Notification for 60-Day Review of Comprehensive Plan Amendment

Pursuant to RCW 36.70A.106, the following hereby provides 60-day notice of intent to adopt the following comprehensive plan amendments.

<table>
<thead>
<tr>
<th>Jurisdiction Name:</th>
<th>Kittitas County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>411 N Ruby, Ste 1, Ellensburg WA 98926</td>
</tr>
<tr>
<td>Date:</td>
<td>10/14/2009</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Contact Name for Ordinance:</th>
<th>Jan Ollivier</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phone Number:</td>
<td>509-962-7610</td>
</tr>
<tr>
<td>Fax Number:</td>
<td>509-962-7663</td>
</tr>
<tr>
<td>E-Mail Address:</td>
<td><a href="mailto:jan.ollivier@co.kittitas.wa.us">jan.ollivier@co.kittitas.wa.us</a></td>
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<table>
<thead>
<tr>
<th>Brief Description of the Proposed Comprehensive Plan Amendment:</th>
<th>CP-09-02</th>
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<tbody>
<tr>
<td>□ Check the box if this Supplemental Material for an existing amendment already submitted to CTED. Please also provide the date submitted and/or CTED Material ID number.</td>
<td>City of Ellensburg – Urban Growth Area boundary &amp; zoning designations changes.</td>
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<tr>
<th>Planned Public Hearing Date:</th>
<th>December 1, 2009</th>
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<tr>
<td>Planned Date of Adoption:</td>
<td>December 15, 2009</td>
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Please Attach a Draft of the Proposed Amendment. (Attachment Required)
June 29, 2009

Dan Valoff, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Re: Application for Docketing Comp Plan Amendment

Dear Mr. Valoff:

Enclosed please find a completed "Application for Docketing Amendments to the Kittitas County Comprehensive Plan". The City is requesting that Kittitas County give consideration to this proposed amendment during the 2009 amendment process and is further requesting that the amendment fee be waived due to the joint UGA planning nature of the proposed amendment.

The amendment is really a housekeeping amendment that will correct several confusing areas on the current Ellensburg UGA Boundary:

1. It will clean up several areas where the boundary has bisected a parcel, leaving a portion of the parcel in the UGA and a portion outside the UGA. That is confusing and not good planning practice and those parcels should either be fully in or outside of the UGA.

2. A UGA boundary amendment several years ago that added the "Bull Property" east of Bull Road into the Ellensburg UGA resulted in a small parcel just south of the Kittitas Highway being left out of that UGA expansion area with the result being that the parcel is an island of non-UGA land within the UGA. Again, that is confusing and not good planning practice and that small island should be formally included in the UGA.

3. That same "Bull Property" expansion of the UGA failed to also include a small parcel just east of Bull Road immediately north of I-90. While that small piece is not an island and does not have to be in the UGA, the exclusion of that parcel results in an irregular boundary at that location and that is the only parcel in that area north of I-90 that is non-UGA and it would make for a cleaner UGA boundary if it were included.

4. There is also some land currently in the UGA just west of Faust Road at the West Interchange area that the County has designated as Mineral Lands of Long-Term Commercial Significance. I can find no prohibition against such lands being in a UGA, although if so then
development regulations must be in place to protect those resource lands from encroaching non-compatible land uses. I assume that while in the unincorporated UGA those lands are subject to some County regulations for protection. If the land were to annex, the City would need to come up with similar regulations. I am including it here for discussion purposes, as I do not think it matters to the City if that area were to be removed from the UGA, but you never know.

In addition, the original UGA boundary description read into the record when the County Commissioners adopted the boundary in 1997 has been misplaced in the County records and is incomplete. This amendment will provide a complete and more easily followed description of the UGA boundary.

City staff is taking the same proposed amendment through the City's Comp Plan amendment process in order for City Council to develop a recommendation that will be forwarded to the County Commissioners. As part of that process, as well as the County's process, all impacted land owners will be notified of the proposed amendment and provided with opportunity to request inclusion or exclusion of the their bisected property.

Thank you for assistance in this regard.

Sincerely,

[Signature]

Mike Smith, Director
COMPREHENSIVE PLAN AMENDMENT DOCKETING FORM

I. CHECK THE APPROPRIATE BOXES

COMP PLAN MAP ☒ COMP PLAN TEXT ☐

NOTICE: 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.

II. GENERAL INFORMATION

A. APPLICANT'S NAME: Mike Smith / City of Ellensburg
   MAILING ADDRESS: 501 N. Anderson
   Ellensburg WA 98926
   E-MAIL ADDRESS: msmith@ci.ellensburg.wa.us
   BUSINESS PHONE: 910-212-3232 HOME PHONE: 

B. AGENT'S NAME:
   MAILING ADDRESS: 
   E-MAIL ADDRESS: 
   BUSINESS PHONE: 

C. SITE PLAN/PROPERTY MAP with the following features (as applicable): buildings, points of access, abutting roads, septic tank, drain field, etc. PLEASE ATTACH

D. LIST OF 500 FOOT ADJOINERS – PLEASE ATTACH. If adjoining parcels are owned by the applicant, the 500 feet extends from the farther parcel. If the parcels is within a subdivision with a Homeowners or Road Association, please include the address of the association. (Required on all applications for notification purposes)

III. FOR MAP AMENDMENTS

A. TAX PARCEL NUMBER(S): 
   TOTAL ACREAGE: 
   SITE ADDRESS: 
   OWNER(S): 
   MAILING ADDRESS: 
   HOME PHONE: 

(Additional sheets may be attached if more then one parcel is involved)
B. EXISTING COMPREHENSIVE PLAN DESIGNATION: Varies

C. EXISTING ZONING: Varies

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION: No change

E. PROPOSED ZONING DESIGNATION *: No change

F. THE PRESENT USE OF THE PROPERTY IS: Varies

G. SURROUNDING LAND USE: Varies

H. SERVICES
Please provide the following information regarding the availability of services.

The site is currently served by sewer _____; septic_____ (check one)
Sewer purveyor (if on public sewer system): __________________________

The site is currently served by a public water system _____; well_____
Water purveyor (if on public water system): __________________________

The site is located on a public road _____; private road _____ (check one)
Name of road: __________________________
Fire District #: __________________________

IV. FOR TEXT AMENDMENTS

Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording (attach additional pages if necessary).
V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?
   To clean up the UGA boundary adopted in 1997 which currently bisects several parcels and to provide an accurate description of the UGA boundary.
   It will also allow consideration of removing certain land in the far west edge of UGA that are designated as high desert mineral lands.

B. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
   Improves accuracy of UGA map and clarifies status of several parcels that are currently bisected by the boundary.

C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
   See "C" above.

D. How have conditions changed that warrant a comprehensive plan amendment?
   City and County now utilizing 615 and 4000 Common Map Features.

VI. 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.

[Signature of Authorized Agent]

[Signature of Land Owner of Record] (required for application submittal)

* Rezone requests require separate Request to Rezone application and fee.

CDS FORMS\PLANNING\LAND USE \LAND USE MAY 1, 2009\COMP PLAN AMENDMENT UPDATED: 5/1/09
To: Kittitas County
   Jeff Watson
   Community development Services

From: Larry Sharpe
   Linda Sharpe
   101 N. Mt. Stuart
   Ellensburg, WA 98926

   Jeff Newschwander
   Dawn Newschwander
   103 N. Mt. Stuart
   Ellensburg, WA 98926

We are requesting that our properties be included in the UGA. At the present time the UGA boundary bisects our properties and we believe that the property would be better served by being included.

The City of Ellensburg has recommended that the property be included.

The properties are as follows: 17-19-06066-0001; 17-19-06066-0002
   17-19-06053-0001; 17-19-06053-0002; 17-19-06053-0004
Also, see the attached map.

Thank You for your consideration

Larry Sharpe
Linda Sharpe

Jeff Newschwander
Dawn Newschwander