



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

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Office (509) 962-7506

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REZONE APPLICATION

(To change from the existing zone to another zone)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST

FEE:

\$1725.00 (\$1500 Rezone + \$225 SEPA) to Kittitas County Community Development Services Department

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FOR STAFF USE ONLY

APPLICATION RECEIVED BY:

SIGNATURE:

DATE:

RECEIPT #

[Handwritten Signature]

2/7/08

**DATE STAMP
HERE**

NOTES:

Revised application. Original was denied.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING BUILDING INSPECTION PLAN REVIEW ADMINISTRATION PERMIT SERVICES CODE ENFORCEMENT FIRE INVESTIGATION

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

Name: Richard Graham
Mailing Address: PO Box 1026
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-304-6145
Email Address: rgraham@johnlscott.com

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

Agent Name: Same as above
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Contact person for application (select one):

Owner of record Authorized agent

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

4. Street address of property:

Address: 7641 Lower Peoh Point Road
City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property:

See attached Legal Description

6. Tax parcel number:

19-16-04030-0013

7. Property size:

12.19 ac

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

The subject property is currently 12.19 acres in size located south of I-90 off of Lower Peoh Point Road, Cle Elum WA within the southwest quarter of section 04, T19N, R16E, W.M. Water: Individual or Group B Well, Septic: Individual Septic

9. **What is the present zoning district?**
Forest & Range

10. **What is the zoning district requested?**
Rural-3

11. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**

A. The proposed amendment is compatible with the comprehensive plan.
See Attached

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
See Attached

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
See Attached

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
See Attached

E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
See Attached

F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
See Attached

G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

See Attached

12. Application is hereby made for permit(s) 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.

Signature of Authorized Agent:

Date:

X _____

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

Date:

X Richard Graham

01/31/08

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Graham Rezone Seven Criteria:

A. The proposed amendment is compatible with the comprehensive plan.

The Kittitas County Comprehensive Plan (Comp Plan) allows for a variety of land uses from residential to resource based activities. According to the Comp Plan, Chapter 8.2: Rural Lands-Identification of Rural Lands: "The Rural Lands exhibit a vibrant and viable landscape where a diversity of land uses and housing densities are compatible with rural character. Many sizes and shapes can be found in the rural lands, its topography and access variations allow for small to large acreage, economic activities, residential subdivisions, farming, logging and mining."

The Comp Plan supports a mixture of land uses and densities by the following Goals, Policies and Objectives (GPO'S): GPO 2.2, Diversified economic development providing broader economic opportunities; GPO 2.5, Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services; GPO 2.6, Kittitas County will maintain a flexible balance of land uses; GPO 8.5, Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on rural lands. The proposed rezone meets the compatibility requirement of the Comp Plan.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The primary goal of the Comp Plan is to enhance, preserve and protect the public health, safety and welfare. In a recent court case, the court recognized that if the rezone is consistent with the County Comprehensive Plan and implements the Comprehensive Plan, then that is a clear indication that the rezone is in the interest of the public health, safety and welfare.

The rezone and proposed subdivision will have access directly to Lower Peoh Point Road, a county road. There is also a network of county roads available for future landowners to access the subject property that can handle the level of traffic created by the proposed development.

The proposed rezone and preliminary short plat will allow the creation of smaller, more valuable parcels within Kittitas County. Smaller parcels, once built upon, will increase the assessed values of the property and in effect provide more revenue for county services, schools and the fire district.

C. The proposed amendment has merit and values for Kittitas County or a sub-area of the county.

Rural character, development and services are defined in RCW 36.70A.030 (15), (16) and (17) as follows: "Rural Character refers to the pattern of land use and development established by a county in the rural element of its comprehensive plan: (b) that foster traditional rural lifestyles, rural based economies and opportunities to both live and work in rural areas; (e) that reduce the inappropriate conversion of

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undeveloped land into sprawling, low density development. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas.

The Comp Plan states: “the current mix of rural uses and densities has not increased the cost to taxpayers for road and utility improvements, police and fire protection, or the education of school populations beyond the means of the local people to finance such infrastructure.

The proposed rezone and preliminary short plat will take the pressure off of and preserve the agricultural lands in the area. Larger agriculturally used parcels may not be taken out of production when individuals desire smaller parcels as apposed to parcels 20+ acres in size, thus decreasing the potential of creating rural sprawl.

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is reasonable development of the subject property.

Looking at the zoning map you will notice the subject property is surrounded by Forest and Range zoning. All of these parcels are below the 20 acre minimum for the zone. For any future development to occur on this property, it will need to be rezoned.

The county has recently seen the development of parcels to the west of the subject property on Lower Peoh Point Road. This is an indication of the desire of landowners in this area for more parcels.

Given the current pattern of development in the area, this property would better be served in smaller, residential lots, thus allowing the property owner to realize some economic return on their investment.

E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

Both the current zone (Forest & Range) and the proposed zone (R-3) are considered Rural Lands as defined by the Comp Plan. Upon detailed analysis of KCC 17.30.020(R-3) and 17.56.030 (Forest & Range) you will observe that the permitted uses are similar across the two zoning districts. The conditional uses in the R-3 zone are far more restrictive than the Forest & Range zone. With the increased level of residential development in the area, it only makes sense to have a zone where both the allowed and conditional uses are not affecting daily activities of residential developments in the area.

F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

There are only three parcels that access Lower Peoh Point Road beyond the subject property. Lower Peoh Point Road ends 100 yards down the road as it junctions the I-90 right-of-way. At full build out, there would only be three new residences on the subject property as Mr. Graham currently resides on the property. The road system

has recently been improved and is more than adequate to handle this minor increase in traffic.

G. The proposed changes in use of the subject property shall not adversely impact water deliveries to other properties.

A water distribution plan may be submitted to the KRD upon submittal of this application. This plan outlines water conveyances and provisions for distribution for each proposed lot in the subdivision. A statement from KRD will disclose how many acre feet each parcel is granted and provisions for the duties of the water master. Prior to final plat approval, Kittitas County must receive verification that the distribution plan has been approved by the KRD Board of Directors.

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