderson Hay & Grain has a significant concern with this issue and needs to verify that once through the rezone process the office building can be constructed in the Light Industrial zone. Would you please provide me with written confirmation that Anderson Hay & Grain office building can be built in the Light Industrial zone. I would appreciate a reply as soon as possible.

Sincerely,

Nathan Mirro
Director of Information Technology
Anderson Hay & Grain Co., Inc.
910 Anderson Rd
Ellensburg WA, 98926