

2010 Comprehensive Plan Map and Text Amendments

Docket 10-01

| Docket Item No. | Project Name | Brief Description of Suggested Amendment | Who Suggested Amendment | Staff Lead | Staff Recommendation |
|-----------------|---|---|--|-------------|------------------------|
| 10-01 | Ellensburg UGA Commercial Ag De-designation | De-designate some Commercial Ag lands near the Ellensburg UGA | County Staff/ City of Ellensburg Staff | Jeff Watson | No action at this time |

Kittitas County Community Development Services examined proposed zoning and land use map amendments. 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:

None

The following Kittitas County Countywide Planning Policies should be considered:

None

The following Kittitas County Code should be considered:

None

Staff Analysis:

Proposal: This proposal was for a zoning and land use map amendment to two small parcels located within the logical boundary of the Ellensburg urban growth area which have been identified as being inappropriately designated. Both parcels are designated Commercial Agriculture in zoning and land use and are not within the current UGA boundary. These designations were done at the properties owners' request during the initial planning processes under the Growth Management Act in the early 1990s. In December of 2005 the Bull property land use was re-designated from Commercial Agriculture to Urban Residential and incorporated into the Ellensburg UGA via the comprehensive plan amendment process. The two small adjacent parcels were not included in this process causing an illogical boundary on the south piece, and a literal UGA island on the north.

Location: One property is located south of the Kittitas Highway just east of Gregory Place; Assessor's map number 17-18-12012-0009, parcel 696736 (.96 acres). The other is located east of Bull Road just north of the Interstate 90 agricultural underpass; Assessor's map number 17-18-12040-0002, parcel 10970 (3.45 acres). See attached map.

Analysis: During the last two comprehensive plan amendment processes there has been extensive analysis and discussion regarding the Ellensburg urban growth area's size, configuration, zoning and land use. Community Development Services staff in conjunction with City of Ellensburg planning staff considered addressing this issue last year, however with the resource lands designation and de-designation process on the 2009 docket it was deemed appropriate to delay any discussion or action until the following year. The item was docketed this year, but in the ensuing discussion, staff from both entities made the determination that the existing designations are not problematic to current and ongoing planning processes and that the substantial investment of time and resources required for changing the designations would be unwarranted. If at some point in the future, it should be in either the City's or the County's interest to make changes, the matter will be pursued. Until such time, any actions for re-designation will be left to the owners' discretion and expense.

Recommendation: Staff requests the withdrawal of this proposed amendment from the comprehensive plan amendment docket.

Suggested Findings of Fact:

No findings are required for the withdrawal of a proposed amendment.

Proposed Ellensburg UGA Commercial Agriculture De-Designations

