

REZONE NARATIVE
FBI PROJECT—Questions 9 to 11
Proposed Rezone from AG-20 to Commercial Agriculture
APN 12311
No. 6 Road, Ellensburg, WA

9. FBI's property is 27.20 acres in size and is located at the intersection of and between No. 6 Road and Interstate 82. It is currently undeveloped and not served by water or sewer and does not have either an on-site well or septic system. It is undeveloped rural land typical of the area, bisected by a dry drainage ditch. It is not served by any irrigation.

10. The proposed rezone would not alter the County's TDR program because the permissible density—1 unit per 20 acres—would be the same under the current zoning as compared to the proposed rezone.

11.A-H: The property owner/applicant, Fiorito Brothers, Inc. (FBI) is seeking a rezone of its real property located at No. 6 Road, Ellensburg, APN 12311, from its current zoning, AG-20, to Commercial Agriculture because doing so will make the zoning consistent with surrounding properties and because rezoning the FBI property would make its use and development more consistent with the nature and intensity of existing and potential future development. The amendment is needed because currently FBI's property is an "island" (i.e., "spot zoning") of AG-20 surrounded by properties zoned Commercial Agriculture. Washington State law disfavors "spot zoning." And, based on the history of this property, which includes being zoned commercial at one time, and then being rezoned as part of the County's efforts to come into compliance with a decision from the Growth Board and Courts, there is no clear reason why it was zoned AG-20 instead of Commercial Agriculture. The amendment will make the zoning consistent in this area.

The history of the zoning of FBI's property and changed circumstances supports the proposed amendment. FBI's property was rezoned from rural/ag to commercial approximately 5 decades ago. In response to a GMA challenge and decisions, the County rezoned FBI's property to come into compliance with the GMA. In doing so however, FBI's property was "spot zoned" as an island of AG-20 surrounded by Commercial Agriculture. Moreover, FBI owns an adjacent parcel that is zoned Commercial Agriculture. The proposed rezone would make the zoning in this area consistent and consistent with FBI's adjacent property.

The proposed amendment is consistent with the County's Comprehensive Plan because FBI's property is surrounded by Commercial Agriculturally zoned property and is not located in an area nor of the size to "support Ag, Timber and Mineral uses not in resource lands" as is the stated overall goal for "Rural Working" classified lands in Table 2-1 of the Comprehensive Plan. Instead, due to its location and size, FBI's property is better suited to be zoned for "long-term commercial significance" as stated in Table 2-1. Lastly, rezoning FBI's property to Commercial Agriculture is consistent with the policies stated in Section 2.5.1 of the Comprehensive Plan to "encourage farming, ranching, and storage of agriculture products and some commercial and industrial uses compatible with rural environment and supporting agriculture...activities." Rezoning FBI's

property also will make its eventual development consistent with the intensity and character of surrounding uses. The AG-20 zone is intended for ranching, farming and large-lot (i.e., 20-acre) rural life-style development. KCC 17.29.010. Despite this, the surrounding properties are not developed for those types of uses. Instead, the property to the north is largely small lot residential development. And FBI's property is surrounded on its other sides by Interstate 82 and No. 6 Road and the other side of both are properties zoned Commercial Agriculture. Again, rezoning FBI's parcel will make its zoning consistent with surrounding zoning.

The subject property is suitable for development because it meets and exceeds the minimum development lot size of 20 acres. And it will not be materially detrimental to uses of adjacent property because they are already zoned Commercial Agriculture and most are developed with rural-style residential development or rural working uses.

FBI's property is not currently served by irrigation so the rezone will not impact irrigation or water deliveries in the area.

And as stated above, the proposed rezone is consistent with KCC 17.13.