



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

STAFF REPORT

Gibson Non-Project Rezone SEPA Appeal

I. GENERAL INFORMATION

Requested Action:

Kristin Gibson, is proposing a rezone to one parcel (280533) currently zoned Agriculture 20 with a Rural Working Land Use, rezoned to Forest and Range zoning. The rezone will remain consistent and compatible with the zoning code of rural recreation, as well as allow future expansion of existing uses. A comprehensive plan amendment rezone (RZ-24-00001), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2024 Annual Comprehensive Plan Docket process.

Location: Tax parcel 280533, located on Parke Creek Road north of Vantage Hwy Section 8, T.17N, R.20E, W.M.; Kittitas County parcel map numbers 17-20-08010-0006.

II. SITE INFORMATION

Total Proposal Size:	approximately 42.4 acres
Number of Lots:	1
Domestic Water:	None requested/proposed at this time.
Sewage Disposal:	None requested/proposed at this time.
Fire Protection:	Kittitas Valley Fire District #2
Irrigation District:	Kittitas Reclamation District

Site Characteristics: The site is an active gravel pit and vacant land.

Surrounding Property:

North: Quilomene Wildlife Area
South: Sparse residential, larger parcels of farmland
East: Vacant sageland
West: Sage land and sparse residential development

Access: The proposal has access from Parke Creek Road.

Zoning and Development Standards: The subject property is currently zoned Agriculture 20 with a Rural Working Land Use. The application is to amend the zoning to Forest and Range. A primary goal and intent in siting F&R zones will be to promote areas of Kittitas County wherein natural resource management is the highest priority and where the subdivision and development of lands for uses and activities incompatible with resource management are discouraged. The proposed rezone has the potential to allow for future recreational/residential/resource activity consistent with surrounding properties.

III. ADMINISTRATIVE REVIEW

Complete Annual Comprehensive Plan Docket Application: Application for a comprehensive plan map amendment, rezone from Rural Working Land Use and Agriculture 20 Zoning to Rural working land use, Forest and Range Zoning, and SEPA environmental checklist was received on June 28, 2024. This submittal packet was received prior to the June 30th docketing deadline. The application was deemed complete on July 26, 2024. A

Notice of Application was issued on August 15, 2024. These notices were published in the official county paper of record and were mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties.

ENVIRONMENTAL REVIEW

Based upon review of the submitted application materials including an environmental checklist, correspondence received during the comment period and other information on file with Community Development Services, Kittitas County issued a Mitigated Determination of Non-Significance (MDNS) on October 1 which was appealed and subsequently withdrawn and re-issued on October 16, 2024 and then Appealed again by Cascadia Law Group on behalf of Ellensburg Cement Products and John and Julie Blackmore.

Two main items are subject of the appeal:

First is the issue of process, whereby the appellant claims the county has not followed the procedures of KCC 15A; however, it is a non-project rezone processed through the annual docket process, therefore it is specifically exempted from the procedures in 15A by section 15B.01.010.

The second part of the Appeal asserts that County Staff did not base its review upon information reasonably sufficient to evaluate the environmental impacts of the proposal and failed to adequately consider relevant environmental factors before issuing the MDNS.

VIII. RECOMMENDATION

Staff recommends the Board of County Commissioners affirm the CDS SEPA Threshold Determination and proceed with the hearing of the Gibson Non-Project Rezone (RZ-24-00001).