

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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PREAPPLICATION CONFERENCE
MEETING SUMMARY

(To be completed for each Preapplication Conference)

A copy of this summary will be provided to the project applicant and is to be included in the application submittal.

Date of Pre-Application Meeting: May 7, 2014 Time: 10:00AM
Pre-application meetings are scheduled every Wednesday after PR Team meetings.

Project name: Anderson Hay and Grain Proposed Rezone

Items submitted by applicant for review at Pre-app: Project narrative, narrative aerial map, existing zone map, proposed zoning map

List persons present at pre-app meeting:

To be present at each pre-app:

1. CDS representative (planning): Lindsay Ozbolt, Kaycee Hathaway, Jeff Weber
2. CDS representative (fire): _____
3. Public Works representative: Kirk Holmes, Christina Wollman
4. Environmental Health representative (water): Holly Duncan
5. Environmental Health representative (sewer): _____

Present at pre-app for project: (attach business cards if available)

Applicant: Cassandra Moore, Steve Gordon, Anderson Hay (Nathan present)
Applicant phone: 509-962-8738
Applicant email: _____

Applicant authorized agent (if applicable): Cassandra Moore, Grette Associate
Applicant authorized agent phone: 253-573-9300
Applicant authorized agent email: _____

Contact person for application:

- Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

*The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.

Items/issues/concerns/questions discussed (To be filled in by CDS Planner):

1. Public Works

Proposed access: Anderson Rd

Transportation Concurrency Required. Specific access review at time of development.

2. Environmental Health (water)

Proposed water supply: Anderson Hwy existing Group A water system.
Approval of additional connection (office bldg) to water system must be given by Russell Mau with the Washington State Dept. of Health in Spokane.
Complete and turn in the adequate water determination application form A prior to turning in building plans

3. Environmental Health (sewer)

Proposed sewer disposal: existing on site system For Review.
The existing system may not be able to be used.
Soils need to be evaluated and a site evaluation performed by Joe Gilbert at Kittitas Co. Public Health for the office building. The on site sewage system must ~~be~~ have a permit issued prior to the submittal of plan for review.

4. Planning/Land Use

Critical Areas conducted not yet SEPA will be required
Provided Comp Plan draft, rezone, & SEPA documents. Must be complete and submitted to CDS by June 30th
Rezoned to General Industrial would allow for continued operations. Staff will discuss north parcel issue w/ City Elected to vet out if in City or County. Can be addressed through this process.

5. Fire

Located within Fire District #: _____ (if applicable) Will provide new SEPA checklist if applicable.

6. Other

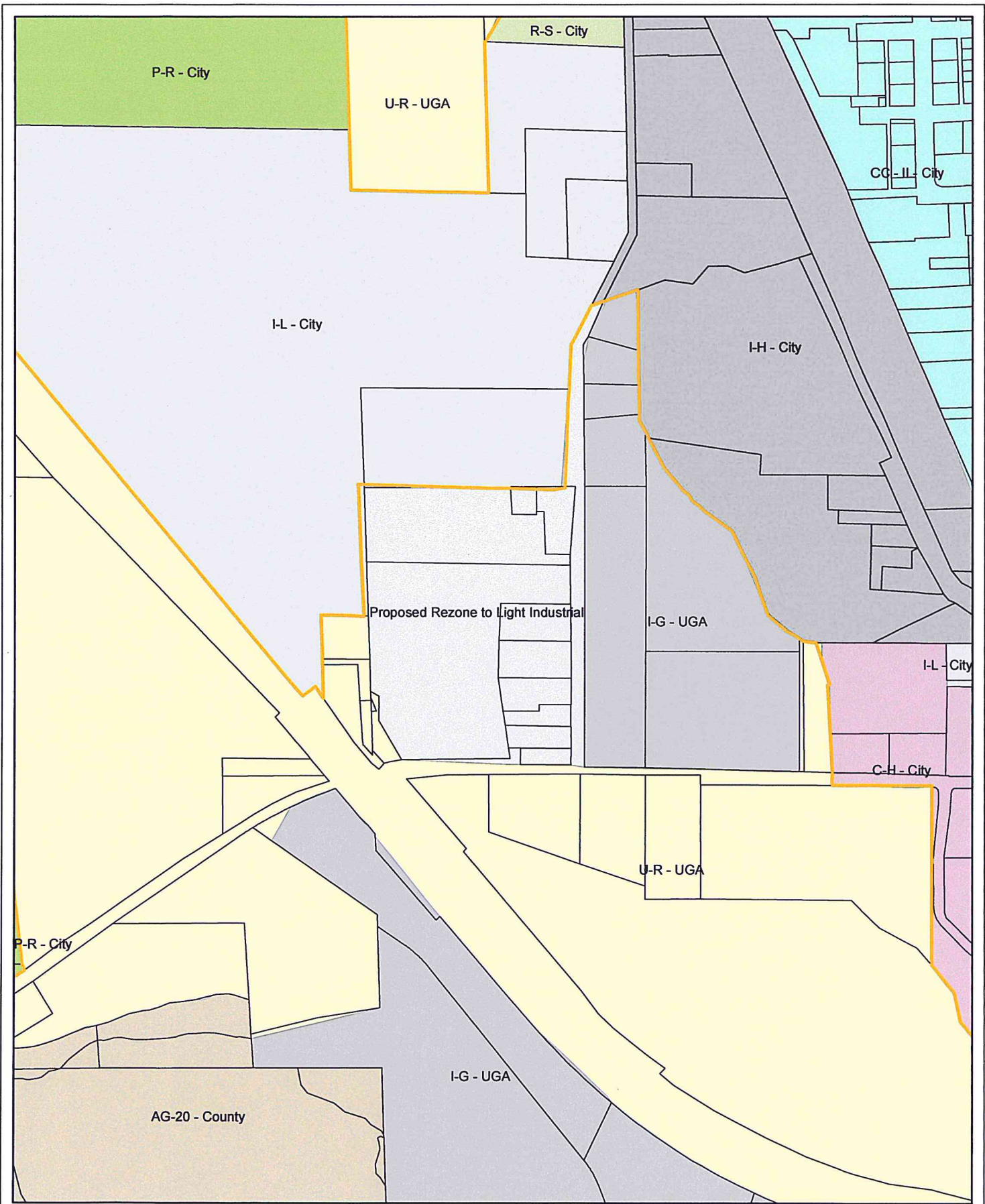


Figure 2: Proposed Rezone



PROPOSED SITE: CURRENT ZONING = URBAN RESIDENTIAL, COMBINED ACREAGE (4 LOTS) = 18.47 ACRES, 15,000 SF BUILDING, 2 STORIES, +/-60 PEOPLE

ANDERSON HAY AND GRAIN

ALSC ARCHITECTS

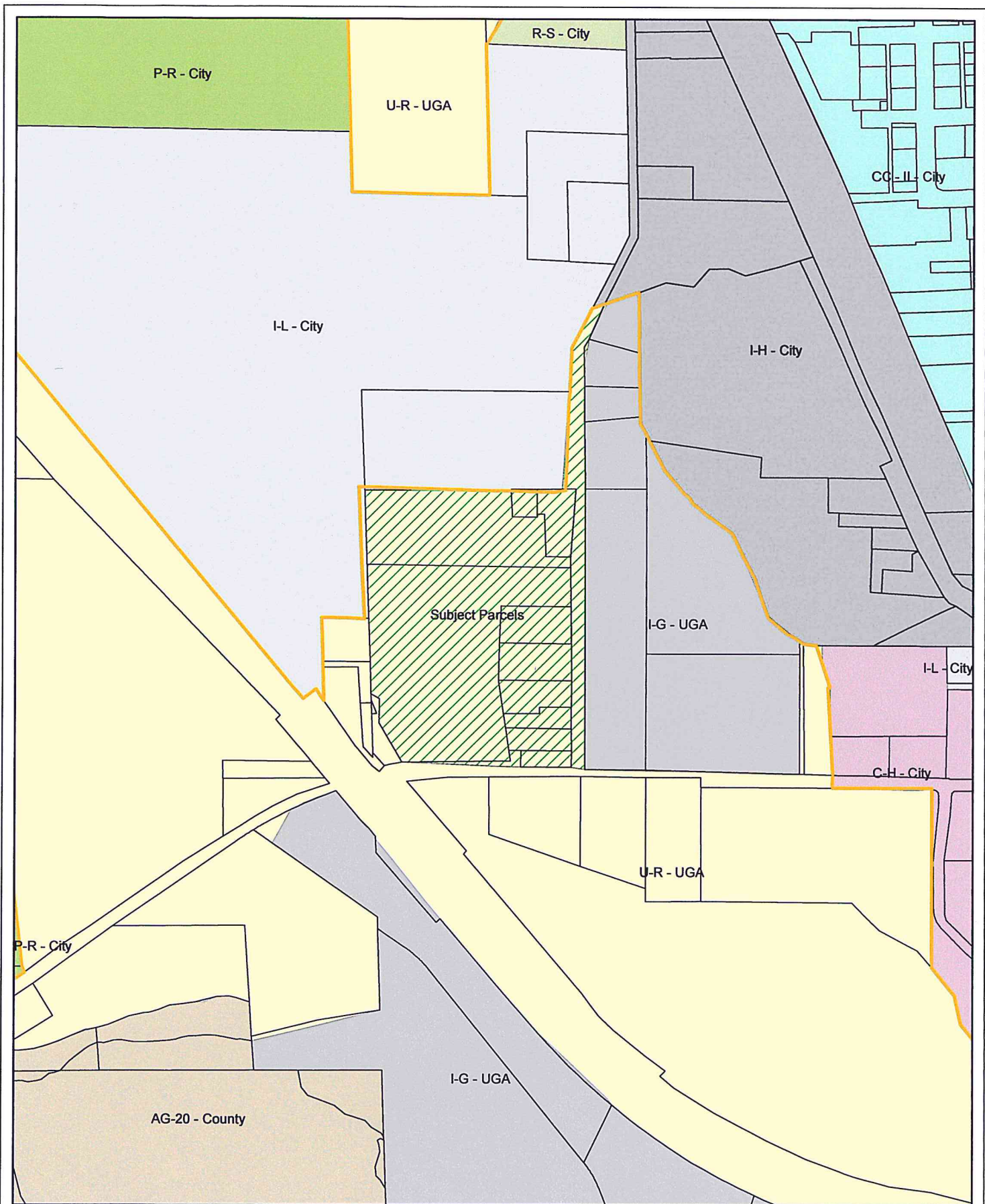


Figure 1: Existing Zoning

Pre-Application Submittal

Anderson Hay and Grain Proposed Re-Zone

Applicant: Steve Gordon, Anderson Hay and Grain

Applicant phone: (509) 962-0738

Applicant email: steve.gordon@anderson-hay.com

Applicant authorized agent: Cassandra Moore, Grette Associates

Applicant authorized agent phone: (253) 573-9300

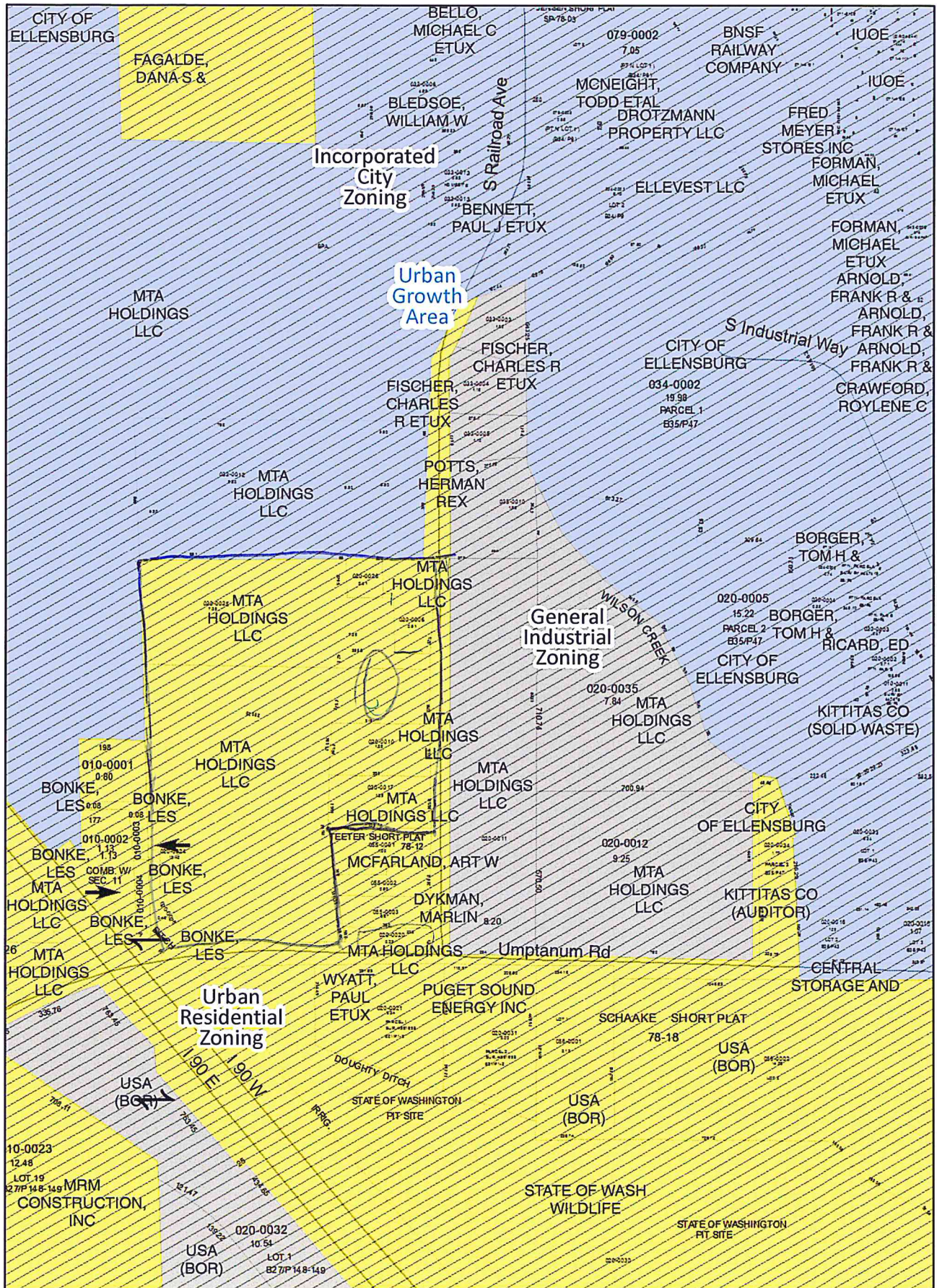
Applicant authorized agent email: cassandram@gretteassociates.com

Project Narrative

Anderson Hay and Grain wants to construct a new office building with associated parking area and septic drainfield for their operational use. Refer to the attached figure from ALSC Architects entitled *Proposed Site*. The office building would be constructed within the boundaries of Kittitas Tax Parcel Numbers 698633, 708633 and 528633.

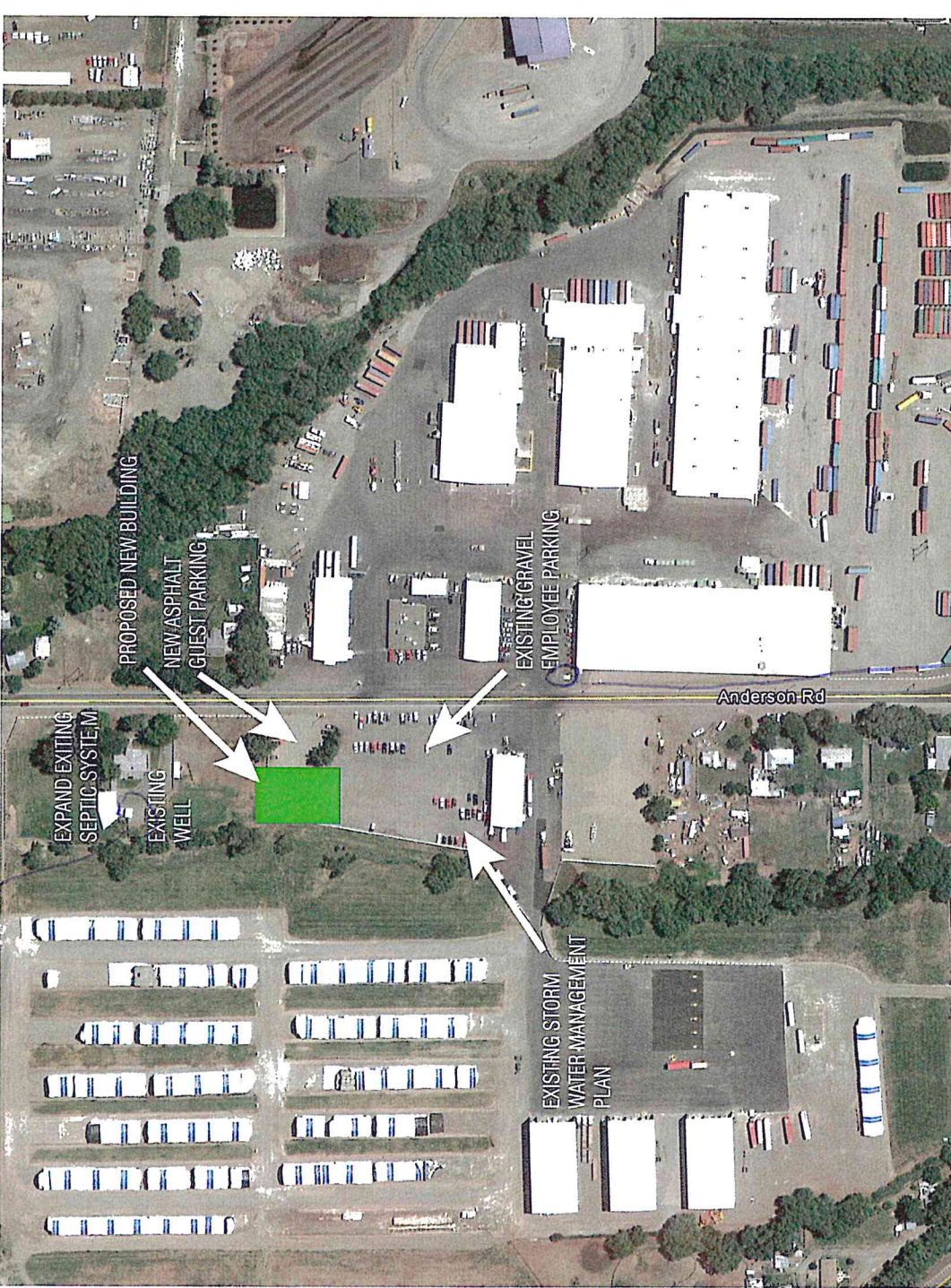
The current zoning designation of the project area and surrounding properties, the majority of which are utilized by Anderson Hay and Grain, is Urban Residential and is within the Ellensburg Urban Growth Area (UGA) (Figure 1: Existing Zoning). However, office buildings are not a permitted use within the Urban Residential zoning designation.

In order to be able to construct the new office building, Anderson Hay and Grain intends to apply to Kittitas County to re-zone the project area and the surrounding properties from Urban Residential to Light Industrial (Figure 2: Proposed Rezone). As Anderson Hay and Grain has been operating in this area for over 20 years, the company believes that the rezone will more accurately reflect the historic, existing, and ongoing use of the subject parcels. In addition, the proposed rezone will correspond well to existing city and urban growth area zoning designations located to the north and east of the subject parcels.



Anderson was located
 Sewing was located
 Sewing fabric
 Single fabric
 From remove mobile home

Zoning or building
 * Send pre-app packet



packet
 to Wundance
 consultant
 that works
 with Ryan

PROPOSED SITE: CURRENT ZONING = URBAN RESIDENTIAL, COMBINED ACREAGE (4 LOTS) = 18.47 ACRES, 15,000 SF BUILDING, 2 STORIES, +/- 60 PEOPLE

ANDERSON HAY AND GRAIN | ALSO ARCHITECTS

* hydrant
 * fire well