

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

CP-19-00001

COMPREHENSIVE PLAN AMENDMENTS DOCKETING

(Proposing a text or map amendment as part of annual docketing, pursuant to KCC 15A.10 and KCC 17.98)

CHECK THE APPROPRIATE BOX(ES) SHOWING WHICH TYPE OF AMENDMENT IS REQUESTED:

COMP PLAN MAP

COMP PLAN TEXT

NOTE: If the amendment you are applying for is within an URBAN GROWTH AREA or you are proposing a UGA expansion of the Ellensburg, Cle Elum, or Roslyn UGA you are required to docket your item with that City as well. You must contact the appropriate City for filing deadlines, fees, application, and costs.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- Site plan of the property with the following features (as applicable): all buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc. (See Exhibit A.)
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Project Narrative responding to Questions 9-12 on the following pages.

APPLICATION FEES:

- \$3,170.00 TEXT AMENDMENT: Kittitas County Community Development Services (KCCDS) --OR--
- \$3,460.00 MAP AMENDMENT: Kittitas County Community Development Services (KCCDS)
- \$600.00 SEPA Checklist: Kittitas County Community Development Services (KCCDS)

Based on amendment Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

HB

DATE: 6-24-19

RECEIPT # CD19-0158 95



GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Ronald and Bonnie Scott

Mailing Address: P.O. Box 37

City/State/ZIP: Easton, WA 98925

Day Time Phone: 206-499-3934

Email Address: Scott.Equipment@hotmail.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Jeff Slothower

Mailing Address: P.O. Box 1088

City/State/ZIP: Ellensburg, WA 98926

Day Time Phone: 509-925-6916

Email Address: jslothower@lwhsd.com

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

4. Street address of property:

Address: 2141 Railroad Street

City/State/ZIP: Easton, WA 98925

5. Legal description of property (attach additional sheets as necessary):

6. Tax parcel number: 061634 and 029034

7. Property size: <2.0 (acres)

8. Land Use Information:

Zoning: 061634: Residential

029034: Residential & Gen.
Commercial

Comp Plan Land Use Designation: Easton Type 1 LAMIRD

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. Narrative **project description:** For **all** proposed Comp Plan amendments, provide the following information:
 - a. Why is the amendment needed and being proposed?
 - b. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
 - c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
 - d. How have conditions changed that warrant a comprehensive plan amendment?

- 10. **Transfer of Development Rights:** 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.

- 11. For **map amendments** attach the following additional information for **each** parcel involved:
 - a. Parcel Information
 - i. Tax parcel number(s)
 - ii. Total Acreage
 - iii. Site Address
 - iv. Owner
 - v. Mailing Address
 - vi. Owner's Home Phone Number

 - b. Land Use Information
 - i. Current and proposed comprehensive plan designation
 - ii. Current and proposed zoning designation
 - iii. (Note: Rezone requests require separate Rezone application and fee).
 - iv. Present use of the property
 - v. Surrounding land use

 - c. Services:
 - i. Whether the site is currently served by sewer or septic
 - ii. Name of sewer purveyor (if on public sewer system).
 - iii. Whether the site is currently served by a public water system or well
 - iv. Name of water purveyor (if on public water system)
 - v. Whether the site is located on a public road or private road.
 - vi. Name of road
 - vii. Fire District

- 12. For **text amendments**, 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.

AUTHORIZATION

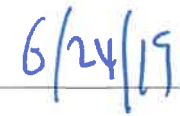
13. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X 

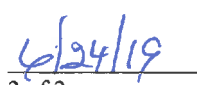
Date:



Signature of Land Owner of Record
(Required for application submittal):

X 

Date:



Additional Information and Narrative for the Scott Comprehensive Plan Amendment Application

5. Legal Descriptions:

See Exhibit B.

9. Narrative Project Description

a. The rezone to the General Commercial zone will make the zone of the property consistent with and compatible with the existing use conducted on the property, which use has been the same since at least 1975.

b. The proposal is consistent with the County-Wide Planning policies because Kittitas County has been consulted with and supports this amendment. This site will be used for the same purpose it has been used for since at least 1975, which is using the existing shop and office on the property to operate an excavation business.

c. The Comprehensive Plan designates this property as a Type 1 LAMIRD in which both Residential and General Commercial uses are anticipated. Therefore, the proposed amendment is consistent with and compatible with Kittitas County's Comprehensive Plan.

d. The zoning of the property changed in 2013; however, the use of the property has not changed since at least 1975. The amendment is necessary to allow for the current and historical use of the property to continue. The primary use of surrounding properties is commercial and not residential. The map amendment together with the non-project rezone will ensure that the zone and use of the property is consistent with the character of the surrounding property.

10. No transfer of Development Rights is required for this proposed map amendment.

11. a. See page 2 of 3 of this Comprehensive Plan Amendment Docketing Form.

b. Land Use Information

i. Current Comprehensive Plan designation: Property is within the city of Easton and is designated Easton Type 1 LAMIRD.

Proposed Comprehensive land use Designation: No Change

ii. Current Zoning: Residential and Residential/General Commercial

Proposed Zoning: General Commercial

iii. Separate Rezone application filed with this application together with a SEPA Checklist.

iv. Present Use of the Property: Operation of an excavation business.

- v. Surrounding land use: Residential, General Commercial, and Forest and Range
- c. Services:
- i. There is a septic system on the property.
 - ii. The property is not currently connected to a public water system.
 - iii. There is a private well on the property.
 - iv. There is no water purveyor surveying the property at present.
 - v. Yes, the site is located on a public road.
 - vi. Railroad Street.
 - vii. The site is within the boundaries of Kittitas Valley Fire and Rescue (Fire District 3 (Easton))

12. Does Not Apply