Kittitas County Community Development Services prepared proposed zoning map amendment to Assessor’s map numbers 18-18-33030-0042 (039333) and 18-18-33040-0008 (299333). These amendments were docketed by CDS prior to the June 30th docketing deadline.

The following Goals, Policies, and Objectives (GPOs) from the Kittitas County Comprehensive Plan should be considered:

GPO 2.100  Kittitas County will act to preserve the viability and integrity of existing business districts within the incorporated and unincorporated county.

GPO 2.107  Designate sufficient available land for specialized commercial uses that are by their nature compatible with residential, agricultural, recreational, and other general land use types.

GPO 2.107D  Encourage an adequate inventory of developable property to accommodate the siting of new, and the expansion of existing, commercial uses.

GPO 2.107E  Identify areas where mixed commercial and industrial uses can be sited if compatibility is evident.
The following Kittitas County Countywide Planning Policies should be considered:

None

The following Kittitas County Code should be considered:

Chapter 17.08.156 Campground
Chapter 17.08.462 Recreational Vehicle
Chapter 17.08.550 Use
Chapter 17.11 Urban Growth Areas
Chapter 17.22 Urban Residential Zone
Chapter 17.40 General Commercial Zone

Staff Analysis:

This proposal is for a zoning map amendment to rectify an anomaly from the 2009 compliance process. In response to the EWGMHB’s conclusions regarding Issue No.7, Community Development Services staff recognized that in addition to the ten areas contested by Futurewise and referenced by the hearings board, there were other land use and zoning inconsistencies that could and should be addressed. Among these was the need to make clear distinctions between Urban and Rural areas, and assure that all land use and zoning designations were consistent and compliant, whether they were in the Futurewise table or not. Once the UGA boundary was documented and corrected, staff utilized the GIS to identify and rectify Urban and Rural inconsistencies with regard to land use and zoning. A total of 356 parcels were identified for changes to land use or zoning or both. Most of these were with respect to Agricultural zoning (AG-20 and AG-3) within the UGA; rural land use in an urban area. A broad brush approach was utilized; the entire UGA land use designation was assigned as either “Urban” or “Industrial” as appropriate, and all Agricultural zoning designated as “Urban Residential” to provide property owners with maximum flexibility. Lost within this broad brush approach was the KOA Campground just south of the west I-90 Interchange. The two parcels that make up the KOA are inside the UGA and were, prior to last year’s changes zoned Agriculture 20 (where campgrounds are a conditional use). Research indicates that the KOA was established prior to the first zoning ordinance in 1968, effectively “Grandfathering” it into the Agriculture 20 zoning designation, and potentially

4 Case No. 07-1-0004c Final Decision and Order; Issue no. 7; pg 39 (August 20, 2007)
5 Case No. 07-1-0004c Kittitas County Conservation, Ridge, and Futurewise’s Hearing on the Merits Brief; pgs. 43-44
into the Urban Residential. The problem lies in the fact that campgrounds are not permitted in the UR zone, which will without a doubt create complications for the property owners somewhere down the road. Staff has determined that in the interest of avoiding any future zoning conflicts and considering the long history of the property’s use, that it would be prudent, fair, and reasonable to designate the zoning in a conformant fashion. The General Commercial designation would allow the owners to perform upgrades and restorations with an approved conditional use permit.

**Staff Recommendation:** Staff supports adoption of this zoning map amendment to re-designate the KOA Campground, Assessor’s map numbers 18-18-33030-0042 and 18-18-33040-0008 from Urban Residential to General Commercial.

**Suggested Findings of Fact:**

1. The Planning Commission finds that on or before June 30, 2010, Kittitas County Community Development Services docketed amendments to the County Zoning Map.

2. The Planning Commission finds that Kittitas County Community Development Services held two open houses on the 2010 Comprehensive Plan amendments on August 17, 2010 in Cle Elum and on August 19, 2010 in Ellensburg. These open houses issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 12, 2010. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. Further, legal notices were published in the Daily Record on August 12 and 19, 2010 and the Northern Kittitas County Tribune on August 12, 2010.

3. Testimony was given by the proponent.

4. Adverse testimony was not given on this proposal.

5. On August 24, 2010 the Planning Commission recommended approval to the Board of County Commissioners the application based on the information submitted.
Ellensburg City Limits (Yellow)

Proposed KOA Legislative Rezone

Ellensburg UGA (Blue)

Urban_Res

Zoning Map

AG-3

AG-20

CARRHER RD

STHORES HWY

EXT 106 OVERPASS

I-90 E

I-90 W

EXT 106 I-90 E ONRAMP

EXT 106 I-90 W ONRAMP

Commercial Tourist

ELLENSBURG

Right of Way

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Land Use Map

Ellensburg UGA (Blue)

Ellensburg City Limits (Yellow)

Proposed KOA Legislative Rezone