

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

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REZONE APPLICATION

RZ.08.00006

(To change from the existing zone to another zone)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED 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.
- SEPA CHECKLIST
- REQUESTED ZONE CHANGE: FROM AG 20 TO AG 5

APPLICATION FEE:

\$2550 (\$2150 Rezone + \$400 SEPA) to Kittitas County Community Development Services Department (KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

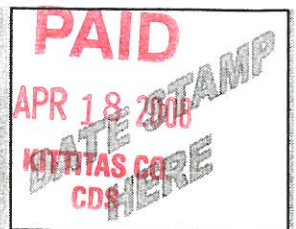
Justin M. Jerny

DATE:

4/18/08

RECEIPT #

655



NOTES:

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

Name: See Exhibit A
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

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

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. **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: Wilson Creek Road (no assigned street address)
City/State/ZIP: Ellensburg, WA 98926

5. **Legal description of property:**

See Exhibit A attached hereto and incorporated herein by this reference.

6. **Tax parcel number:**

See Exhibit A attached hereto and incorporated herein by this reference.

7. **Property size:**

76.78 acres

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):

Rezone of 76.78 acres from Ag 20 to R-5 and the creation of 14 lots by plat ranging in size from 5.01 acres to 7.34 acres.

9. **What is the present zoning district?**
Ag 20 (Chapter 17.29 KCC) See Exhibit C.

10. **What is the zoning district requested?**
R-5 (Chapter 17.30A KCC) See Exhibit D

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 Exhibit B.

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

See Exhibit B.

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

See Exhibit B.

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 Exhibit B.

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

See Exhibit B.

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

See Exhibit B.

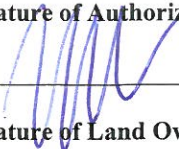
- G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

There is no irrigation water delivered through the property.

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:

X



Date:

4/14/09

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

X



Date:

11/13/07

EXHIBIT A

OWNER:

JLTRS LLC
6420 Buchannon Court
Rockland, CA 95765

LEGAL DESCRIPTION:

PARCEL #17624 (19-19-31051-0004) 76.78 Acres

Tract A, B and D of the Gama Short Plat recorded at Book 1, Page 35 of Short Plats
being a portion of Section 31, T 19, R 19 EWM

EXHIBIT B

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:

The property is within the designation of "Rural Lands" as described in Chapter 8 of the comprehensive plan. The proposed rezone meets the general policies and objectives of the Comprehensive Plan.

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

The rezone implements the comprehensive plan designation of the area. The rezone will increase the available density in the rural area thus taking the pressure off commercial agricultural areas. The rezone may result in smaller lots which have a higher market value and thus assessed value. This will increase the tax base which will increase funding for schools and the fire district.

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

The rezone implements the comprehensive plan designation of the area.

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.

R-5 is appropriate for the reasonable development of the property. There has been a substantial change in the circumstances in that the comprehensive plan designation of the property has been changed since the last zone amendment and the area is characterized by a number of smaller parcels. (See Exhibit B)

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

There are a number of smaller parcels in the area which suggests that the property is suitable for development.

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

There will be no detriment to the use of the properties in the immediate vicinity as there are already small parcels in the area.

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

There is no irrigation water delivered through the property. The property and adjacent properties have no irrigation water rights.