

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

COMPREHENSIVE PLAN AMENDMENTS DOCKETING

(Proposing a text or map amendment as part of annual docketing, pursuant to KCC 15A.10 and KCC 17.98)

CP-12-00001

CHECK THE APPROPRIATE BOX(ES) SHOWING WHICH TYPE OF AMENDMENT IS REQUESTED:

COMP PLAN MAP

☒

COMP PLAN TEXT

☐

NOTE: 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.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- ☒ Site plan of the property with the following features (as applicable): all buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- ☒ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- ☒ Project Narrative responding to Questions 9-12 on the following pages.

APPLICATION FEES:

\$2,140 TEXT AMENDMENT: Kittitas County Community Development Services (KCCDS) –OR–

\$2,140 MAP AMENDMENT: Kittitas County Community Development Services (KCCDS)

\$560 SEPA Checklist: Kittitas County Community Development Services (KCCDS)

\$2,700 Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

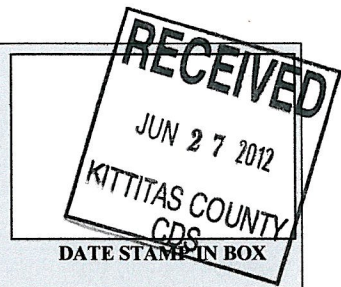
Mandy Need

DATE:

6/27/12

RECEIPT #

00014521



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 04-21-2011

Page 1 of 3

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Jeff Calaway & Valerie Calaway
Mailing Address: P.O. Box 1142
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-6767
Email Address: jeff.calaway@calaway.net

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: Gary Reynolds
Mailing Address: P.O. Box 1142
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-962-6001
Email Address: greynolds@calaway.net

4. Street address of property:

Address: 2106 W. Dolarway Road
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property (attach additional sheets as necessary):

See attached.

6. Tax parcel number: 118133, 166133, 278133, 628133, 876133

7. Property size: 43.13 (from Co. Assessor web site) (acres)

8. Land Use Information:

Zoning: Urban Res

Comp Plan Land Use Designation: Light Industrial

Page 2 of 3

① 17-18-03030-0008

② 18-18-34030-0013

③ 17-18-03030-0004

④ 17-18-03030-0001

⑤ 18-18-34030-0009

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. Narrative **project description**: For **all** proposed Comp Plan amendments, provide the following information:
- Why is the amendment needed and being proposed?
 - How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
 - How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
 - How have conditions changed that warrant a comprehensive plan amendment?
10. **Transfer of Development Rights**: According to KCC 17.13.080.2 some comprehensive plan amendments require a transfer of development rights. This process is described in KCC 17.13. Please describe whether this amendment will require transferred development rights, and if they are required, describe how this requirement will be met.
11. For **map amendments** attach the following additional information for **each** parcel involved:
- Parcel Information
 - Tax parcel number(s)
 - Total Acreage
 - Site Address
 - Owner
 - Mailing Address
 - Owner's Home Phone Number
 - Land Use Information
 - Current and proposed comprehensive plan designation
 - Current and proposed zoning designation
 - (Note: Rezone requests require separate Rezone application and fee).
 - Present use of the property
 - Surrounding land use
 - Services
 - Whether the site is currently served by sewer or septic
 - Name of sewer purveyor (if on public sewer system).
 - Whether the site is currently served by a public water system or well
 - Name of water purveyor (if on public water system)
 - Whether the site is located on a public road or private road.
 - Name of road
 - Fire District
12. For **text amendments**, attach the following additional information
- Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording.

AUTHORIZATION

13. 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.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

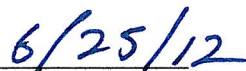
Date:

X _____

Signature of Land Owner of Record
(Required for application submittal):

Date:

X  _____



SCHEDULE A (Continued)

Order No.: 0107709-E

Legal Description:

TRACT 1:

That portion of the Southwest Quarter of the Southwest Quarter of Section 34, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, lying South and West of the County Road running through said Quarter of Quarter Section;

EXCEPT: A tract of land bounded by a line beginning at the Southwest corner of said Quarter of Quarter Section, and running thence North along the West boundary line of said Quarter of Quarter Section 630 feet; thence East 100 feet; thence South 630 feet to the South boundary line of said Quarter of Quarter Section; and thence West along the South boundary line of said Quarter of Quarter Section 100 feet to the point of beginning.

TRACT 2:

Parcel 1:

That portion of Government Lots 3 and 4, Section 3, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at a point 282 feet East of the Northwest corner of Government Lot 3;
thence South 8°36', East 481 feet;
thence West parallel with the North boundary line of said Section, to a point 106.9 feet East and 474.6 feet South of the Northwest corner of Government Lot 3;
thence South 19°26' West 135 feet;
thence South 54°20' West 437 feet;
thence West to the West boundary line of Government Lot 4;
thence North on said West boundary line to the Northwest corner of said Section;
thence East on the North boundary line of said Section to the point of beginning.

EXCEPT:

1. That portion of Government Lot 3 which is described as follows:
Beginning at a point on the North line and 274.4 feet East of the Northwest corner of said lot; thence East 7.6 feet; thence South 8°36' East 413.3 feet; thence West 248.0 feet; and thence North 19°26' East 503.4 feet to the point of beginning.
2. That portion conveyed to the State of Washington for Primary State Highway No. 3 (SR 90), by Warranty Deed dated September 21, 1965, and recorded October 29, 1965, in Book 120 of Deeds, page 552, under Kittitas County Auditor's File No. 325204.
3. That portion, if any, lying within the following described tract of land:
A tract of land bounded by a line beginning at the Northwest corner of said Government Lot 3;
thence East along the North line of said Government Lot 3, 274.4 feet;
thence South 19°26' West, 164.9 feet to a point which is the true point of beginning;
thence South 19°26' West, 473.50 feet;
thence South 54°20' West, 437.00 feet;

SCHEDULE A (Continued)

Order No.: 0107709-E

(Tract 2, Parcel 1 continued)

thence West 393.57 feet to a point on the Northeasterly boundary of the Interstate Highway 90 right of way;
thence South 40°42'30" East along said boundary, 2,884.95 feet;
thence North 17°10' West, 3,018.20 feet;
thence North 86°59' West, 84.75 feet to the true point of beginning.

4. That portion lying within the following described tract of land:

A tract of land located in Government Lots 3 and 4, Section 3, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as:

Beginning at a point 474.6 feet South and 106.9 feet East of the Northwest corner of Government Lot 3, Section 3, Township 17 North, Range 18 East, of the Willamette Meridian;
thence South 19°26' West, 135 feet;
thence South 54°20' West, 437 feet;
thence West to the West line of Government Lot 4;
thence North on the West line of Government Lot 4, 382.1 feet, thence East to the place of beginning.

5. A tract of land located in Government Lots 3 and 4, Section 3, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northwest corner of said Government Lot 3, as shown on that certain survey recorded July 8, 1988 in Book 15 of Surveys at page 165, under Auditor's File No. 513568, records of said county; thence East, along the North line of said Government Lot 3, 274.40 feet; thence South 19°26'00" West, 439.77 feet to an existing Nelson pin and cap (LS 18092) and the true point of beginning for the herein described parcel; thence continuing South 19°26'00" West, 63.63 feet to the Northerly boundary of the parcel described by deed recorded July 11, 2002 under Auditor's File No. 200207110019, records of said county; thence West along said Northerly parcel boundary, 778.65 feet to an existing Southwest-Northeast fence; thence North 61°20'36" East, along said fence, 224.95 feet to an existing Nelson pin and cap (LS 18092); thence South 85°27'23" East, along an existing East-West fence, 604.32 feet to the true point of beginning.

Parcel 2:

A tract of land located in Government Lots 3 and 4, Section 3, Township 17 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, described as follows:

Beginning at the Northwest corner of said Government Lot 3, as shown on that certain survey recorded July 8, 1988 in Book 15 of Surveys at page 165, under Auditor's File No. 513568, records of said county; thence East, along the North line of said Government Lot 3, 274.40 feet; thence South 19°26'00" West, 503.40 feet to the Northerly boundary of the parcel described by deed recorded July 11, 2002 under Auditor's File No. 200207110019, records of said county; thence West along said Northerly parcel boundary, 778.65 feet to an existing Southwest-Northeast fence and the true point of beginning for the herein described parcel; thence continuing West along said Northerly parcel boundary, 322.07 feet to the Northeasterly right of way boundary of SR 90; thence South 39°38'55" East, along said SR 90 right of way boundary, 157.34 feet to an existing Nelson pin and cap (LS 18092); thence North 61°20'36" East, along and existing Southwest-Northeast fence, 252.62 feet to the true point of beginning.

SCHEDULE A (Continued)

Order No.: 0107709-E

TRACT 3:

That portion of the Southeast Quarter of the Southwest Quarter of Section 34, Township 18 North, Range 18 East, W.M., in the County of Kittitas, State of Washington, bounded by a line described as follows:

Beginning at the Southwest corner thereof and running thence East 586.08 feet; thence North 24°31' West 300.96 feet, more or less, to the South boundary line of Dollarway Road; thence North 58°32' West 553.74 feet, along said South boundary line 553.74 feet, to intersect with the West boundary line of said Southeast Quarter of the Southwest Quarter; and thence South 1°06' East 563.64 feet, more or less to the point of beginning;

EXCEPT:

1. A tract of land described as follows: Beginning at a stake 282.0 feet East of the West 1/16 corner on the South boundary of said section and running thence North 20°50' West 330.0 feet; thence North 12°01' East 88.2 feet to a post on the South right of way line of Dollarway Road; thence South 58°38' East along said right of way line 257.1 feet; thence South 33°23' East 313.5 feet to the South boundary line of Section 34; thence West on said South boundary line 293.7 feet to the point of beginning.
2. A tract of land described as follows: Beginning at a point on the South boundary line of said section 274.4 feet East of the Southwest corner of the Southeast Quarter of the Southwest Quarter, and running thence North 19°26' East 10.9 feet; thence South 8°36' East 11.0 feet to a point on the section line; and thence West 7.6 feet to the point of beginning.

END OF SCHEDULE A

Comprehensive Plan Amendment

Project Narrative

9a. This is a Non-Project Rezone application. The property is currently zoned Urban Res which is not compatible with adjacent properties or the future potential uses. Rezoning the property as Highway Commercial would give the flexibility to consider a number of possible future development alternatives.

9b. The Comprehensive Plan currently designates future zoning for this area as Light Industrial. Highway Commercial is more compatible with the development that has taken place across Dolarway Road in the past few years and will likely continue. The Dolarway Road improvement project which is nearly complete, with its sidewalks and lighting will encourage more of this type of development.

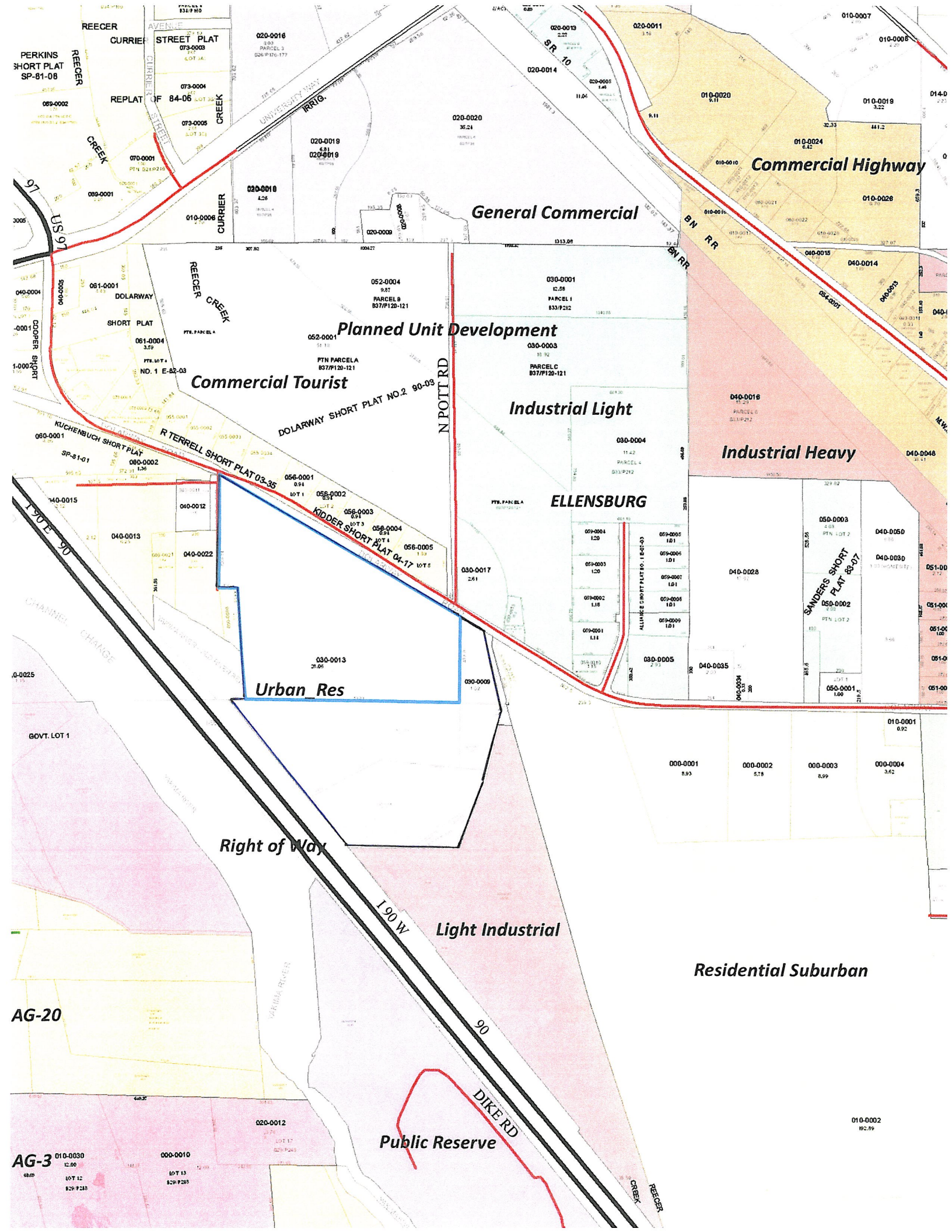
9c. See 9b.

9d. The Reecer Creek Restoration project and the Dolarway Road Improvement project have both made this area attractive for commercial projects which might be anticipated for this property.

10. N/A

11. N/A

12. N/A





Calaway Rezone Application



Map Center: Township:17 Range:18 Section:3

Kittitas County Disclaimer

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

