



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Building Partnerships - Building Communities

October 2, 2014

Anderson Hay & Grain Co., Inc.
Nathan Mirro, Director of IT
910 Anderson Road
Ellensburg, WA 98926

Subject: **Anderson Hay Non-Project Rezone**, (CP-14-00001 & RZ-14-00002)

Dear Mr. Mirro,

This letter is in response to your letter dated September 12, 2014 requesting clarification on the ability of Anderson Hay and Grain to construct an office building on the property that is currently being considered for a non-project rezone from Urban Residential to General Industrial off of Anderson Road.

As was explained at previous meetings with Anderson Hay and Grain's various consultants and representatives prior to submittal of the Anderson Hay Non-Project Rezone (CP-14-00001 & RZ-14-00002), an office building is not a permitted use in either the Urban Residential or General Industrial zones as a stand-alone use. However, the primary function of the property is for the operation of Agriculture processing, warehousing and exporting business. An office building used to support these activities and employees is considered part of the primary use and would be allowed if the rezone is approved. An office building that leases or rents out office space to other businesses/individuals would not be allowed on property zoned Urban Residential, General Industrial or Light Industrial.

Please be aware that the rezone application is for a non-project rezone and states the following in the project narrative:
"The proposed rezone 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."

If you have any further questions regarding this matter, I can be reached at (509) 962-7506, or by e-mail at lindsey.ozbolt@co.kittitas.wa.us

Sincerely,

Lindsey Ozbolt
Planner II

CC: file CP-14-00001
Doc Hansen, Kittitas County Planning Official *via email*
Nathan Mirro, Anderson Hay Director of IT *via email*