

Rezoning Application Project Narrative

JUN 19 2014

Item #9) Narrative project description: 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.

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 subject rezoning properties are located to the northwest of the intersection of Anderson Road and Damman Road in Kittitas County, WA. Refer to the attached vicinity map.

All of the parcels within the subject rezoning area utilize private wells for water supply and septic systems for sewage disposal.

The proposed rezoning will more accurately reflect the current use 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 rezoning area.

Item #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 rezoning must comply with KCC 17.13 Transfer of Development Rights. Development rights must be transferred to the rezoning 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 rezoning.

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 rezoning 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) Applicant for rezoning must demonstrate that the following criteria are met:

A. The proposed amendment is compatible with the comprehensive plan

The proposed rezoning 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...”

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

The proposed rezone will allow the continued, successful functioning of a significant business and employer within the City of Ellensburg and Kittitas County. The economic benefits provided as a result of this successful functionality have substantial relation to public health, safety and welfare.

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

The proposed amendment has merit and value for Kittitas County in that it will more accurately reflect the existing uses of the parcels and will correspond better to the existing adjacent land uses.

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 reasonable for the development of the subject property.

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.

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

The subject property is suitable for development in general conformance with the Light Industrial zoning standards. Future development shall comply with all applicable laws and regulations.

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

The majority of the properties within the immediate vicinity of the subject properties are currently zoned for commercial and industrial uses. The proposed zoning established by the rezone is therefore both consistent with the adjacent zoning and is more reflective of the existing use of the majority of the properties proposed for rezone.

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

The proposed changes in use will not adversely impact irrigation water deliveries to other properties. Future development shall comply with all applicable laws and regulations.

- H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development rights.

Refer to Item #10 above.

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**Anderson Hay and Grain Rezone
Application Attachment B:
Legal Description of Property to be Re-classified**

Legal Description Summary by parcel as utilized by the Kittitas County Assessor's office:

Kittitas County Tax Parcel Number	Kittitas County Assessor's Legal Description
698633	ACRES 7.35, CD. 8159; SEC. 11, TWP. 17, RGE. 18; PTN. NW1/4 NW1/4
708633	ACRES .41, CD. 8151-A; SEC. 11; TWP. 17; RGE. 18; NW 1/4 TAX 23
528633	ACRES .91, CD. 8151; SEC. 11; TWP. 17; RGE. 18; NW1/4 TAX #5; LESS TAX #23
688633	ACRES 13.42, CD. 8150; SEC. 11, TWP. 17, RGE. 18; PTN. NW1/4 NW1/4
538633	ACRES 1.25, CD. 8157; SEC. 11; TWP. 17; RGE. 18; PTN. NW1/4 (TAX 13) INCLUDES 1975 NASHU 70X14 19823
658633	ACRES 1.25, CD. 8158; SEC. 11; TWP. 17; RGE. 18; NW 1/4 TAX NO. 15 (OUT OF TAX 13)

Summary Legal Description:

The proposed rezone includes the majority of the NW 1/4 of the NW 1/4 of Section 11 of Township 17N, Range 18E, W.M. excluding Kittitas County Tax parcel numbers 548633, 718633, 728633, 838633, 848633, 858633, 668633 and the portion of 418533 located therein.

The rezone also includes portions of right of way currently designated as urban residential that are located in the SW 1/4 of the SW 1/4 of Section 2, Township 17N, Range 18E, W.M..