## 2010 Comprehensive Plan Map and Text Amendments

### Docket 10-14

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Project Name Brief Description of Suggested Amendment</th>
<th>Who Suggested Amendment</th>
<th>Staff Lead</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-14</td>
<td>Concrete Batch Plants CUP Clarification CP-10-00002</td>
<td>Clarify the zones that concrete batches plant conditional use permits can be issued in</td>
<td>Ellensburg Cement Products</td>
<td>Dan Valoff</td>
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</table>

On June 30, 2010, Kittitas County Community Development Services received an application from Ellensburg Cement Products, for a proposed text amendment to add concrete batch plants as a Conditional Use in the same areas where temporary asphalt batch plants are located.

If you are viewing this document in digital form, either on the web or in PDF format on an internet connected computer:

Click this link to open the CP-10-00002 Concrete Batch Plants ECP application document

This will access the Permit Application Master File on the Community Development Services web page through your computer's web browser.

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

GPO 2.143 When the County reviews proposed new land uses that have the potential to conflict with commercial mining activities, such as residential subdivisions, consideration of both surface and mineral rights ownership should be included in the review.
GPO 2.144 New conflicting uses, such as residential and commercial uses, may be required by the County to locate, site, and/or be screened away from designated commercial mining activities.

GPO 8.26 Laws and regulations which unnecessarily restrict farming, logging and mining should be opposed, and laws and regulations which enhance them should be supported.

The following Kittitas County Countywide Planning Policies should be considered:

Glossary of Terms Kittitas County County-Wide Planning Policies

Resource Lands: Resource lands mean those lands designated by the county which are to be protected from urban growth encroachments and incompatible land-uses. Resource lands include all lands designated as Commercial Forest Lands, Forest and Range, Agricultural Lands of Long-Term Commercial Significance and Mineral Resource Lands.

Rural Lands: Rural lands are considered those lands outside of cities, urban growth areas, urban growth nodes, and designated resource lands of long-term commercial significance.

The following Kittitas County Code should be considered:

KCC 17.56.030 (9)
KCC 17.57.030 (8)

Staff Response:

This proposal is for a text amendment to add concrete batch plants as a Conditional Use in the same areas where temporary asphalt batch plants are located.

Staff supports adoption of this application for a code text amendment to KCC 17.56.030 (9) and KCC 17.57.030 (8)

Suggested Findings of Fact:

1. The Planning Commission finds that on June 30, 2010 Kittitas County Community Development Services received an application from Ellensburg Cement Products to add concrete batch plants as a
Conditional Use in the same areas where temporary asphalt batch plants are located

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**/was not given by the proponent.

4. Adverse testimony **was**/was not given on this proposal.

5. On August 24, 2010 the Planning Commission **recommended approval**/ did not recommend approval /forwarded without recommendation to the Board of County Commissioners the application based on the information submitted.
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: Ellensburg Cement Products
   MAILING ADDRESS: P.O. Box 938
   __________________________
   Ellensburg Wa 98926
   __________________________
   E-MAIL ADDRESS: lmorrison@ellensburgcement.com
   BUSINESS PHONE: 509 933 7050 HOME PHONE: __________

B. AGENT’S NAME: Lenny Morrison
   MAILING ADDRESS: P.O. Box 938
   __________________________
   Ellensburg Wa 98926
   __________________________
   E-MAIL ADDRESS: lmorrison@ellensburgcement.com
   BUSINESS PHONE: 509 933 7050

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:

C. EXISTING ZONING:

D. PROPOSED COMPREHENSIVE PLAN DESIGNATION:

E. PROPOSED ZONING DESIGNATION *:

F. THE PRESENT USE OF THE PROPERTY IS:

G. SURROUNDING LAND USE:

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)

Add Concrete batch plants as a Conditional Use in same areas where Asphalt Plants are allowed as a Conditional Use. In the past these two have been considered similar.
V. FOR ALL AMENDMENTS

A. Why is the amendment needed and being proposed?
To clarify the zoning code

B. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
In the past Asphalt plants and Concrete batch plants have been reviewed as being similar. This Amendment would clarify the zoning code.

C. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
Asphalt plants are listed, Concrete batch plants are not, but they are assumed to be. This Amendment would add Concrete batch plants to the wording of the zoning code.

D. How have conditions changed that warrant a comprehensive plan amendment?
Differing interpretations of the current zoning code.

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]
Signature of Authorized Agent

6-28-2010
Date

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

Date

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

CDS FORMS\PLANNING\LAND USE APP\LAND USE MAY 1, 2009\COMP PLAN AMENDMENT UPDATED: 5/1/09
To Whom It May Concern:

Please find attached the “Application for Docketing Amendments to the Kittitas County Comprehensive Plan.” This application is to be used by the public, officials or staff to submit recommended amendments to the Kittitas County Comprehensive Plan. These applications will be listed on a “Docket” or list of times to be considered by the legislative bodies of Kittitas County during emergencies or during the annual comprehensive plan review. There is a $1,780.00 fee for a Text Amendment and a $1,780.00 fee for Comprehensive Plan or Land Use Map amendments.

The deadline for submitting amendments to the Kittitas County Comprehensive Plan is 5:00 PM, June 30 of each year with a review of these docketed amendment subjects to begin on July 1 of the same year. If June 30 falls on a weekend, then docketed items must be submitted on the Friday before the deadline at 5:00 PM. Any action taken by the legislative bodies of Kittitas County on the docketed items will take place no later than December of this same year.

Many topics may be docketed for amendment including textual corrections, plan deficiencies, new subareas or elements (i.e. recreation plan) or the addition and deletion of text. The following is a summary of the amendment process to the Kittitas County Comprehensive Plan and includes deadlines, process and amendment procedures:

The Kittitas County Comprehensive Plan, elements thereof, and development regulations shall be subject to continuing evaluation and review by Kittitas County. Any change to development regulations shall be consistent with and implement the comprehensive plan as adopted pursuant to RCW 36.70A.

A) If, during project permit review, Kittitas County identifies deficiencies in county plans or regulations, the project permit review shall continue, and the identified deficiencies shall be docketed for possible future amendments. For purposes of this section, a deficiency in a comprehensive plan or development regulation refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulation. It does not refer to whether a development regulation addresses a project’s probable specific adverse impacts that the permitting agency could mitigate in the normal project review process.

B) Any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments. The suggested amendments shall be docketed with the Planning Department and considered by Kittitas County Planning Commission and Board of County Commissioners on at least an annual basis, consistent with the provision of RCW 36.70A.130 and the regulatory reform act ESHB 1724.

C) Proposed amendments or revisions of the comprehensive plan are considered by the Board of County Commissioners no more frequently than once a year except that amendments may be considered more frequently under the following circumstances:

1. The initial adoption of a subarea plan; and
2. The adoption or amendment of a Shoreline Master Program under the procedures set for the in RCW 90.58.

D) All proposals shall be considered by Kittitas County concurrently so that the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation Kittitas County may adopt amendments or revisions to its comprehensive plan whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.
E) For map amendments and related rezones to be considered together in public hearings, the Request to Rezone application shall be received on or prior to June 30 in the same docket year as the map amendment application.

F) For the purposes of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in the Planning Department in a manner that will ensure such suggested changes will be considered by Kittitas County and will be readily available for review by the public. Docketing for the calendar year shall be from January 1 to June 30 of each calendar year. Amendments docketed after June 30 shall be considered in the following calendar year.

G) Amendments to the comprehensive plan or development regulations docketed by June 30 shall be approved or denied by the Board of Kittitas County Commissioners on or before December 31 of that same calendar year.

H) In order to facilitate public participation Kittitas County shall maintain and provide for the following procedures when considering amendments to the comprehensive plan and development regulations:

1. **Broad dissemination of proposals and alternatives.** The docket shall be available for public review in the Planning Department during regular business hours. Alternatives to a proposal may be submitted by any party prior to the closing of the written testimony portion of the public hearing before the Planning Commission.

2. **Opportunity for written comments.** Written testimony shall not be allowed from the date of docketing up to the date of closing of the written testimony portion of the public hearing.

3. **Public Meetings.** Study sessions and hearings shall be held only after effective notice has been distributed.

4. **Provisions for open discussion.** Hearings shall allow for sufficient time allotments in order that all parties that wish to give oral or written testimony may do so.

5. **Communication programs and information services.** A newsletter that summarizes amendments docketed and projected meeting and hearing dates should be provided by the Planning Department for distribution to all parties that have requested to receive it by mail. Copies of proposed amendments shall be available at cost of reproduction.

6. **Consideration of and response to public comments.** Planning Commission and the Board of Kittitas County Commissioners members should review the testimony submitted in their findings.

7. **Notice of decision.** Publication in the paper of record of a notice that Kittitas County has adopted the comprehensive plan or development regulations or amendments thereto, and such publication shall state all petitions In relation to whether or not such actions are in compliance with the goals and requirements of this chapter, RCW 90.58 or RCW 43.21C and must be filed within 60 days after the publication date.

Please contact our office if you have any questions at (509)962-7506.

Sincerely,

**Kittitas County Community Development Services**
<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Fee Description</th>
<th>Amount</th>
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<tr>
<td>CP-10-00002</td>
<td>COMP PLAN TEXT AMENDMENT FEE</td>
<td>1,780.00</td>
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<td><strong>Total:</strong></td>
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