

## Comprehensive Plan Amendments Docketing Project Narrative

Item #9) Narrative project description - For all proposed Comp Plan amendments, provide the following information:

- a. Why is the amendment needed and being proposed?

*The proposal is to rezone six parcels and associated right-of-way, totaling approximately 26 acres, within the Ellensburg Urban Growth Area from Urban Residential to Light Industrial. The proposed rezone will more accurately reflect the current use of the majority of the property and will allow Anderson Hay and Grain to construct a commercial office building for their existing employees. In addition, the proposal will be used to clarify the zoning and jurisdiction of Kittitas Tax Parcel Number 916833, which is approximately 10 acres in size and located to the north of the subject rezone area.*

- b. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

*The county-wide planning policies are located within the Kittitas County Comprehensive Plan – Refer to Item 9 c. below.*

- c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

*The proposed rezone is consistent many of the goals and policies of the Kittitas County Comprehensive plan (June 2013), including but not limited to the following:*

- “GPO 2.2 Protect, preserve, maintain, and enhance the County’s natural resource industry base, natural environment, and rural character, including but not limited to timber, agriculture, mineral, water and energy resources...”*
- “GPO 2.4 Encourage urban growth and development in those areas where public roads and services can support such growth, and where development will cause minimal environmental degradation, reduce the conversion of land for development, and concentrate future growth in established cities and urban growth areas”*
- “GPO 2.8 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.”*
- “GPO 2.15 The development of resource based industries and processing should be encouraged in all areas of Kittitas County...”*

- d. How have conditions changed that warrant a comprehensive plan amendment?

*The proposed rezone is not caused by changing conditions but rather will serve to more accurately reflect the existing and historic use of the property. In addition, the proposed rezone will result provide an improved area of cohesive zoning in relation to the existing*

*industrial zoning/use located to the north and east of the subject properties. The southern extent of the rezone area has been proposed to avoid the creation of an incompatible island of urban residential zoning within an area primarily utilized for industrial/commercial uses.*

Item #10) <b>Transfer of Development Rights:</b> According to KCC 17.13.080.2 some comprehensive plan amendments require a transfer of development rights. This process is described in KCC 17.13. Please describe whether this amendment will require transferred development rights, and if they are required, describe how this requirement will be met.
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*The Transfer of Development Rights (TDR) process as described in KCC 17.13 is associated with residential development. Sending and receiving sites as well as exchange rates are focused on residential units, and the system does not set forth policy or procedure for establishing industrial/commercial sending and/or receiving sites. As the proposed rezone does not involve the need to transfer residential development rights, it is anticipated that this amendment will not require the transfer of development rights.*

Item# 11) For <b>map amendments</b> attach the following additional information for <b>each</b> parcel involved:
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a. Parcel Information

*Refer to Application Attachment A: Rezone Property Summary.*

b. Land Use Information

i. Current and proposed comprehensive plan designation

*The City of Ellensburg comprehensive plan designation of the site is Mixed Residential; the County does not prepare/map comprehensive plan designations. The proposed comprehensive plan designation is Light Industrial.*

ii. Current and proposed zoning designation

*The current zoning designation of the subject rezone area is Urban residential; the proposed zoning designation of the subject rezone area is light industrial.*

iii. (Note: Rezone requests require separate Rezone application and fee).

*Noted. A rezone application is included with this submittal package.*

iv. Present use of the property

*Present uses of the parcels within the subject rezone area include urban commercial uses.*

v. Surrounding land use

*Surrounding land uses associated with the subject rezone area include commercial, industrial, residential and right of way.*

c. Services:

i. Whether the site is currently served by sewer or septic

*All parcels within the subject rezone area are currently served by septic system.*

ii. Name of sewer purveyor (if on public sewer system).

*Not applicable.*

iii. Whether the site is currently served by a public water system or well

*All parcels within the subject rezone area are currently served by well.*

iv. Name of water purveyor (if on public water system)

*Not applicable.*

v. Whether the site is located on a public road or private road.

*The subject rezone area is accessible via public roadway.*

vi. Name of road

*Parcels within the subject rezone area are accessible via Anderson Road and/or Damman Road.*

vii. Fire District

*Fire District # 2 – Rural Ellensburg*

Item # 12: For <b>text amendments</b> , attach the following additional information a. Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording.
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*Not applicable. The proposed rezone does not require text amendments to the existing Comprehensive Plan and/or Zoning Ordinance.*