

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506
Fax 509-962-7682

Building Partnerships - Building Communities

October 29, 2014

Art McFarland
1109 Anderson Road
Ellensburg WA 98926

Marlin Dykman
1113 Anderson Road
Ellensburg WA 98926

MTA Holdings LLC
PO Box 99
Ellensburg WA 98926

Subject: Notice of Proposed Rezone of Property Adjacent to the Anderson Hay Non-Project Rezone, (CP-14-00001)

Dear Property Owner,

Your property is adjacent to an application known as the Anderson Hay Non-Project Rezone requesting a non-project rezone of 6 parcels totaling approximately 25.98 acres from Urban Residential to General Industrial, located in a portion of Section 11, Township 17 N, Range 18 E, WM in Kittitas County; Assessor's map numbers 17-18-11000-0006, -0010, -0017, -0024, -0025, and -0026 was received on Thursday, June 19, 2014. Revised documents were submitted on July 29, 2014 to clarify that the request is for General Industrial and not Light Industrial zoning. The Kittitas County Planning Commission held a public hearing on October 7, 2014 and continued said hearing to October 9, 2014 where a recommendation was made to the Board of County Commissioners that five (5) additional parcels be included in the non-project rezone and your parcel is one of these five additional parcels. These five (5) parcels include: 17-18-11055-0001, 17-18-11055-0002, 17-18-11055-0003, 17-18-11020-0020, and the parcel directly adjacent to the north of 17-18-11020-0025 that has been determined by the City of Ellensburg that it is part of the County jurisdiction and not within City Limits of Ellensburg.

You are being noticed of this potential change in zoning of your property from Urban Residential to General Industrial so that you may make written comment and/or attend and make verbal comment at the open public record hearing before the Board of County Commissioners on November 4, 2014 at 6:00 pm in the Kittitas County Armory Building at the Fairgrounds. The Board of County Commissioners will be making a final decision on this matter prior to the end of the year and the record is closed at their discretion after the November 4th hearing.

Please see the attached staff report dated November 4, 2014 for an overview of the subject parcels. Additional application materials can be found on the Kittitas County Website at:

[http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Comp Plan Amendment Applications&project=CP-14-00001+Anderson+Hay](http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Comp+Plan+Amendment+Applications&project=CP-14-00001+Anderson+Hay).

If you have any questions regarding this matter, please contact Community Development Services at (509) 962-7506.

Sincerely,

Lindsey Ozbolt
Planner II

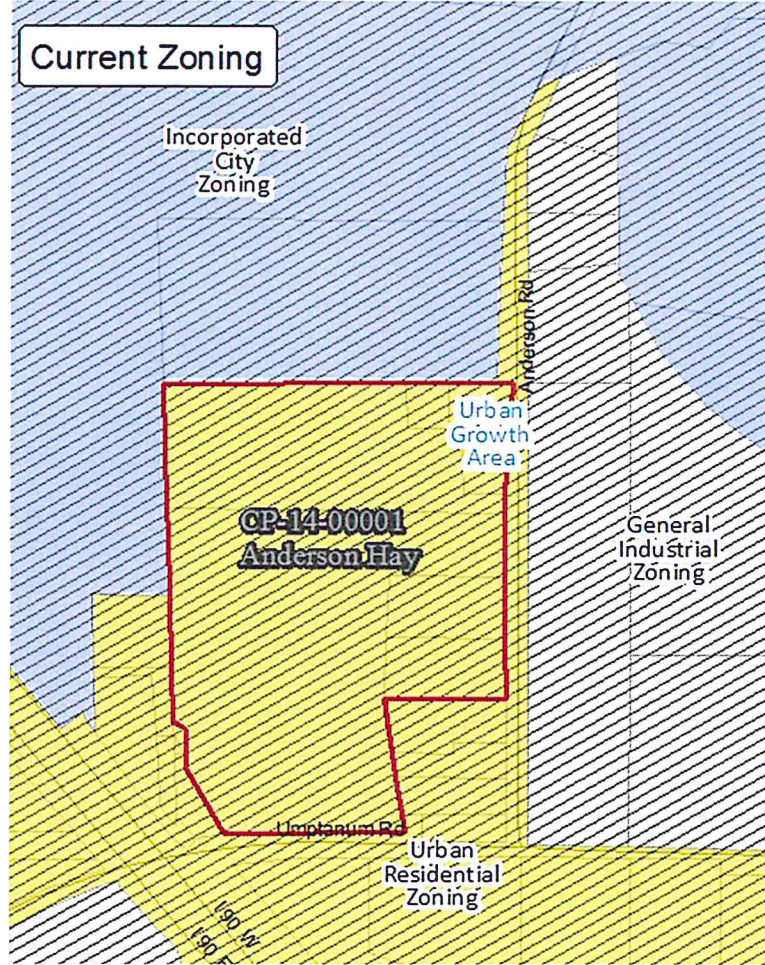
Enclosure

Docket No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
14-11	Anderson Hay & Grain Rezone	Rezone RZ-14-00002 – rezone area from U-R to I-G at Anderson Road and Umptanum Road, Ellensburg (in UGA)	Anderson Hay & Grain	CDS	Approve

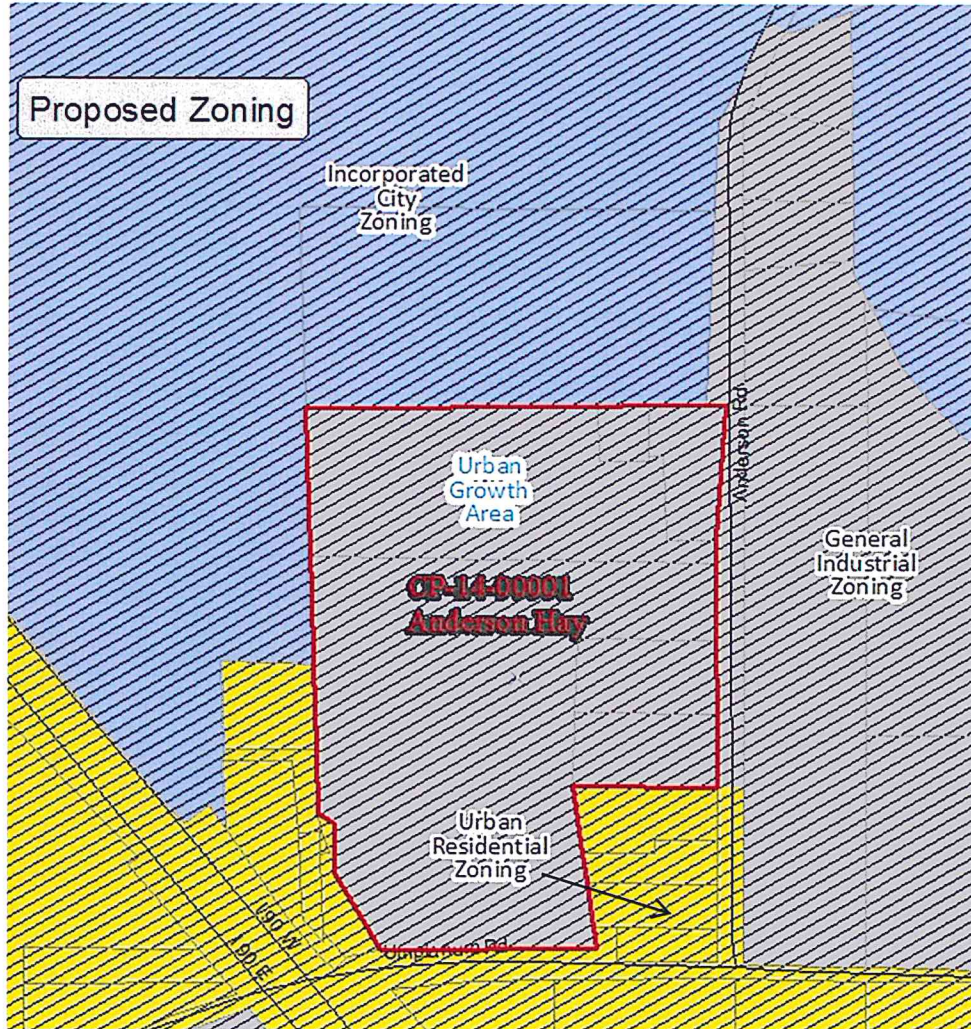
Anderson Hay & Grain Rezone RZ-14-00002 and CP-14-00001 was submitted to Community Development Services on June 19, 2014. It is a non-project rezone request on 6 parcels, assessor map numbers: 17-18-11020-0006, -0010, -0017, -0024, -0025, & -0026, to change the County's zoning map from Urban Residential (U-R) to General Industrial (I-G). These parcels are within the Ellensburg UGA, located off of Anderson Road and Umptanum Road. Application materials can be found on the Kittitas County website at: [http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Comp Plan Amendment Applications&project=CP-14-00001+Anderson+Hay](http://www.co.kittitas.wa.us/cds/land-use/project-details.aspx?title=Comp+Plan+Amendment+Applications&project=CP-14-00001+Anderson+Hay). These proposed amendments were docketed with CDS prior to the June 30th docketing deadline.

Based upon staff review, staff also recommends that the following five parcels also be rezoned to General Industrial: 17-18-11055-0001, 17-18-11055-0002, 17-18-11055-0003, 17-18-11020-0020, and the parcel directly adjacent to the north of 17-18-11020-0025 that has been determined by the City of Ellensburg that it is part of the County jurisdiction and not within City Limits of Ellensburg. For additional information please see the Anderson Hay Non-Project Rezone Planning Commission staff report dated 10/7/14.

Existing Zoning (Urban Residential)



Proposed Zoning (General Industrial)



Staff Proposed Zoning (General Industrial)

