

## Lindsey Ozbolt

**From:** Cassandra Moore <cassandram@gretteassociates.com>  
**Sent:** Tuesday, July 29, 2014 12:02 PM  
**To:** Lindsey Ozbolt  
**Cc:** Nathan.Mirro@anderson-hay.com  
**Subject:** Anderson Hay and Grain Rezone Application  
**Attachments:** Rezone application - Modified first page 072814.pdf; Rezone Application Project Narrative 072814.pdf; Comprehensive Plan Amendments Docketing Project Narrative 072814.pdf; Anderson Hay and Grain SEPA Checklist 072814.pdf; TCMA - Modified Second Page 072814.pdf; Anderson Re-zone figure 072814.pdf

Good Afternoon Lindsey,

This email has been provided to respond to a recent conversation you and I had regarding the difference between the proposed rezone designation indicated within the application materials (Light industrial) and the proposed rezone designation that was anticipated by the County (General Industrial).

As you and I discussed, the difference between the County's anticipated rezone designation and the proposed rezone designation stemmed from some confusion as to whether proposed rezone designation should be consistent with the City's zoning to the north (Light Industrial) or the County's zoning to the east (General Industrial) of the subject property.

Anderson Hay and Grain agrees that since the County is reviewing and approving the rezone and the property will remain within the County's jurisdiction, it makes more sense for the proposed rezone to transition the property to the General Industrial zoning designation consistent with the County jurisdiction zoning to the east of the subject property.

We appreciate the opportunity to make the necessary modifications to the existing submittal materials to rectify this issue.

The table below summarizes the documents that were submitted for review in the initial application package and identifies which materials were revised to address the corrected rezone zoning designation. All modified documents are attached to this e-mail.

List of Initially Submitted Materials	Updated version provided in this transmittal?
<b>Applications:</b>	
Rezone Application	Yes. A modified copy of the first page modifying the proposed zone change has been provided.
Rezone Application Project Narrative	Yes, the following modifications were made to the initially submitted document: <ul style="list-style-type: none"><li>The first sentence in response to Item #9 on Page 1 has been modified as follows: <i>"The proposal is to rezone six parcels and associated right-of-way, totaling approximately 26 acres, within the Ellensburg Urban Growth Area from Urban Residential to <del>Light</del> General Industrial."</i></li><li>The response to Item#11)E. has been modified as follows: <i>The subject property is suitable for development in general conformance with the <del>Light</del> General Industrial zoning standards.</i></li></ul>
Comprehensive Plan Amendments Docket Application	No change is required to initially submitted document to be consistent with the modification.
Comprehensive Plan Amendments Docketing Project Narrative	Yes, the following modifications were made to the initially submitted document:

	<ul style="list-style-type: none"> <li>The first sentence in the response to Item #9)a. has been modified as follows: <i>"The proposal is to rezone six parcels and associated right-of-way, totaling approximately 26 acres, within the Ellensburg Urban Growth Area from Urban Residential to <del>Light</del> General Industrial."</i></li> <li>The second sentence provided in response to Item #11)b.i. has been modified as follows: <i>"The proposed comprehensive plan designation is <del>Light</del> General Industrial."</i></li> <li>The second sentence segment provided in response to Item #11)b.ii. has been modified as follows: <i>"the proposed zoning designation of the subject rezone area is <del>Light</del> General industrial."</i></li> </ul>
Environmental Checklist (SEPA)	<p>Yes, the following modification was made to the initially submitted document:</p> <ul style="list-style-type: none"> <li>The first sentence in the response to Question 11 on Page 3 has been modified as follows: <i>"The proposal is to rezone six parcels and associated right-of-way, totaling approximately 26 acres, within the Ellensburg Urban Growth Area from Urban Residential to <del>Light</del> General Industrial."</i></li> </ul>
Transportation Concurrency Management Application	Yes, a modified copy of the second page has been provided. The modified language occurs in the second line of the response to item #12.
Attachment A: Rezone property summary	No change is required to initially submitted document to be consistent with the modification.
Attachment B: Legal Description	No change is required to initially submitted document to be consistent with the modification.
<b>Figures:</b>	
AH&G Floodplain	No change is required to initially submitted figure to be consistent with the modification.
AH&G Soil Types	No change is required to initially submitted figure to be consistent with the modification.
AH&G Vicinity Map	No change is required to initially submitted figure to be consistent with the modification.
AH&G Proposed Zoning	Yes. The proposed rezone area has been modified to reflect I-G instead of Light industrial.

Please note that in addition to modifying all instances of the zoning designation of Light Industrial to General Industrial, all instances where Damman Road was identified in the initial submittal documents has also been revised to reflect Umpatum Road.

If we may be of additional assistance during the review process, please let us know.

Sincerely,

Cassandra Moore, M.E.S.

Biologist/Planner

GRETT ASSOCIATES<sup>LLC</sup>

2102 N 30th, Ste A / Tacoma, WA 98403

253-573-9300 Phone 253-573-9321 Fax

253-573-9300

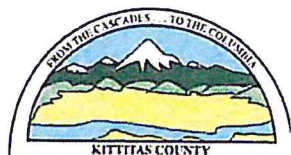
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CLB

***Celebrating 10 years of providing natural resource services to the Pacific Northwest***

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## 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"

### REZONE APPLICATION

(For requested amendments to the zoning map, KCC 17.98 & KCC 15B.03)

A pre-application meeting is required for this permit. To schedule a pre-application meeting, complete and submit a "Pre-Application Meeting Scheduling Form" to CDS. Notes or summaries from pre-application meetings should be included with this application.

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.

#### REZONE TYPES

Please check the box next to the type of rezone this application is requesting:

☐ Site-specific rezone\*

☒ General rezone using docketing process\*

\*Rezone requests for Planned Unit Developments (PUDs), must use the PUD application form.

#### REQUIRED ATTACHMENTS

- ☐ Site plan of the property with all proposed 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)
- ☐ Legal description of property to be reclassified
- ☐ Requested Zone Change: from URBAN RESIDENTIAL to GENERAL INDUSTRIAL
- ☐ Project Narrative responding to Questions 9-11 on the following pages.

#### APPLICATION FEES:

3,335.00 Kittitas County Community Development Services (KCCDS)

300.00 Kittitas County Department of Public Works

130.00 Kittitas County Fire Marshal

**\$3,765.00 Total fees due for this application (One check made payable to KCCDS)**

#### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

RECEIPT #



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

FORM LAST REVISED: 1-6-2011

Page 1 of 3

## Rezone Application Project Narrative

Item #9) Narrative project description: Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

*The proposal is to rezone six parcels and associated right-of-way, totaling approximately 26 acres, within the Ellensburg Urban Growth Area from Urban Residential to General Industrial.*

*The subject rezone properties are located to the northwest of the intersection of Anderson Road and Umptanum Road in Kittitas County, WA. Refer to the attached vicinity map.*

*All of the parcels within the subject rezone area utilize private wells for water supply and septic systems for sewage disposal.*

*The proposed rezone will more accurately reflect the current use of the property and will allow Anderson Hay and Grain to construct a commercial office building for their existing employees. In addition, the proposal will be used to clarify the zoning and jurisdiction of Kittitas Tax Parcel Number 916833, which is approximately 10 acres in size and located to the north of the subject rezone area.*

Item #10) Describe how this proposal will provide for the transfer of any required transferrable development rights: According to KCC 17.98.020.7.h, petitions for rezones must comply with KCC 17.13 Transfer of Development Rights. Development rights must be transferred to the rezone area at a rate proportionate to the size of the project area (see 17.13.080.6). These rights must be transferred prior to final approval. Please describe how this requirement will be met by the proposed rezone.

*The Transfer of Development Rights (TDR) process as described in KCC 17.13 is associated with residential development. Sending and receiving sites as well as exchange rates are focused on residential units, and the system does not set forth policy or procedure for establishing industrial/commercial sending and/or receiving sites. As the proposed rezone does not involve the need to transfer residential development rights, it is anticipated that this amendment will not require the transfer of development rights.*

Item #11) Applicant for rezone must demonstrate that the following criteria are met:

A. The proposed amendment is compatible with the comprehensive plan

*The proposed rezone is consistent many of the goals and policies of the Kittitas County Comprehensive plan (June 2013), including but not limited to the following:*

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- “GPO 2.2 Protect, preserve, maintain, and enhance the County’s natural resource industry base, natural environment, and rural character, including but not limited to timber, agriculture, mineral, water and energy resources...”
- “GPO 2.4 Encourage urban growth and development in those areas where public roads and services can support such growth, and where development will cause minimal environmental degradation, reduce the conversion of land for development, and concentrate future growth in established cities and urban growth areas”
- “GPO 2.8 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.”
- “GPO 2.15 The development of resource based industries and processing should be encouraged in all areas of Kittitas County...”

B. The proposed amendment bears a substantial relation to the public health, safety, or welfare.

*The proposed rezone will allow the continued, successful functioning of a significant business and employer within the City of Ellensburg and Kittitas County. The economic benefits provided as a result of this successful functionality have substantial relation to public health, safety and welfare.*

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

*The proposed amendment has merit and value for Kittitas County in that it will more accurately reflect the existing uses of the parcels and will correspond better to the existing adjacent land uses.*

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is reasonable for the development of the subject property.

*The proposed rezone is not caused by changing conditions but rather will serve to more accurately reflect the existing and historic use of the property. In addition, the proposed rezone will result provide an improved area of cohesive zoning in relation to the existing industrial zoning/use located to the north and east of the subject properties. The southern extent of the rezone area has been proposed to avoid the creation of an incompatible island of urban residential zoning within an area primarily utilized for industrial/commercial uses.*

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- E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

*The subject property is suitable for development in general conformance with the General Industrial zoning standards. Future development shall comply with all applicable laws and regulations.*

- F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

*The majority of the properties within the immediate vicinity of the subject properties are currently zoned for commercial and industrial uses. The proposed zoning established by the rezone is therefore both consistent with the adjacent zoning and is more reflective of the existing use of the majority of the properties proposed for rezone.*

- G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

*The proposed changes in use will not adversely impact irrigation water deliveries to other properties. Future development shall comply with all applicable laws and regulations.*

- H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development rights.

*Refer to Item #10 above.*

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## Comprehensive Plan Amendments Docketing Project Narrative

Item #9) Narrative project description - For all proposed Comp Plan amendments, provide the following information:

- a. Why is the amendment needed and being proposed?

*The proposal is to rezone six parcels and associated right-of-way, totaling approximately 26 acres, within the Ellensburg Urban Growth Area from Urban Residential to General Industrial. The proposed rezone will more accurately reflect the current use of the majority of the property and will allow Anderson Hay and Grain to construct a commercial office building for their existing employees. In addition, the proposal will be used to clarify the zoning and jurisdiction of Kittitas Tax Parcel Number 916833, which is approximately 10 acres in size and located to the north of the subject rezone area.*

- b. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

*The county-wide planning policies are located within the Kittitas County Comprehensive Plan – Refer to Item 9 c. below.*

- c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

*The proposed rezone is consistent many of the goals and policies of the Kittitas County Comprehensive plan (June 2013), including but not limited to the following:*

- “GPO 2.2 Protect, preserve, maintain, and enhance the County’s natural resource industry base, natural environment, and rural character, including but not limited to timber, agriculture, mineral, water and energy resources...”*
- “GPO 2.4 Encourage urban growth and development in those areas where public roads and services can support such growth, and where development will cause minimal environmental degradation, reduce the conversion of land for development, and concentrate future growth in established cities and urban growth areas”*
- “GPO 2.8 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.”*
- “GPO 2.15 The development of resource based industries and processing should be encouraged in all areas of Kittitas County...”*

- d. How have conditions changed that warrant a comprehensive plan amendment?

*The proposed rezone is not caused by changing conditions but rather will serve to more accurately reflect the existing and historic use of the property. In addition, the proposed rezone will result provide an improved area of cohesive zoning in relation to the existing*

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*industrial zoning/use located to the north and east of the subject properties. The southern extent of the rezone area has been proposed to avoid the creation of an incompatible island of urban residential zoning within an area primarily utilized for industrial/commercial uses.*

Item #10)	<b>Transfer of Development Rights:</b> 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.
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*The Transfer of Development Rights (TDR) process as described in KCC 17.13 is associated with residential development. Sending and receiving sites as well as exchange rates are focused on residential units, and the system does not set forth policy or procedure for establishing industrial/commercial sending and/or receiving sites. As the proposed rezone does not involve the need to transfer residential development rights, it is anticipated that this amendment will not require the transfer of development rights.*

Item# 11)	For <b>map amendments</b> attach the following additional information for <b>each</b> parcel involved:
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a. Parcel Information

*Refer to Application Attachment A: Rezone Property Summary.*

b. Land Use Information

i. Current and proposed comprehensive plan designation

*The City of Ellensburg comprehensive plan designation of the site is Mixed Residential; the County does not prepare/map comprehensive plan designations. The proposed comprehensive plan designation is General Industrial.*

ii. Current and proposed zoning designation

*The current zoning designation of the subject rezone area is Urban residential; the proposed zoning designation of the subject rezone area is General industrial.*

iii. (Note: Rezone requests require separate Rezone application and fee).

*Noted. A rezone application is included with this submittal package.*

iv. Present use of the property

*Present uses of the parcels within the subject rezone area include urban commercial uses.*

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v. Surrounding land use

*Surrounding land uses associated with the subject rezone area include commercial, industrial, residential and right of way.*

c. Services:

i. Whether the site is currently served by sewer or septic

*All parcels within the subject rezone area are currently served by septic system.*

ii. Name of sewer purveyor (if on public sewer system).

*Not applicable.*

iii. Whether the site is currently served by a public water system or well

*All parcels within the subject rezone area are currently served by well.*

iv. Name of water purveyor (if on public water system)

*Not applicable.*

v. Whether the site is located on a public road or private road.

*The subject rezone area is accessible via public roadway.*

vi. Name of road

*Parcels within the subject rezone area are accessible via Anderson Road and/or Umptanum Road.*

vii. Fire District

*Fire District # 2 – Rural Ellensburg*

Item # 12:	For <b>text amendments</b> , attach the following additional information a. Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording.
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*Not applicable. The proposed rezone does not require text amendments to the existing Comprehensive Plan and/or Zoning Ordinance.*

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# SEPA ENVIRONMENTAL CHECKLIST

## *Purpose of checklist:*

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## *Instructions for Lead Agencies:*

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## *Use of checklist for non-project proposals:*

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

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## A. BACKGROUND

1. Name of proposed project, if applicable:

*Anderson Hay and Grain Rezone*

2. Name of applicant:

*Steve Gordon, Chief Financial Officer, Anderson Hay and Grain*

3. Address and phone number of applicant and contact person:

*Applicant: Steve Gordon, Anderson Hay and Grain,  
P.O. Box 99, Ellensburg, WA, 98926  
(509) 925-9818*

*Contact person: Cassandra Moore, Grette Associates, LLC,  
2102 N 30<sup>th</sup> Street, Suite A, Tacoma, WA 98403  
(253) 573-9300*

4. Date checklist prepared:

*June 16, 2014*

5. Agency requesting checklist:

*Kittitas County Development Services*

6. Proposed timing or schedule (including phasing, if applicable):

*The proposed rezone will be pursued through the Kittitas County docket rezone process. Docket amendments for both jurisdictions are anticipated to be approved or denied by December 30th of the submittal year (2014).*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

*The proposed rezone is necessary for the planned future construction of an office building for use by Anderson Hay and Grain. Application for the proposed building will be made after the proposed rezone has been completed.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

*A Washington State SEPA Environmental Checklist (Form update from May 2014) has been prepared for this proposal. This SEPA document has been provided to Kittitas County for review.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

*There are no known pending applications for governmental approvals of other proposals that directly affect the property covered by this proposal.*

10. List any government approvals or permits that will be needed for your proposal, if known.

*The following application materials are being provided for this proposal:*

- *Kittitas County Comprehensive Plan Amendment Docketing,*
- *Kittitas County Rezone Application,*
- *Kittitas County SEPA Environmental Checklist, and*
- *Kittitas County Transportation Concurrency Management Application.*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

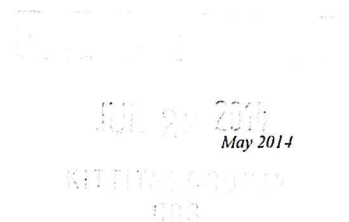
*The proposal is to rezone six parcels and associated right-of-way, totaling approximately 26 acres, within the Ellensburg Urban Growth Area from Urban Residential to General Industrial. The proposed rezone will more accurately reflect the current use of the majority of the property and will allow Anderson Hay and Grain to construct a commercial office building for their existing employees. In addition, the proposal will be used to clarify the zoning and jurisdiction of Kittitas Tax Parcel Number 916833, which is approximately 10 acres in size and located to the north of the subject rezone area.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*The subject rezone properties are located to the northwest of the intersection of Anderson Road and Umptanum Road in Kittitas County, WA. Refer to the attached vicinity map.*

*The proposed rezone includes the majority of the NW ¼ of the NW ¼ of Section 11 of Township 17N, Range 18E, W.M. excluding Kittitas County Tax parcel numbers 548633, 718633, 728633, 838633, 848633, 858633, 668633 and the portion of 418533 located therein.*

*The rezone also includes portions of right of way currently designated as urban residential that are located in the SW ¼ of the SW ¼ of Section 2, Township 17N, Range 18E, W.M..*





## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, or other \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)?

0-2%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

*The following soils are mapped by the United States Geological Service (USGS) as possibly being located on the subject properties:*

*Brickmill gravelly ashy loam, 0 - 2% slopes; considered prime farmland soils only if irrigated*

*Deedale Clay Loam, 0 - 2% slopes; farmland of statewide importance*

*Kayak-Weiman complex, 0 - 2% slopes; considered prime farmland soils only if irrigated and drained*

*Nosal ashy silt loam, 0 - 2 % slopes; considered prime farmland soils only if irrigated and drained*

*Refer to the attached soils figure generated by the USGS Soils website on 5/12/2014 .*

*The proposed rezone will not involve the removal of any on-site soils. In addition, none of the sites are currently being used as agricultural land.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

*No filling or grading is associated with the propose rezone.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

*No clearing or construction is proposed with this rezone.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

*Not applicable.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

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*Not applicable.*

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

*Not applicable.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*No.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*Not applicable.*

## 3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*There are no natural streams or other waterbodies within the rezone area. The rezone area contains portions of the Clinesmith irrigation ditch.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

*Not applicable.*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*Not applicable - No fill/dredge material would be placed into or removed from surface water or wetlands for this rezone proposal.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*No.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*Portions of the subject parcels area located within the mapped 100-year floodplain. Refer to attached figure.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No.*

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

*No.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

*Not Applicable.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

*Not applicable.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

*No.*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

*No.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

*Not applicable.*



#### 4. Plants

- a. Check the types of vegetation found on the site:

✓ deciduous tree: alder, maple, aspen, other  
✓ evergreen tree: fir, cedar, pine, other  
✓ shrubs  
✓ grass  
\_\_\_ pasture  
\_\_\_ crop or grain  
\_\_\_ Orchards, vineyards or other permanent crops  
\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
\_\_\_ water plants: water lily, eelgrass, milfoil, other  
\_\_\_ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

*None.*

- c. List threatened and endangered plant species known to be on or near the site.

*There are no threatened and/or endangered plant species known to be on or near the site.*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*Not applicable.*

- e. List all noxious weeds and invasive species known to be on or near the site.

*There are no known noxious weeds and/or invasive species known to be on or near the site.*

#### 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: birds (hawk, heron, eagle, songbirds, other); mammals (deer, bear, elk, beaver, other); fish (bass, salmon, trout, herring, shellfish, other); etc.

*The subject properties are likely to support urban species such as common songbirds, raccoons, and squirrels, and opossum.*

- b. List any threatened and endangered species known to be on or near the site.

*No threatened or endangered species are known to be on or near the subject properties.*

- c. Is the site part of a migration route? If so, explain.

*No.*

- d. Proposed measures to preserve or enhance wildlife, if any:

*Not applicable.*

- e. List any invasive animal species known to be on or near the site.

*None.*

## **6. Energy and natural resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*Not applicable.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

*No.*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

*Not applicable.*

## **7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

*No.*

- 1) Describe any known or possible contamination at the site from present or past uses.

*None*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

*None*



- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

*None*

- 4) Describe special emergency services that might be required.

*None*

- 5) Proposed measures to reduce or control environmental health hazards, if any:

*Not applicable.*

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

*None*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

*Not applicable.*

- 3) Proposed measures to reduce or control noise impacts, if any:

*Not Applicable*

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

*Kittitas COMPAS describes the existing land use as urban. It is a combination of urban residential and commercial use by Anderson Hay and Grain. Refer to Application Attachment A: Anderson Hay and Grain Rezone property summary.*

*The proposed rezone will more accurately reflect historic, existing and proposed site uses and is anticipated to have no effect on current land uses on nearby adjacent properties.*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

*None of the parcels within the subject area or adjacent area are currently being used as working farmlands or forestland. No agricultural or forest land of long-term commercial significance will be converted to other uses as a result of this proposal and no acres currently in farmland or forestland tax status will be converted to non-farm or non-forest use.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

*No.*

- c. Describe any structures on the site.

*The subject rezone involves 6 separate parcels - The table below provides a list of structures for each subject tax parcel.*

<b>Tax Parcel Number</b>	<b>Existing structures</b>
698633	None
708633	None
528633	None
688633	4 storage structures
538633	None
658633	Structure recently demolished per permit (number available on request)

- d. Will any structures be demolished? If so, what?

*No.*

- e. What is the current zoning classification of the site?

*The current zoning classification of the subject parcels is Urban Residential.*

- f. What is the current comprehensive plan designation of the site?

*The City of Ellensburg comprehensive plan designation of the site is Urban Residential; the County does not prepare comprehensive plan designations.*

- g. If applicable, what is the current shoreline master program designation of the site?

*The majority of the subject properties are designated as rural under the current Shoreline Master Program. In addition, a small portion of the southwest corner of Kittitas County tax parcel number 688633 coincides with designated conservancy shoreline. The propose Shoreline Master Program update will remove all of the subject parcels from shoreline jurisdiction/designation.*



- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

*All of the subject properties contain areas that have been mapped by the Federal Emergency Management Agency (FEMA) as within the 100-year flood zone (Zone C). Refer to the attached figure. In addition, the subject properties are also designated by Kittitas County as being part of the shoreline jurisdiction. However, the Shoreline Master Program update that is currently underway will remove this designation from all of the subject properties once adopted.*

*The subject properties are not mapped as containing slopes that exceed 30%, priority habitat and/or threatened/endangered species; or wetlands.*

*Kittitas Tax Parcel Number 688633 is mapped as containing two channelized water conveyance areas a Type F and a non-classified water conveyance (Type X). Note: the Kittitas County COMPAS mapping system utilizes the previous DNR water typing system and designates these areas as Type 2 and 9 respectively.*

- j. Approximately how many people would reside or work in the completed project?

*Not applicable.*

- k. Approximately how many people would the completed project displace?

*Not applicable.*

- l. Proposed measures to avoid or reduce displacement impacts, if any:

*Not applicable.*

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

*The proposed rezone will result in the underlying zoning being more consistent with the existing and historic land use of the majority of the subject property. No further measures are proposed.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*Not applicable.*

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

*Not applicable.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

*The proposal would result in the rezoning of six parcels currently zoned for residential use, generally middle-income housing. None of these parcels currently support a residential use.*

- c. Proposed measures to reduce or control housing impacts, if any:

*Not Applicable.*

#### **10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

*Not applicable.*

- b. What views in the immediate vicinity would be altered or obstructed?

*Not applicable.*

- c. Proposed measures to reduce or control aesthetic impacts, if any:

*Not applicable.*

#### **11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*Not applicable.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*Not applicable.*

- c. What existing off-site sources of light or glare may affect your proposal?

*Not applicable.*

- d. Proposed measures to reduce or control light and glare impacts, if any:

*Not Applicable.*

#### **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*The subject properties are located approximately 0.5 miles south of West Ellensburg Park.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

*No.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

*Not applicable.*

### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

*No.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

*No.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

*Review included query of the Washington Information System for Architectural and Archaeological Records data maintained by the Washington State Department of Archeology and Historic Preservation.*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*Not applicable.*

### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

*The subject properties have access to Umptanum Road and/or Anderson road. Existing accesses will not be modified as a part of this rezone proposal.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

*The site is not currently served by public transit. Only limited downtown bus service is available in Ellensburg.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?



*Not applicable.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

*No.*

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

*No.*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

*Not applicable.*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

*No.*

- h. Proposed measures to reduce or control transportation impacts, if any:

*Not applicable.*

## 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

*The proposed rezone will result in a more accurate reflection of the overall existing land use and, as such, is not anticipated to result in an increased need for public services.*

- b. Proposed measures to reduce or control direct impacts on public services, if any.

*Not applicable.*

## 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

*Not Applicable.*

**C. SIGNATURE**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_

Name of signee \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

**D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (IT IS NOT NECESSARY to use this sheet for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. a. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

*The proposed rezone is not anticipated to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or the production of noise.*

- b. Proposed measures to avoid or reduce such increases are:

*Not applicable.*

2. a. How would the proposal be likely to affect plants, animals, fish, or marine life?

*The proposed rezone will occur in an area of existing development and is not anticipated to have any significant effect on plants, animals, fish or marine life.*

- b. Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*Not applicable.*

3. How would the proposal be likely to deplete energy or natural resources?

*The proposal is not anticipated to deplete energy or natural resources.*

Proposed measures to protect or conserve energy and natural resources are:

*Not applicable.*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*The proposed rezone is anticipated to have no direct impacts on the use or functionality of environmentally sensitive areas or areas designated for government protection. Future development proposals resulting from this rezone will be consistent with the zoning and development regulations applicable at the time of development.*

Proposed measures to protect such resources or to avoid or reduce impacts are:

*Not applicable.*



5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

*The subject area is currently owned by Anderson Hay and Grain and utilized for commercial purposes associated with business operation. As such, the proposal would not affect land use and the rezone as proposed will create an area that is more consistent with existing and neighboring land uses.*

*The proposal will have no impact on shoreline use. The subject properties are located in an area previously identified as part of the shoreline jurisdiction. However, the update to the Kittitas County Shoreline Master Program currently in process will remove this designation from all of the subject parcels.*

Proposed measures to avoid or reduce shoreline and land use impacts are:

*Not applicable. Note: Future development proposals will be consistent with the zoning and development regulations applicable at the time of development.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*The proposed rezone is anticipated to have no direct impacts on demands to transportation, public services, and utilities. Future development proposals will be consistent with the zoning and development regulations applicable at the time of development.*

Proposed measures to reduce or respond to such demand(s) are:

*Not applicable.*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*The proposed rezone is consistent with local, state, and federal laws as well as requirements for the protection of the environment.*

Kittitas County Department of Public Works

8. Proposed Land Use: ☐ Residential ☒ Commercial ☐ Agricultural

9. Proposed Land Use Project: ☐ Short Plat ☐ Long Plat ☐ Building Permit ☒ Other: Rezone

10. Total number of lots/dwelling units: not applicable

11. Commercial/Agricultural building area in square feet: not applicable

12. Narrative project description: The proposal is to rezone six parcels and associated right of way, totaling approximately 26 acres, within the Ellensburg Urban Growth Area from Urban Residential to General Industrial. The proposed rezone will more accurately reflect the current use of the majority of the property and will allow Anderson Hay and Grain to construct a commercial office building for their existing employees. The proposal will also be used to clarify the zoning and jurisdiction of Kittitas TPN 916833.

13. Describe present use of property: Kittitas COMPAS describes the existing land use as urban- Currently the subject parcels are used by Anderson Hay and Grain for commercial purposes.

13. Application is hereby made for permit(s) 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.

14. Are there any other pending applications or issues associated with this property?

☐ Yes ☒ No If yes, describe: n/a

Signature of Authorized Agent:

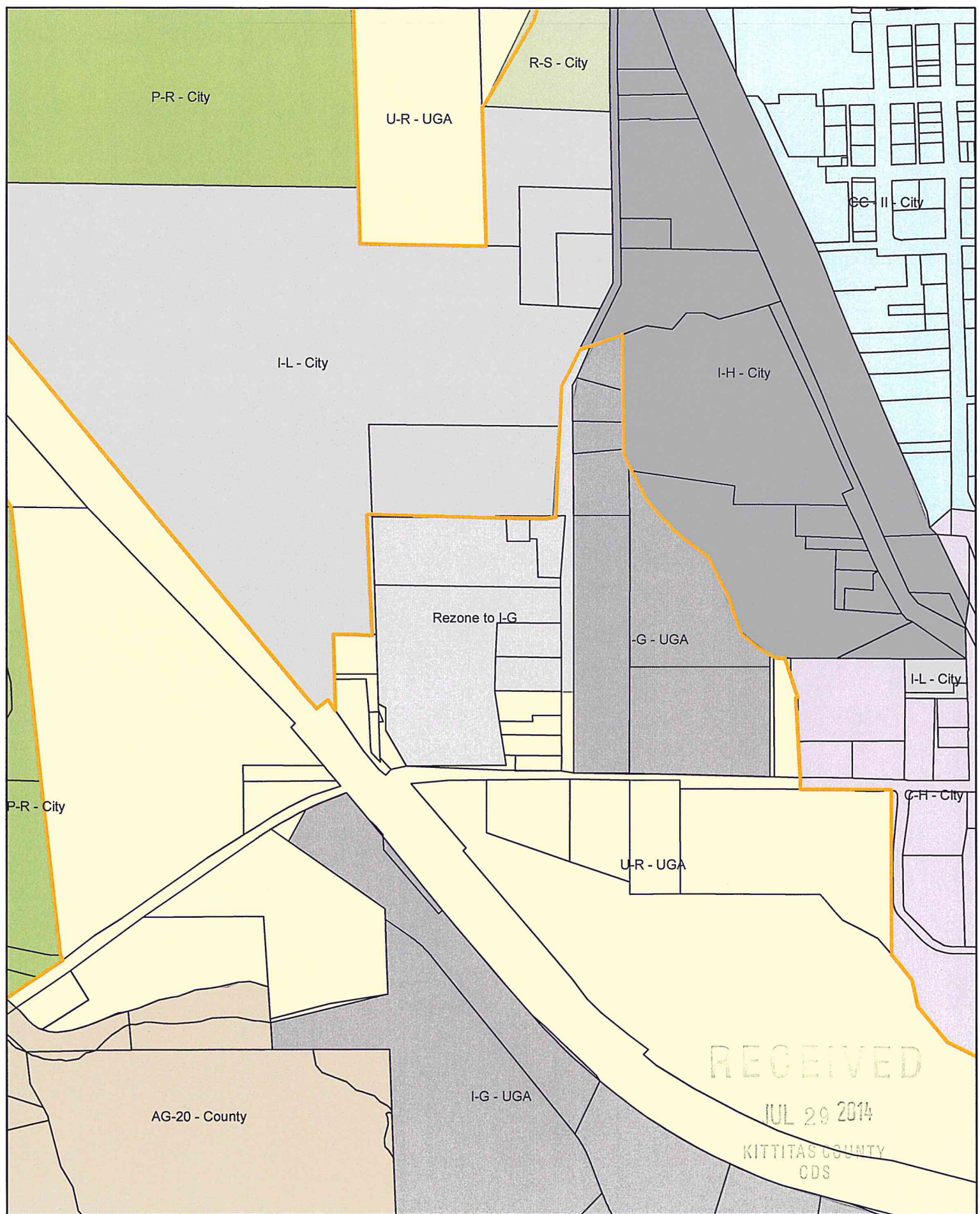
Date:

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

Date:

X





Proposed Rezone Figure