

Additional Information and Narrative for the Hutchinson Properties LLC comprehensive plan application

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5. Legal Descriptions:

Kittitas County CDS

That portion of the Southwest Quarter of the Southwest Quarter of Section 28, Township 18 North, Range 18 East W.M., Kittitas County, State of Washington, which lies East of a line beginning at the Southeast corner of the West Half of the Southwest Quarter of the Southwest Quarter of said Section 28 and ending at a point lying 310 feet Easterly along the North boundary line of the Southwest Quarter of the Southwest Quarter of said Section from the Northwest corner of the Southwest Quarter of the Southwest Quarter of said section

AND

That portion of the Southeast Quarter of the Southwest Quarter of Section 28, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington, lying West of the County Road, now known as State Highway SR 131

All in the County of Kittitas, State of Washington

9. Narrative Project Description

A.) The Amendment is needed for several reasons. The rezone to the forest and range zone will make the zone of the property consistent with and compatible with existing and land uses conducted on neighboring properties. The rezone will allow for the future production of Concrete grade aggregates. A change to Forest and range will allow for the continued production of this limited mineral resource for ongoing construction in the Kittitas valley and surrounding areas.

B.) The proposal is consistent with the County-Wide Planning policies because the city of Ellensburg has been consulted with and supports this amendment (policy 2.16). This site will be used for the production of gravel, aggregates and concrete and therefore should occur in a UGA. (policy 3.2). This proposed amendment maximizes the economic value of the property and create jobs. (policy 6.2 and 6.3). This proposal creates a useful product (concrete) which is a product necessary to the continued vitality of the Counties construction industry. (policy 6.2 and 6.3)

C.) The Kittitas County comprehensive plan and development codes, adopted pursuant to the Growth Management Act, identify the forest and range zone as an implementing zone for the land that is designated for Urban uses. (see KCC 17.15.080) therefore the proposed amendment is consistent with and compatible with the comprehensive plan.

D.) The property in question is listed as Forest and range, Urban Residential, Light Industrial. The Property was Purchased for its Premium Mineral Resources to be used in conjunction with the adjoining property to produce aggregates and concrete. This property is part of the city of Ellensburg UGA and is surrounded on three sides by land in Kittitas County that is designated as mineral lands of long term significance. This rezone protects those lands and will make the future

use of the property consistent with current uses many of which are relatively new as this area has been developed.

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

11. a. See Exhibits A-1 and A-2, attached hereto and incorporated herein by reference.

b. Land Use Information

i. Current Comprehensive Plan designation: Property is within the city of Ellensburg UGA and is designated for Urban land uses.

Proposed Comprehensive land use Designation: No Change

ii. Current Zoning: Urban Residential

Proposed Zoning: Forest and Range

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

iv. Present Use of the Property: Cattle pasture and range and hay storage

v. Surrounding land use: Forest and Range, Sand and Gravel mining, concrete and asphalt production and processing, light industrial. The property to the east (across highway 97) is the selected site for construction of the new Kittitas County Solid waste facility.

c. Services:

i. There is no sewer or septic service to the property

ii. The property is not currently connected to a public water system.

iii. There is a private well on the property that served a home on the property. The home was destroyed by a fire several years ago.

iv. There is no water purveyor surveying the property at present. The property is within the city of Ellensburg UGA and water and sewer services from the city of Ellensburg could be available

v. the site abuts State Highway 97.

vi. State Highway 97

vii. The site is within the boundaries of Kittitas Valley Fire and Rescue (Fire District 2)

12. Does Not Apply