



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"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)

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:

\$3,240.00	TEXT AMENDMENT: Kittitas County Community Development Services (KCCDS) –OR–
\$3,530.00	MAP AMENDMENT: Kittitas County Community Development Services (KCCDS)
\$600.00	SEPA Checklist: Kittitas County Community Development Services (KCCDS)
<hr/>	
Based on amendment	Total fees due for this application (One check made payable to KCCDS)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: 6/30/22	RECEIPT #: CP-22-00004	
COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT			

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: Teaway Ridge L.L.C.
Mailing Address: PO Box 808
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: _____
Email Address: _____

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: Terra Design Group Inc. Chad Bala
Mailing Address: PO Box 686
City/State/ZIP: Cle Elum WA 98922
Day Time Phone: 509-607-0617
Email Address: bala.ce@gmail.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

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

4. **Street address of property:**

Address: 29180 HWY 10
City/State/ZIP: Cle Elum, WA 98922

5. **Legal description of property (attach additional sheets as necessary):**
See Exhibit 1 Legal descriptions and parcel numbers

6. **Tax parcel number:** Parcel # 346534 (85.98 acres) & 19132 (.60 acres)

7. **Property size:** Total Acreage = 86.58 (acres)

8. **Land Use Information:**

Zoning: R-5 & Forest & Range -20 Comp Plan Land Use Designation: Rural Residential & Rural Working
Page 2 of 3

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. Narrative project description: For all proposed Comp Plan amendments, provide the following information:
- a. Why is the amendment needed and being proposed?
 - b. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
 - c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
 - d. 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:
- a. Parcel Information
 - i. Tax parcel number(s)
 - ii. Total Acreage
 - iii. Site Address
 - iv. Owner
 - v. Mailing Address
 - vi. Owner's Home Phone Number
 - b. Land Use Information
 - i. Current and proposed comprehensive plan designation
 - ii. Current and proposed zoning designation
 - iii. (Note: Rezone requests require separate Rezone application and fee).
 - iv. Present use of the property
 - v. Surrounding land use
 - c. Services:
 - i. Whether the site is currently served by sewer or septic
 - ii. Name of sewer purveyor (if on public sewer system).
 - iii. Whether the site is currently served by a public water system or well
 - iv. Name of water purveyor (if on public water system)
 - v. Whether the site is located on a public road or private road.
 - vi. Name of road
 - vii. Fire District
12. For text amendments, 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.

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:

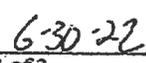
X  _____

 _____

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

Date:

X  _____

 _____



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REZONE APPLICATION

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

A preapplication conference is REQUIRED per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference 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*

*Rezoning 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 Forest & Range-20 to R-5
- Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES:

\$3,420.00 Kittitas County Community Development Services (KCCDS)

\$1,215.00* Kittitas County Public Works

\$130.00 Kittitas County Fire Marshal

\$4,765.00 Total fees due for this application (One check made payable to KCCDS)

*5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

Payson

DATE:

6/30/22

RECEIPT #

RZ-220007



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

FORM LAST REVISED: 06-01-2021

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: Teaway Ridge L.L.C.
Mailing Address: PO Box 808
City/State/ZIP: Cle Elum WA 98922
Day Time Phone: 808-728-6644
Email Address: mike@hiseasllc.com

- 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: Terra Design Group Inc. Chad Bala
Mailing Address: PO Box 686
City/State/ZIP: Cle Elum WA 98922
Day Time Phone: 509-607-0617
Email Address: bala.ce@gmail.com

- 3. Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

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

- 4. Street address of property:**

Address: 29180 Hwy 10
City/State/ZIP: Cle Elum WA 98922

- 5. Legal description of property (attach additional sheets as necessary):**
See Exhibit 1 for Legal & Parcel Numbers

- 6. Tax parcel number:** Parcel # 346534 (85.98 acres) & 19132 (.60 acres)

- 7. Property size:** Total Acreage = 86.58 (acres)

- 8. Land Use Information:**

Zoning: R-5 & Forest & Range-20 Comp Plan Land Use Designation: Rural Residential & Rural Working

PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** 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.

- 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.

- 11. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**
 - A. The proposed amendment is compatible with the comprehensive plan.
 - B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
 - C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
 - 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 appropriate for reasonable development of the subject property.
 - E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
 - F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
 - G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
 - H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights.

AUTHORIZATION

- 12. 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.

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)**

X 

Date:

6-30-22

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

X 

Date:

6-30-22



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PREAPPLICATION CONFERENCE WAIVER REQUEST FORM

(To be completed for each Preapplication Conference waiver request)

Please type or print clearly in ink. A preapplication conference is required prior submitting certain land use applications per KCC 15A.03.020, however KCC 15.A.03.020(4) allows for the preapplication conference to be waived if the CDS Director or Planning Official determines that the proposal is relatively simple (has few, if any, development-related issues), is substantially similar to a prior proposal affecting the same property, or is substantially similar to other projects developed by the same applicant. The following items must be submitted with an application for preapplication conference waiver.

☑ Completed Preapplication Waiver Request Form

☑ Written narrative justifying the request for a preapplication waiver. The narrative must include a description of how the proposal is relatively simple (has few, if any, development-related issues), is substantially similar to a prior proposal affecting the same property, or is substantially similar to other projects developed by the same applicant.

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: Terraway Ridge LLC

Mailing Address: _____

City/State/ZIP: _____

Day Time Phone: _____

Email Address: _____

→ see 2nd page

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

[Signature]

DATE: 6/30/22

RECEIPT # _____



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

FORM LAST REVISED: 06-01-2021

Page 1 of 3

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: Teamway Ridge LLC
Mailing Address: PO Box 808
City/State/ZIP: Clatsop Wa 98922
Day Time Phone: _____
Email Address: _____

3. Street address of property:

Address: 29180 Hwy 10
City/State/ZIP: Clatsop Wa 98922

4. Tax parcel number: 346535 + 19132

5. Property size: Total acres 86.58 (acres)

6. Land Use Information:

Zoning: R-1 + Forest + Range Comp Plan Land Use Designation: Rural Residential + Rural Water

7. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A Group B Individual Shared Cistern Other: N/A

8. Proposed Sewage Disposal: Not Applicable

9. Proposed Project Name: Yakima

10. Type of proposed land use application that waiver is requested for (circle one):

Cluster/Conservation Plat Planned Unit Development Master Planned Resort Conditional Use Permit
Shoreline Permit Rezone Preliminary Plat over nine (9) lots Comp Plan + Rezoning Request

PROJECT NARRATIVE

Include responses as an attachment to this application

11. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal, proposed buildings or structures, proposed uses for the project and all qualitative features of the proposal; include every element of the proposal in the description. The narrative must include the justification for the waiver request, including a description of how the proposal is relatively simple (has few, if any, development-related issues), is substantially similar to a prior proposal affecting the same property, or is substantially similar to other projects developed by the same applicant.

Land Use redesignation + Zone Redesignation Request

AUTHORIZATION

12. 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.

Pursuant to KCC 15A.03.020, a preapplication conference is required for this type of land use application. The purpose of the preapplication conference is to acquaint county staff with details about the proposed project, reduce or eliminate the county's need to request additional information or corrections that can cause revisions or resubmittals, and reduce time frames for approved applications by providing the applicant detailed input and the applicable requirements for the applicant to submit a complete land use application.

I have chosen to forgo this formal process and request a waiver and proceed without the benefit of a preapplication conference. By signing below, I acknowledge that I am responsible for submitting a complete and code-compliant application and I am aware that failure to do so may result in delay of application processing and could potentially result in application denial.

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 

6-30-22

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

Date:

X _____

FOR STAFF USE ONLY

The Preapplication Conference Waiver Request is:

- Approved. The Planning Official finds that the proposed project is:
 - Relatively simple (has few, if any, development-related issues),
 - Substantially similar to a prior proposal affecting the same property, or
 - Substantially similar to other projects developed by the same applicant.

Denied. Reason for Denial: _____

Planning Official Signature: _____



Date: 6/30/22



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"Building Partnerships – Building Communities"

RECEIVED
JUN 30 2022

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.

Kittitas County CDS

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:

Please adjust the format of this template as needed. 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 nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT 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.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**
\$950.00* Kittitas County Department of Public Works**
\$275.00 Kittitas County Public Health

\$1,825.00 Total fees due for this application (One check made payable to KCCDS)

*2 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): <hr/>	DATE: <hr/>	RECEIPT# <hr/>	 <small>DATE STAMP IN-BOX</small>
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A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Kittitas County Comprehensive Plan Map Change and Rezone request.

2. Name of applicant: [\[help\]](#)

Teanaway Ridge LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Teanaway Ridge LLC, PO Box 808, Cle Elum WA 98922. Mike Jones 808-728-6644
Terra Design Group Inc, Chad Bala PO Box 686 Cle Elum WA 98922, 509-607-0617 (Contact Person)

4. Date checklist prepared: [\[help\]](#)

June 28th, 2022

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Application submittal date is June 30th, 2022 with Final County approval by December 31, 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

As part of this comprehensive plan map amendment it is required to submit a rezone request for consistency purposes pursuant to the Growth Management Act.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

There has been a critical areas study of the property.

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. [\[help\]](#)

Currently there is a conditional use permit application in process regarding the subject property. This is a non-project action.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

This is a non-project action therefore a land use map and zone change are the only approvals needed from Kittitas County.

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.) [\[help\]](#)

This proposal requests Kittitas County to change the land use designation of the subject properties from Rural Working to Rural Residential lands along with the appropriate zoning of Rural-5. The legal descriptions are contained in Exhibit 1. This proposal would allow for rural recreational uses and other uses allowed under the rural recreational zoning. The total acreage is 86.58 acres.

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. [\[help\]](#)

See Exhibit 1 for Vicinity & Parcel Map, & topographic map.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Less than 5%.

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.

[\[help\]](#)

Mainly Rocky soil.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None to our knowledge.

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. [\[help\]](#)

None as this is a non-project action and is only requesting a land use designation and rezone change.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No as this is a land use designation and rezone change request.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
None.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
None.

2. Air [\[help\]](#)

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. [\[help\]](#)

This is a land use designation and rezone change therefore a non-project action and no impact will occur as part of this request.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
None that we know of.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
None needed.

3. Water [\[help\]](#)

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. [\[help\]](#)

The Yakima River runs through a portion of this property. There also wetlands and creeks on portions of the subject properties.

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. [\[help\]](#)

No as this is a non project action.

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. [\[help\]](#)

This is a non-project action therefore this doesn't not apply.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

This is a non-project action therefore this does not apply.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

There is 100-yr floodplain is located on these parcels. See Exhibit # ???

- 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. [\[help\]](#)

No, as this is a non-project action requesting a land use map and rezone change.

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. [\[help\]](#)

No, as this is a non-project action requesting a land use map and rezone change only.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; 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. [\[help\]](#)

None.

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. [\[help\]](#)

This is a non-project action request so there will be no changes to the current conditions of the property.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- 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? [\[help\]](#)

None.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Please see Exhibit #???? for the critical areas report.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

This is a non-project action therefore there is no need for landscaping measures.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None that we know of.

5. **Animals** [\[help\]](#)

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. [\[help\]](#)

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

c. Please see Exhibit #???? for the critical areas report.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not to our knowledge.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None that we know of.

6. Energy and Natural Resources [\[help\]](#)

- 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. [\[help\]](#)

This is a non-project action therefore no additional energy or natural resources will be used at this time.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

This is a non-project action therefore there is no need to provide for energy conservation at this time.

7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)

None that we know of.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None that we know of.

- 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. [\[help\]](#)

None that we know of.

- 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. [\[help\]](#)

None that we know of.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None that we know of.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
None.

b. Noise [\[help\]](#)

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

This is a non-project action therefore no impact.

- 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. [\[help\]](#)

This is a non-project action so there is no impact.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

This is a non-project action so there is no impact.

8. Land and Shoreline Use [\[help\]](#)

- 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. [\[help\]](#)

The adjacent lands to the east of this proposal have been subdivided into smaller nonconforming parcels, but currently the subject property is vacant. This proposal will not affect the nearby or adjacent properties, if anything this proposal is making it more consistent to the residential uses that are surrounding the area.

- 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 nonforest use? [\[help\]](#)

This property IS NOT designated as agricultural or forest lands of long term commercial significance, nor has been used as working farm or forest land.

- 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: [\[help\]](#)

No. If anything, this proposed land use and rezone change to rural residential will make it consistent with the surrounding area.

- c. Describe any structures on the site. [\[help\]](#)

Rental house, garage structure, foundations etc.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

None.

e. What is the current zoning classification of the site? [\[help\]](#)

Rural -5 and Forest & Range 20 Zoning.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural Residential and Rural Working Land Use.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Rural Conservancey.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Pursuant to Kittitas County, through its database, has identified streams, floodplain, wetlands etc. on the subject properties.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This proposal meets the proposed Comprehensive Planning designation of Rural Residential and proposed zoning designation of Rural -5 which is consistent with the existing and surrounding residential uses in the vicinity.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

10. Aesthetics [\[help\]](#)

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

estimated height is 30 feet. Exterior of the each structure; one is wood siding the other is metal siding and roofing.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

There is no lighting proposed as this is a non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Yakima River, snow and cross country skiing, snowshoeing, hiking, mtn. biking, hunting, and fishing. etc.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

13. Historic and cultural preservation [\[help\]](#)

- 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 ? If so, specifically describe.

[\[help\]](#)

None that we know of.

- 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. [\[help\]](#)

None that we know of.

- 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. [\[help\]](#)

None as this is a non-project action.

- 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. [\[help\]](#)

None.

14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

This is a non-project action. The subject property is served by Hwy 970 onto Hwy 10.

- 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? [\[help\]](#)

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None.

- 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). [\[help\]](#) _____

None.

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

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 nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

This is a non-project action there is no vehicle trips generated or increased at this time.

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. [\[help\]](#)

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None.

15. Public Services [\[help\]](#)

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. [\[help\]](#)

No, as this is a non-project action.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Utilities are currently available to the site.

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. [\[help\]](#)

No utilities will be needed at this time as this is a non project action.

C. Signature [\[help\]](#)

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 signer : Mike Jones, Teanaway Ridge LLC, Landowner

Position and Agency/Organization AUTHORIZED SIGNER

Date Submitted: 6-30-22

D. supplemental sheet for nonproject actions [\[help\]](#)

(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. 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?

This proposal is for a comprehensive plan map & zone change and is not authorizing any construction or activities that would be likely to increase discharge to water; emissions to air; production; storage, or release of toxic or hazardous substances; or the production of noise. Projecting into the future, items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

Proposed measures to avoid or reduce such increases are:

None at this time.

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

This proposal is for a comprehensive plan map & zone change and is not authorizing any construction activities that would be likely to affect plants, animals, fish, or marine life. Projecting into future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

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

None.

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

This proposal is for a comprehensive plan map & zone change and is not authorizing any construction activities that would be likely to deplete energy or natural resources. Projecting into the future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

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

None.

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?

This proposal is for a comprehensive plan map & zone change and is not authorizing any construction activities that would be likely to use or affect environmentally sensitive areas or areas designated for governmental protection, such as parks, wilderness, wild & scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands. Projecting into the future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

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

None.

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?

This proposal is for a comprehensive plan map & zoning change and is not authorizing any construction activities that would likely to affect land and shoreline uses, including whether or it would allow for or encourage land or shoreline uses incompatible with existing plans. Projecting into the future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

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

None.

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

This proposal is for a comprehensive plan map & zoning change and is not authorizing any construction activities that would likely to increase demands on transportation or public services or utilities. Projecting into the future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

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

None.

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

This proposal is for a comprehensive plan map & zone change and is not authorizing any construction or activities that would be likely to conflict with local, state, or federal laws or requirements for the protection of the environment. Projecting into the future items like these will be taken into consideration by the appropriate jurisdiction if uses are proposed triggering review.

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EXHIBIT LIST

Kittitas County CDS

- Exhibit #1. Kittitas County (KC) Parcel List, legal descriptions, & topographic map.
- Exhibit #2. KC Comprehensive Plan Question #9. A. Narrative Project Description.
- Exhibit #3. KC Comprehensive Plan Question #9. B. Consistency with the County-Wide Planning Policies.
- Exhibit #4. KC Comprehensive Plan Question #9. C. Consistency with the Comprehensive Plan.
- Exhibit #5. KC Comprehensive Plan Question #9. D. How have conditions changed that warrant a comprehensive plan amendment.
- Exhibit #6. KC Comprehensive Plan Question #10. Transfer of Development Rights.
- Exhibit #7. KC Comprehensive Plan Question #11. a thru c. See numerous exhibits providing this information.
- Exhibit #8. KC Comprehensive Plan Land Use Designation Map.
- Exhibit #9. KC Comprehensive Plan Zoning map.
- Exhibit #10. KC Rezone Application Question #9. Narrative Project Description. See Exhibit #2.
- Exhibit #11. KC Rezone Application Question #10. Describe how this proposal will provide for the transfer of any required transferrable development rights. See Exhibit #6.
- Exhibit #12. KC Rezone Application Question #11.A. Compatibility with the Comprehensive Plan.
- Exhibit #13. KC Rezone Application Question #11.B. Amendment bears a substantial relation to the public health, safety, & welfare.
- Exhibit #14. KC Rezone Application Question #11.C. Proposed amendment has merit and value for Kittitas County or a sub-area of the county.
- Exhibit #15. KC Rezone Application Question #11.D. Amendment is appropriate because of a change of circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
- Exhibit #16. KC Rezone Application Question #11.E. The Subject property is suitable for development in general conformance with the zoning standards for the proposed zone.
- Exhibit #17. KC Rezone Application Question #11.F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity fo the subject property.
- Exhibit #18. KC Rezone Application Question #11.G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.
- Exhibit #19. KC Rezone Application Question #11.H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights.

PARCEL LIST

Parcel Numbers

346534	85.98 acres
19132	.60 acres
Total Acres:	86.55

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Kittitas County CDS



Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

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Parcel

Parcel#: 346534 Owner Name: TEANAWAY RIDGE LLC
 DOR Code: 11 - Residential - Single Family Address1:
 Situs: 29180 HWY 10 CLE ELUM Address2: PO BOX 808
 Map Number: 19-16-04020-0002 City, State: CLE ELUM WA
 Status: Zip: 98922-0808
 Description: ACRES 85.98, CD. 6642; SEC. 4, TWP. 19, RGE. 16; PTN. NE1/4 NW1/4 S. OF HWY 10; S1/2 NW1/4 N. OF YAKIMA RIVER (MUST BE SOLD WITH 19-16-04050-0401)
 Comment: CG-6/7/05: GOING FROM EXEMPT TO TAXABLE PER EXCISE #2005-90, DATED 1/10/05, 04 FOR 05.(1)RM-2/12/04: CREATED NEW PARCEL 19-16-04020-0006 & INVOLVED 19-16-04050-0400/-0401 DUE TO BLA 02 FOR 03

Land

Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
9A2	Acres	36.00000000			
Res AC	Acres	49.98000000			

Single Family Residence

One Story - Single-family Residence

Total Area	Year Built	Remodel Year	Quality	Condition
1512	1987		2.0 - Fair	2.5 - Fair/Average

Components

Code	Description	Units	Percent
108	Frame, Siding, Wood	0	100%
213	Metal, Formed Seams	0	100%
304	Electric Baseboard	0	100%
402	Automatic Floor Cover Allowance	0	100%
502	Automatic Appliance Allowance	1	0%
601	Plumbing Fixtures (#)	10	0%
622	Raised Subfloor (% or SF)	0	100%
906	Wood Deck (SF) with Roof	72	0%

Building Data

Architecture	
Bedrooms	2.00
Bathrooms	2.50
Total Rooms	
Foundation	Concrete
Garage Stalls	

Single Family Residence

Misc Improvements

Improvement	Year In	Size

STV - Wood Stove

Units - 1.00

SZ3 - Region 3 Size Adj

L Area Sq Ft - 1512.00

Miscellaneous Improvements

Misc Improvements

Improvement	Year In	Size
UTBD - Utility Bldg - 60x100	1995	Unit SF (M) - 6000.00
STG - STG/PH @ SFR - 9x12	1987	Unit-SF (M) - 108.00
STG - Pumphouse - 10x20	1994	Unit-SF (M) - 200.00
STG - Storage Bldg - 10x10	1987	Unit-SF (M) - 100.00
STG - Storage Bldg - 10x12	1987	Unit-SF (M) - 120.00
STG - Storage Bldg - 10x12	1987	Unit-SF (M) - 120.00
CABSL - Cabin - 16x31	1994	Unit SF (M) - 496.00

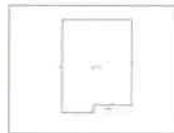
Site Improvements

Misc Improvements

Improvement	Year In	Size
ELEC - PwrHookups (x5)	1987	Units - 5.00
WSUC - Water Source-Upper Co Restr/Kit Bldg	1994	Units - 1.00
WSUC - Water Source-Upper County SFR	1987	Units - 1.00
SEPTIC - Septic System - Restr/Kit Bldg	1994	Units (M) - 2.00
SEPTIC - Septic System SFR	1987	Units (M) - 1.00
MHRV - RV Hook Ups (x19)	1987	

Property Images

Click on an image to enlarge it.





Mike Hougardy
Kittitas County Assessor 205 W 5th Ave Ste 101 Ellensburg WA 98926

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 19132 **Owner Name:** TEANAWAY RIDGE LLC
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: HWY 10 CLE ELUM **Address2:** PO BOX 808
Map Number: 19-16-04050-0401 **City, State:** CLE ELUM WA
Status: **Zip:** 98922-0808
Description: ACRES .60, CD. 3219-1; SEC. 4, TWP. 19, RGE. 16; PLAT OF TEANAWAY (PTN. OF PLAT WITHIN GOVT. LOT 4) (MUST BE SOLD WITH 19-16-04020-0002)
Comment: RM-2/11/04: NEW PARCEL CREATED FROM 19-16-04050-0400 WHICH ALSO INVOLVED PARCELS 19-16-04020-0002/-0006 DUE TO BLA 02 FOR 03.

Land

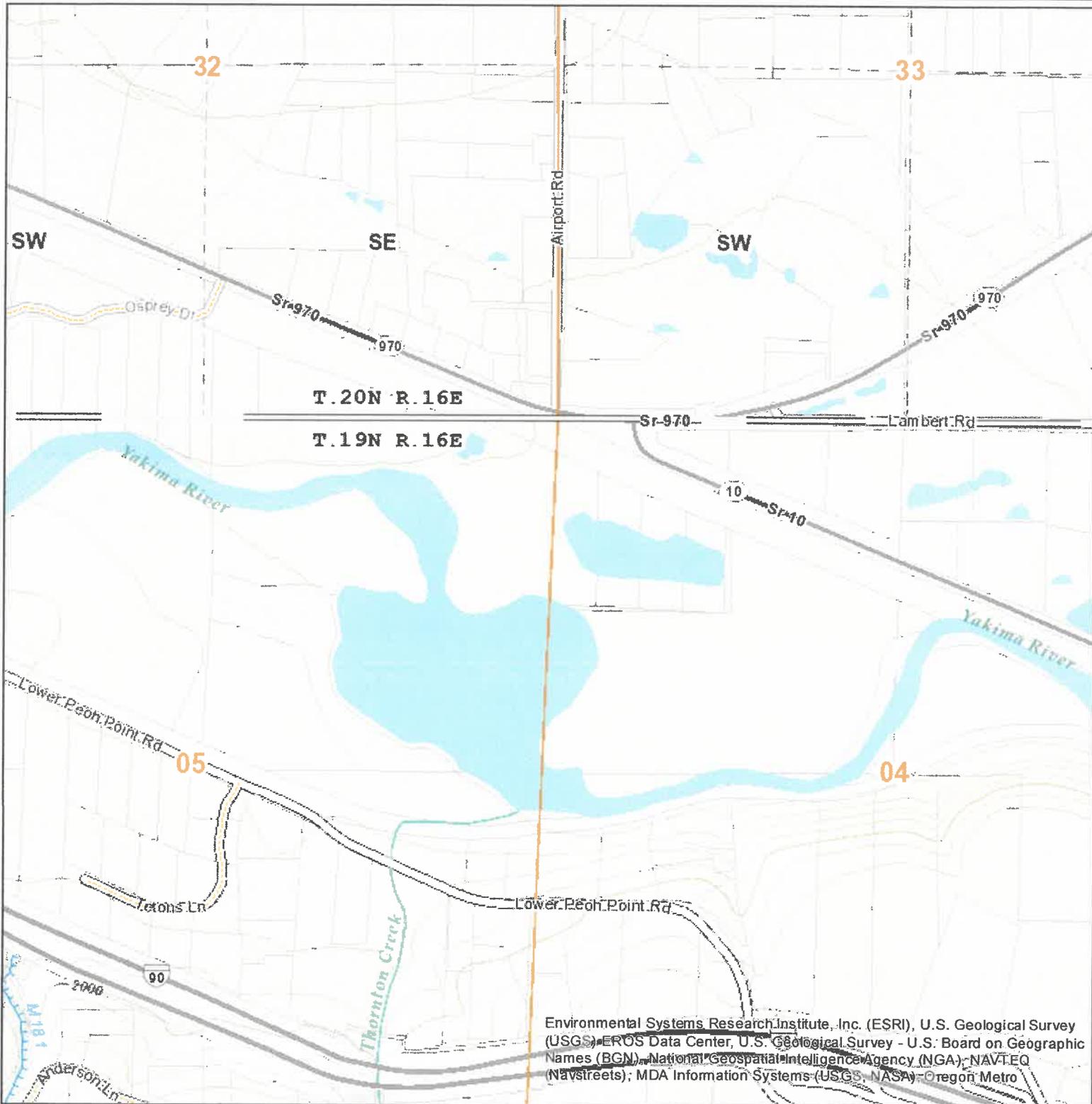
Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
9A2	Acres	0.60000000			
zFirePatrol	Fire Acres	1.00000000			

Property Images

No images found.

Topo and parcel map



Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstreets); MDA Information Systems (USGS, NASA), Oregon Metro

Date: 6/30/2022

1 inch = 1,505 feet
Relative Scale 1:18,056

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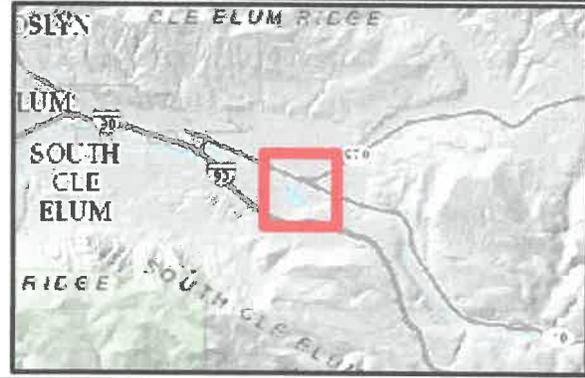
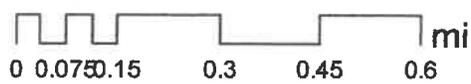


EXHIBIT 2

Question #9 Narrative Project Description



Kittitas County CDS

Question #9. a. Why is the amendment needed and being proposed?

This amendment is being proposed to create consistency with the Kittitas County Comprehensive Plan, Zoning Designations, and the Growth Management Act. Kittitas County, as part of their comprehensive plan compliance effort, created new land use designations to become compliant with the goals of the Growth Management Act. As an example, two new land use designations were created with one titled as Rural Working Land Use and the other as Rural Residential Land Use. As part of establishing these new land use designations the boundaries of these new designations transected numerous parcels, therefore creating two land use designations on a single parcel, therefore creating inconsistencies in applying the comprehensive planning policies on a single parcel and more importantly the development regulations. See Exhibit 8 & 9. Land Use Designation & Zoning Map. The parcels listed within this amendment application contains a Rural Residential and a Rural Working land use designation. This amendment is proposed to create consistency within the comprehensive plan and eventually consistency with development (zoning) regulations.

Regarding domestic water availability, this subject property contains an existing well that is considered a transient group a community water system. Furthermore, Teanaway has created its own water bank that can provide water to serve the subject property.

This proposal includes a total of 2 parcels, that must be sold together, to be designated under the Rural Residential Land Use Designation. These parcels contain two land use designations and two zoning designations and by re-designating to a single land use and zoning designation creates consistency as required by the growth management act. Finally with domestic water available, major access road (Hwy 10) and the growing need of residential inventory supports this amendment proposal and the need for additional land to be included into the Rural Residential Land Use designation.

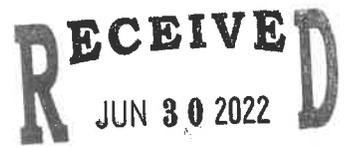


EXHIBIT 3

Kittitas County CDS

Question #9. b. How is the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

The proposed Map amendment is consistent with the County-Wide Planning Policies.

First, residential development has been increasing all throughout Kittitas County. This phenomenon is due to many factors. One main factor is that the COVID pandemic has taught companies, employees, that working from home can be the standard. This pandemic has assisted in the increase of home sales and development in Kittitas County. This issue at hand is the lack of inventory that is occurring within Kittitas County therefore proving there is an additional need for land to be placed within the Rural Residential Land designations that can be eventually developed.

Second, the road system that surrounds this area is at the appropriate levels of service. The main access to access these parcels is Hwy 10 which is under WSDOT jurisdiction. These properties contain an existing access permit with WSDOT, all in compliance with the Transportation Element of the Kittitas Countywide Planning Policies and Chapter 4 (Transportation Plan) of the Kittitas County Comprehensive Plan.

Within Section 4. Transportation, of the Planning policies it states "Objective: To provide for adequate and appropriate transportation systems within the County that are coordinated with county and city comprehensive plans". This proposal is consistent with the Transportation element of the County-Wide Planning Policies.

In addition, this transportation area as planned for by the county in its transportation plan, further meets various transportation policies as contained within the Transportation element of the County-Wide Planning Policies as follows:

Policy 4.1: Transportation plans (i.e., transportation elements of comprehensive plans) shall promote the development and implementation of a safe, efficient, and environmentally sound transportation system in accordance with federal and state requirements, including the State's Growth Management Act that is responsive to the community.

Policy 4.2: Transportation plans will support the planning goals for comprehensive plans set forth in RCW 36.70A.020 and 36.70A.070(6), including promotion of economic development consistent with available resources and public services and facilities.

Policy 4.3: Transportation plans will be consistent with their respective comprehensive plans and will be compatible with the applicable components of other local and regional transportation plans (e.g., QUADCO Regional Transportation Planning Organization, bordering counties, WSDOT and local agencies).

Policy 4.5: Transportation plans and project prioritization shall be developed in active consultation with the public.

Policy 4.6: Inter-jurisdictional transportation plans shall promote a coordinated and efficient multi-modal transportation system, including alternative forms of transportation for the movement of goods and people.

Policy 4.8: Transportation improvements which are necessary to maintain the identified level of service standards shall be implemented concurrent with new development so that improvements are in place at the time of development, or that a financial commitment is provided to ensure completion of the improvements within six years.

In addition to the transportation element the proposal is consistent with the Housing element and the open space and recreation elements of the countywide planning policies as follows:

Section 5. HOUSING of the County Wide Planning policies.

Objective: To encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types typical of the character of Kittitas County, and preserve existing, useful housing stock.

Policy 5.1: Consistent with RCW 36.70A.070(2)(c) a wide range of housing development types and densities within the county will be encouraged and promoted; including multiple-family and special needs housing, to provide affordable housing choices for all.

Section 10. OPEN SPACE AND RECREATION of the County Wide Planning policies.

Objective: To encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Policy 10.1: Preserve open space and create recreational opportunities through the use of innovative regulatory techniques and incentives such as but not limited to: purchase of development rights, transfer of development rights, conservation easements, Public Benefit Rating System, and level of service standards.

Section 11. ENVIROMENT of the County Wide Planning policies.

Objective: To protect and enhance the County's quality of life and rural environment by safeguarding its environmental resources.

Policy 11.1: All jurisdictions shall protect critical areas through comprehensive plans and policies and develop regulations that are consistent with the adopted environmental ordinances.

Policy 11.2: Groundwater should be identified and protected, including appropriate protection of aquifer recharge areas. Supplies of potable domestic water, irrigation water, and firefighting water should be ensured in the rural, suburban, and urban areas.

Policy 11.3: Water rights are those rights defined in state law, including RCW 90.03.010 and 990.44.035, as well as those rights as defined by agreements between the State and the County.

EXHIBIT 4

Question #9. c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

This proposal is governed by the Rural Lands element of the Kittitas County Comprehensive Plan Chapter 8. Presently the rural land uses in Kittitas County are a mixture of diverse development patterns that have been developed in the past. The rural lands element is intended to preserve rural character through the adopted goals and policies designed to encourage and protect the types of uses that are characteristic to the rural area. The goals and policies are intended to accomplish this in part by reducing conflicting land uses within the County's rural area while providing a variety of rural densities, protecting agriculture land resources and activities, guarding the county's water resources for such environments.

The current Kittitas County Comprehensive Plan provides for GPOs that identify Goals and Policies for each element of the plan. I have addressed a number of these in the following to show how we are compliant with the Kittitas County Comprehensive Plan with this proposal.

RR-G16: Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

>>The requested map change is consistent with this goal. This proposed map change will allow for a further variety of densities and housing types outside of the urban growth area without populations expecting all urban services.

RR-G17: Generally, provide services supporting rural development and lower population densities.

>>The requested map change is consistent with this goal. The land that this map change affects will be served by septic systems and a community water system that is already surrounded by non-conforming densities within the forest & range zone.

RR-G18: Designate areas where lots are generally less than 10 acres in size and have a common land use pattern.

>> The requested map change is consistent with this goal. The land that this map change affects contains being these properties into compliance and consistent with the common non-conforming land use pattern of the surrounding/adjacent lands.

RR-G19: Permit siting in areas generally without commercial activity.

>> The requested map change is consistent with this goal. The land that this map change affects doesn't not contain any commercial activity.

RR-G21: Preserve views of open space while providing opportunity for variety of rural densities.

>>The requested map change is consistent with this goal. The land that this map change affects has the ability, with this land use designation, to preserve more views of open space while at the same time providing for a variety of rural densities.

RR-P23: Municipal, or public urban services should not be extended outside of urban growth areas in Rural Lands.

>>The requested map change is consistent with this goal. The land that this map change affects is not extending urban types of services from a municipal provider.

RR-P25: New rural residential development shall provide adequate water for domestic use.

>>The requested map change is consistent with this goal. The land that this map change affects contains an existing transient Group A water system that can provide water for domestic use.

RR-P30: Clustering of development can only occur where it results in the protection of open space and protects against conflicts with the use of farming or other resource lands. When clustering of development is proposed on land that shares boundaries with public lands and provides existing public access to recreational uses on adjacent public lands, easements for public access connections shall be considered during development review. The open space portion of the cluster development shall be located to protect fish & wildlife habitat and migration corridors.

>>The requested map change is consistent with this goal. The land that this map change affects has the ability, with this land use designation, to preserve more views of open space and other protections under the possible use of clustering future development.

RR-P32: Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

>>The requested map change is consistent with this goal. The land that this map change affects is in an area where forestry is nonexistent. The surrounding and adjacent lands do not fit the purpose and intent of the Forest & Range zoning district; therefore, this proposal is consistent by re-designating this land to rural residential as it brings it into consistency with the surrounding area.

RR-P34: The benefits of cluster residential development will be explored with criteria for such to occur in rural areas. Criteria, such as limited density, open space minimums and lot size maximums, will be developed to preserve the rural character existing in the area where clustering is proposed.

>>The requested map change is consistent with this goal. The land that this map change affects has the ability, with this land use designation, to preserve more views of open space, and consistency with minimum lot sizes of the surrounding and adjacent lands.

RR-P37: Innovative housing developments which preserve rural character will be encouraged.

>>The requested map change is consistent with this goal.

EXHIBIT 5

Question #9. d. How have conditions changed that warrant a comprehensive plan amendment?

We are requesting a map change to Rural Residential lands because the following conditions have changed the use of the area:

First and foremost, the change of the newly adopted Rural Residential land use boundary that splits property. This change created navigational issues throughout the county codes for the applicant and for county staff to administer regulations consistently. For example, a parcel contains two land use designations, which in turns means that same parcel contains two different zoning designations.

According to the Growth Management Act the development regulations are required to be consistent with your comprehensive plan designations. In this example there could be uses allowed on one part of the parcel and different uses allowed on the portion of the parcel. Therefore, this inadvertent change creating inconsistencies within the Kittitas County Comprehensive Plan and Development Regulations warrants that this proposal be approved and become consistent with the Growth Management Act.

Secondly, there has been major changes with regards to water rights. Kittitas County and in tandem with WA Dept. of Ecology and senior water right holders, have created a significant change in how one can obtain domestic water within Kittitas County. This was completed through new innovated water techniques such as County owned water banking, Kittitas County over the counter water program along with senior water holders creating their own water banks to serve specific areas. With these new changes in water the applicant will be provided domestic water from an existing community water system therefore eliminating the need to for individual wells used. The applicant also owns water rights and currently operates a water bank that can be incorporated into the community water system for additional domestic use therefore mitigating for future water needs.

Another major change is the zoning designation of Forest & Range along a major transportation corridor. This corridor has seen the continued development of the surrounding and adjacent lands. As you can see from reviewing the parcel maps development has continued to the west, north, east, and south. This corridor is not and should not be designated as forest and range zoned land. There is no forestry that occurs on these adjacent lands and more importantly these lands, including these parcels do not fit the purpose and intent of the forest and range zone. These changes warrant the changes in land use designation from Rural Working Lands to Rural Residential Lands.

EXHIBIT 6

Question #10 Transfer of Development Rights

Question #10. Please describe whether this amendment will require transferred of development rights, and if they are required, described how this requirement will be met.

>>The transfer of development rights does not apply at the comprehensive plan amendment stage, per Kittitas County Code 17.13.080.2.a. & b., which states the following:

17.13.080.2.

a. The tender of density credits is not a precondition for any amendment to the Comprehensive Plan, Zoning Map, or proposed development to be approved. The density credits are required before the County issues final plat approval or permits, if no land division is involved, for any development of the additional units in the Comprehensive Plan amendment. The developer must submit the density credits when applying for the permit.

b. The ordinance granting each Comprehensive Plan Amendment shall condition the approval upon the applicant's compliance with the requirement of development credits.

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Question #11. Items a thru c.

See other exhibits providing this information.

Land Use Map



Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

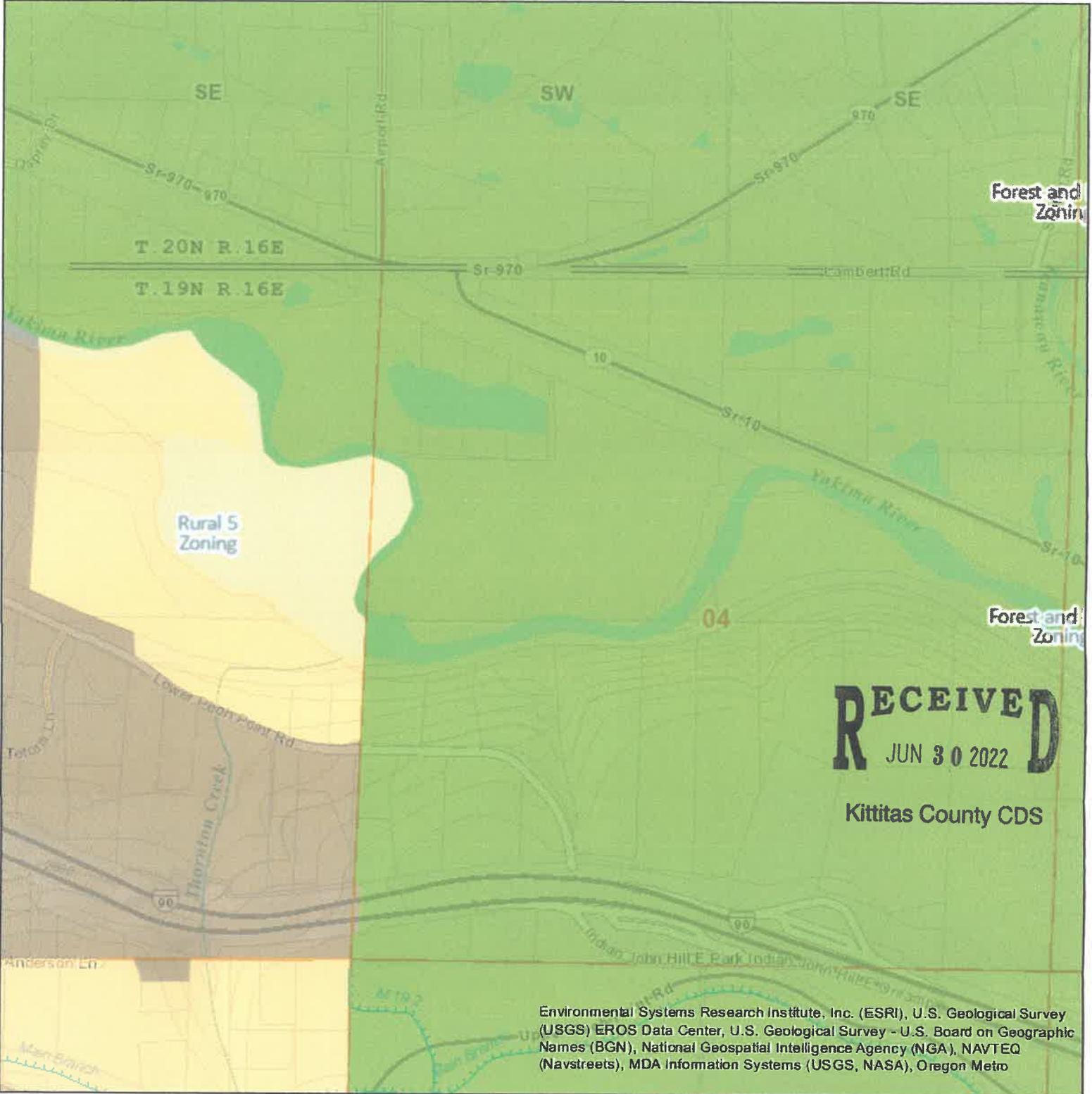
Date: 6/30/2022

1 inch = 1,505 feet
Relative Scale 1:18,056

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.



Zoning Map



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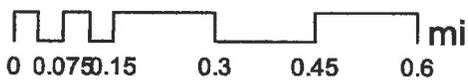
Kittitas County CDS

Environmental Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS) EROS Data Center, U.S. Geological Survey - U.S. Board on Geographic Names (BGN), National Geospatial Intelligence Agency (NGA), NAVTEQ (Navstreets), MDA Information Systems (USGS, NASA), Oregon Metro

Date: 6/30/2022

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Rezone Criteria

Kittitas County CDS

Question 11A. The proposed amendment is compatible with the comprehensive plan.

This Project's relationship and compatibility with the Kittitas County Comprehensive Plan is consistent with the goals and policies outlined within Exhibit 3 & 4 of this proposal along with the additional goals and policies listed below.

H-G1: Support strategies that increase and maintain the availability of affordable housing for all incomes levels throughout the county.

This zone change will allow for additional housing to be built in the future with domestic water provided by Group A water system. Housing units needed for future populations, per the comprehensive plan, is projected to be 8,611 units by the year 2037.

H-G3: Provide equitable housing options to allow residents with supported living needs to live as independently as possible throughout the County.

The proposal will create the possibility for new homes to be built in the future which will provide future home ownership.

H-G7: Provide a sufficient number of housing units for future populations in rural areas of Kittitas County while maintaining environmental corridors and quality habitats.

This proposal will provide additional housing units while maintaining the environmental corridors and quality habitats consistent with the surrounding development of adjacent lands. This proposal will also provide additional housing in the upper county as it will provide for land that is served with a community water system and adequate water rights to serve the area and number of units allowed by the new zoning.

H-G8: Provide for future populations while protecting individual property rights.

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Rezone

Kittitas County CDS

Question 11.B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The proposed amendment must bear a substantial relation to only one of the following: public health, safety or welfare and this proposal benefits county residents in all three categories.

Kittitas County Population Growth: The Kittitas County Conference of Governments (COG) made a recommendation to the Board of County Commissioners to adopt the Office of Financial Management's (OFM) numbers and distribution of populations projections through 2037. These projections are intended to guide in the development of Kittitas County. This recommendation included a population projection of 65,967 residents within Kittitas County by the year 2037. Using this projection, the 20-year population allocation for Kittitas County is anticipated to increase by 23,297 people. This proposal provides for the possibility of housing that will add to the greater mix of residential housing types that will assist in meeting the carrying capacity that the county is required to provide for in the Kittitas County Comprehensive Plan. By changing this zone of this property to Rural-5 and within the boundaries of a community water system that has the ability to obtain water rights to serve this property bears a substantial relation to the public health, safety and/or welfare; and

Public Health:

In 2016 Kittitas County had the availability of new domestic water supplies greatly reduced as the Department of Ecology has determined that the water in the upper Yakima River basin has been over allocated. In addition, the Department of Ecology has found that there is a connection between surface and ground water in the Upper Yakima River Basin and has determined that there will be no new water rights (surface or ground) issued for any use unless mitigated by an existing senior water right. Since this decision Kittitas County came into compliance with the adoption of their comprehensive plan along with the continued development on how to provide water for domestic purposes. One example is that Kittitas County has purchased water rights and developed an over the county water program to meet the domestic needs of Kittitas County. Furthermore, private water banks were developed, with approval from WA ST. Dept. of Ecology, to also allow for the ability to provide domestic water for new and future residential uses. This proposal will be served by these options along with being served by a local community water system. The Applicant also owns senior water rights and has used some of these water rights to create a private water bank that is used as mitigation water for current and future domestic purposes. By providing private senior water rights and a community water system this amendment bears a substantial relation to the public health; and

Welfare:

The Merriam-Webster dictionary defines "welfare" as "the state of doing well especially in respect to good fortune, happiness, well-being, or prosperity ". Home ownership intermixed with recreation activities are specifically designed to provide happiness and well-being. The property is located adjacent to other properties in the same area all destined to be used for Rural home ownership. The current densities within the surrounding area are currently nonconforming lot sizes within the current forest and range zone and don't fit the purpose and intent of that zone. With easy and local access to wide variety of recreational opportunities for both summer and winter seasons this proposal also provides new opportunities that bears a substantial relation to welfare; and

Safety:

The Merriam-Webster dictionary defines "safety" as "the condition of being safe from undergoing or causing hurt, injury, or loss". This property can use a community water system, with the ability to using a private water bank, or the Kittitas County over the county water program for future domestic water meets the safety requirement. The change in the zone from Forest & Range - 20 to Rural-5 will provide a similar environment for the continued and growing rural population and recreation uses that are already surrounding this property. The proposal is already being encircled by surrounding smaller densities therefore larger forestry operations cannot exist and more importantly not meeting the intent of the forest and range zoning district. The purpose and intent of the forest and range zone states the following: "the purpose and intent of this zone is to provide for areas of Kittitas County wherein resource management is the highest priority and where the subdivision and development of land is for uses and activities incompatible with resource management are discouraged. The existing zoning on this property is not safe as you have smaller densities surrounding this proposal at the same time this property is not resource timber land. This proposal also contains access permits by WA St. Dept of Transportation and Burlington Northern Santa Fe Railroad crossing permit, which all provides for a safe and immediate access to HWY 10. By up zoning these parcels for innovated techniques to occur for residential development, new housing opportunities, with a safe water supply, safe access in a safe environment proves this amendment bears a substantial relation to safety.

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Rezone.

Kittitas County CDS

Question 11.C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county

The Merriam-Webster dictionary defines "merit" as "a good quality or feature that deserves to be praised' and/or "the quality of being good, important, or useful ".

Protection of the existing and surrounding land: With the concept of protecting land, this proposal is not good forestry land. This property contains mainly ponderosa pine, and cotton wood. These types of woods are not marketable timber. The soil is extremely rocky and not conducive to forestry. All the surrounding land has been continually developed into smaller parcels (non-conforming lot sizes) making it even more difficult to continue with any sort of resource practices allowed under the Forest & Range zone. By changing the land use designation and zoning designation allows for the continued rural residential lifestyle to occur at the same time directing growth away from larger tracts of timber resource ground. By doing this the amendment and rezone has merit and value for the county.

Protection of Yakima River: The Yakima River is located on portions of this proposal. By directing this rural residential growth, to more buildable grounds, away from the Yakima River and its associated flood plain and wetlands provides merit and value for the county.

Water Availability: This amendment and rezone will also allow any future development to use of a community water system for domestic uses along with the applicant's senior water rights. By doing this the amendment has merit and value for the county.



Kittitas County CDS

Rezone

Question 11.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 appropriate for reasonable development of the subject property.

The proposed amendment needs to be found appropriate because one of the following (i) because of changed circumstances (ii) because of a need for additional property in the proposed zone (iii) because the proposed zone is appropriate for reasonable development of the subject property. As stated above the amendment for the proposal needs to meet only one of these criteria.

Because of Changed Circumstances: There has been a minimum of two changes in circumstances shown as follows:

1. One major change that has occurred is the newly adopted land use designations. When these designations occurred, for the County to be compliant, the boundaries were not clearly thought out. For example, this proposal contains a Rural Residential and Rural Working land use designations (two different land use designations). This inadvertent change created inconsistencies in applying the county's comprehensive plan polices and development regulations to parcels within this proposal. See Exhibit 5.
2. This proposal and the surrounding areas have also been through numerous changes due to the continued development of the surrounding area. Under the County's zoning the purpose and intent is to continue and protect the resource management. As the parcel map shows there is continued development to the west, north, & east of smaller densities, of which are all nonconforming lots within the forest and range zoning. As you can see from past land use and zoning designation changes, this area has changed and developed into a more rural residential area.

Because of a need for additional property in the proposed zone:

This proposal meets the needs for additional property within this rural residential land use designation, based off the Kittitas County Population Growth: The Kittitas County Conference of Governments (COG) made a recommendation to the Board of County Commissioners to adopt the Office of Financial Management's (OFM) numbers and distribution of populations projections through 2037. These projections are intended to guide in the development of Kittitas County. This recommendation included a population projection of 65,967 residents within Kittitas County by the year 2037. Using this projection, the 20-year population allocation for Kittitas County is anticipated to increase by 23,297 people or by 8,611 units.

Because the proposed zone is appropriate for reasonable development of the subject property because.

The property is uniquely suited for rural residential development as it is in an area that has permitted access to SR 10 (Hwy 10) and access to a community water system along with additional water rights to provide for domestic uses.

The surrounding land is no longer used as resource-based land. This land is not used as resource/forestry lands and is more reasonable as rural residential development and recreational lands. The proposed rezone for the property provides for the reasonable development of the land for rural residential uses as well as recreational uses.

As stated above this proposed amendment is appropriate because of changed circumstances and because of a need for and because the proposed zone is appropriate for reasonable development of the subject property.



Rezone

Kittitas County CDS

Question 11.E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

Chapter 17.30A R-5 RURAL 5 ZONE

17.30A.010 Purpose and intent.

The purpose and intent of the Rural-5 zone is to provide areas where residential development may occur on a low-density basis. A primary goal and intent in siting R-5 zones will be to minimize adverse effects on adjacent natural resource lands. (Ord. 2005-05, 2005)

As pointed out throughout this proposal the uses (smaller hobby farms, densities (1 and 3 acre lots), etc.) that are surrounding the subject parcels are already limiting the ability to operate larger resource management such as forestry under the current zoning of Forest & Range-20. With respect to the uses allowed (permitted & conditional uses) within the existing zone and compared to the proposed zone to R-5 are extremely similar if not the same (See Exhibit 9).

Within the Forest & Range -20 zone, the current zoning of this proposal, there are certain uses such as interpretative centers, Agricultural enhance uses, shooting ranges, taverns, forest product processing, mini warehouse, refuse disposal/recycle, recreational vehicle storage, convalescent home, and forest product sales that are allowed within this zone. These types of uses should be located away from rural residential development and located on larger tracts of land.

The surrounding land, the surrounding uses of the property, the changing uses of the land to rural residential, the available of water through a community water system and legal access show that the property is suitable for development in general conformance with zoning standards for the proposed zone.

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Question 11.F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

The proposed rezone of the property will enhance the properties in the immediate vicinity of the subject property. Under the land use and zoning of Forest & Range-20, the R-5 and the Ag-20 zone are very similar except that Forest & Range -20 allows for certain uses such as interpretative centers, Agricultural enhance uses, shooting ranges, taverns, restaurant, retail sales, forest product processing, mini warehouse, refuse disposal/recycle, recreational vehicle storage, convalescent home, and forest product sales. By rezoning this property, will not be materially detrimental to the use of the properties in the immediate vicinity of the subject property and would be more protective to the properties in the immediate vicinity as the proposed zone would not allow these types of uses therefore not being materially detrimental to the use of properties in the immediate vicinity of the subject property.

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Question 11.G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

This proposal will not adversely impact irrigation water deliveries to other properties.

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Kittitas County CDS

Question 11.H. The proposed amendment is in full compliance with Chapter KCC 17.13 Transfer of Development Rights.

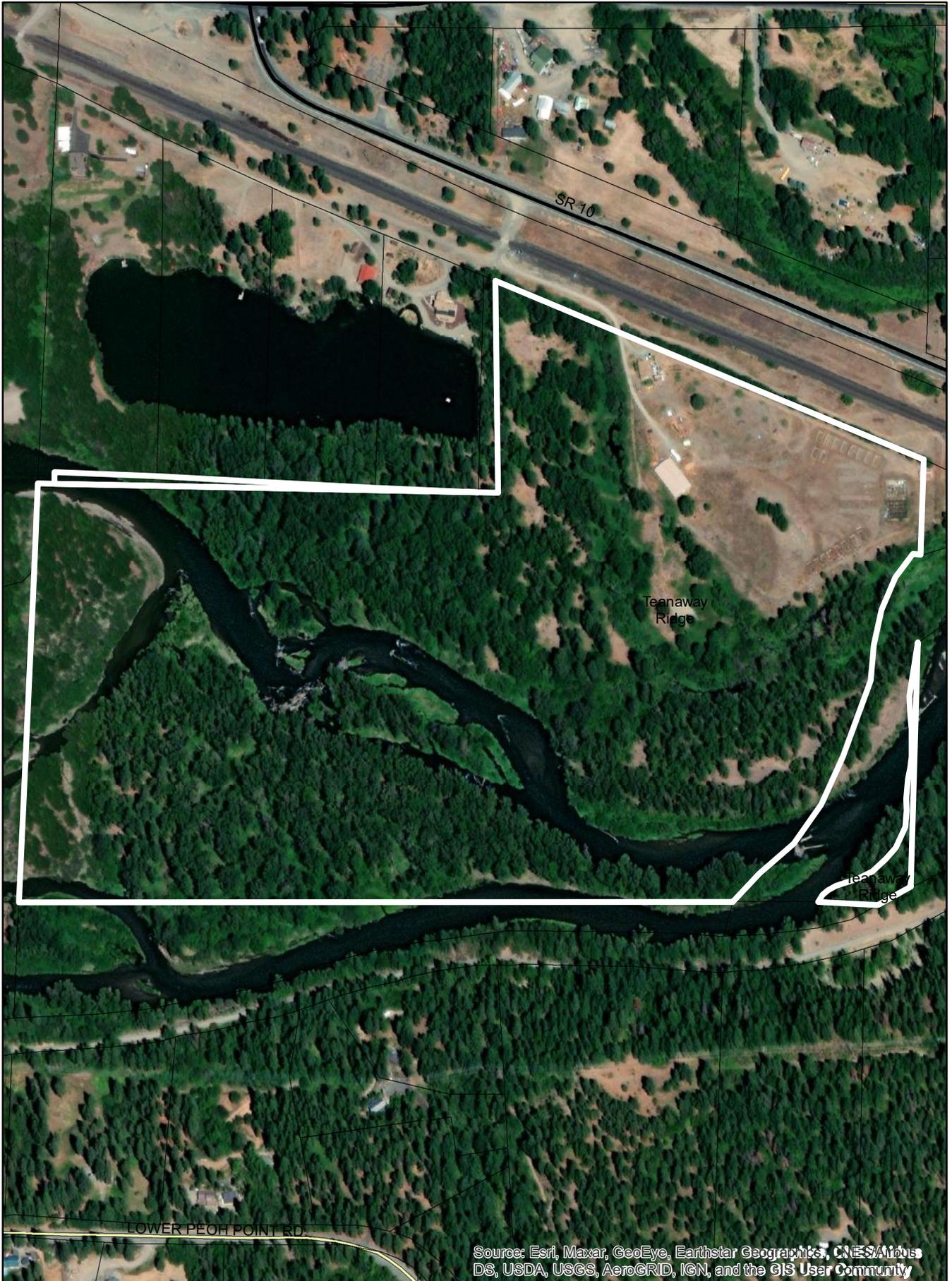
According to KCC 17.13 Transfer of Development Rights, specifically 17.14.080 2. the transfer of development rights is not a precondition for any amendment to the Comprehensive Plan, Zoning Map, or proposed rezone to be approved.

KCC 17.13.080.2.

a. The tender of density credits is not a precondition for any amendment to the Comprehensive Plan, Zoning Map or proposed development to be approved. The density credits are required before the County issues final plat approval or permits, if no land division is involved, for any development of the additional units in the Comprehensive Plan amendment. The developer must submit the density credits when applying for the permit.

b. The ordinance granting each Comprehensive Plan Amendment shall condition the approval upon the applicant's compliance with the requirement of development credits.

There are no Transfer of Development Rights needed at this time for this proposal.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

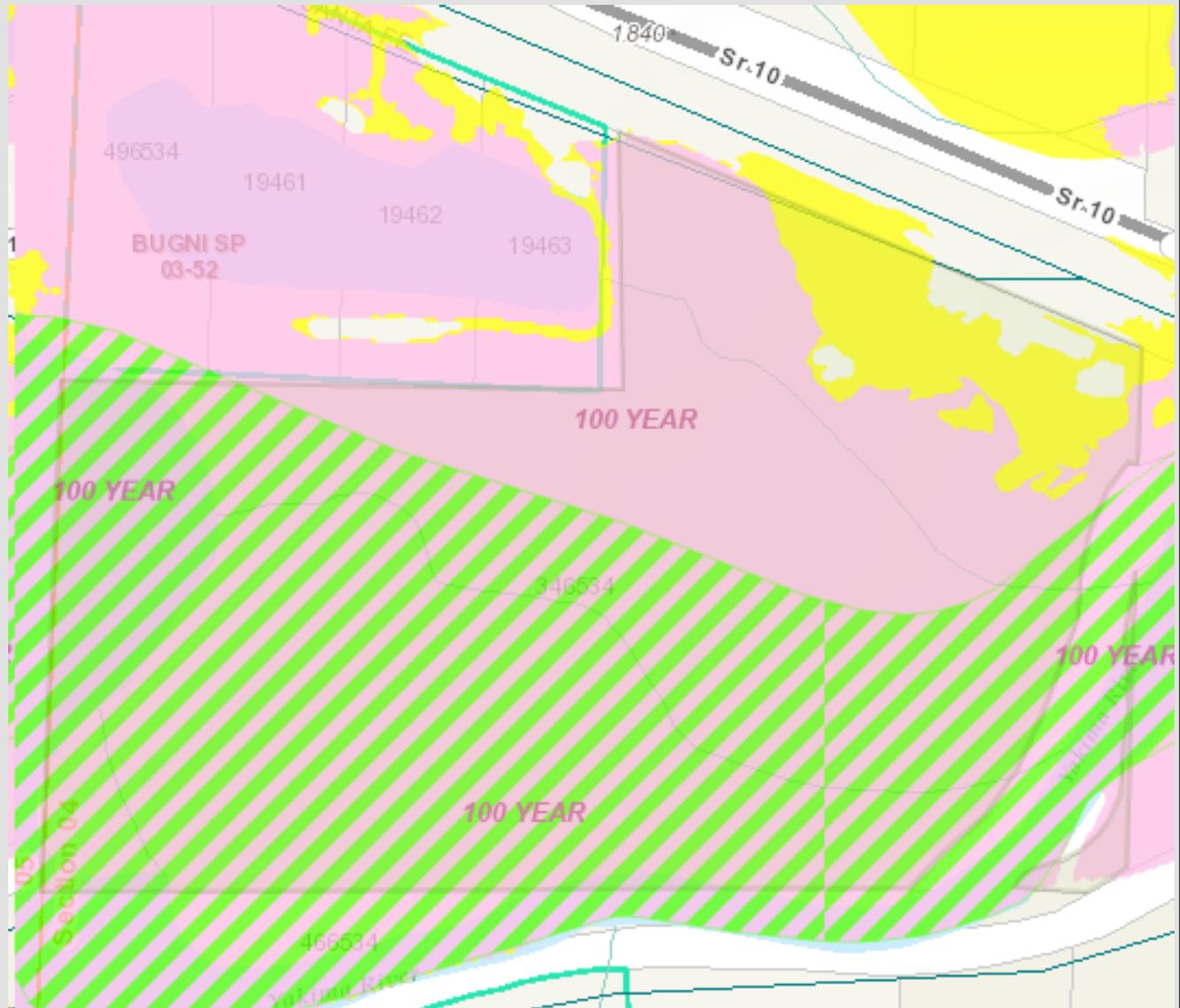
CP/RZ-22-00004
Teanaway Ridge

Aerial View



CP/RZ-22-00004
Teanaway Ridge

Fire District



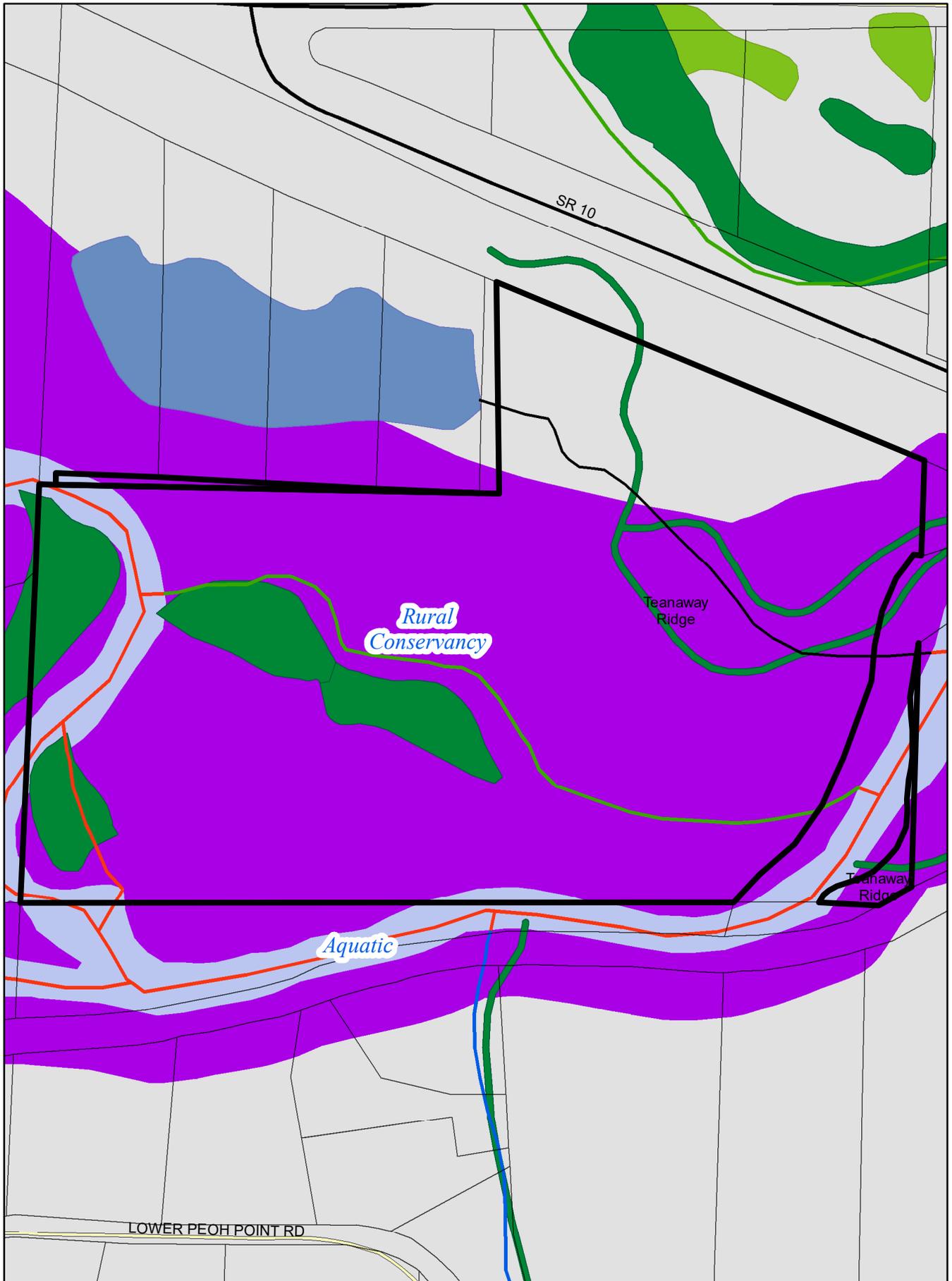
CP/RZ-22-00004
Teanaway Ridge

Flood



CP/RZ-22-00004
Teanaway Ridge

Land Use



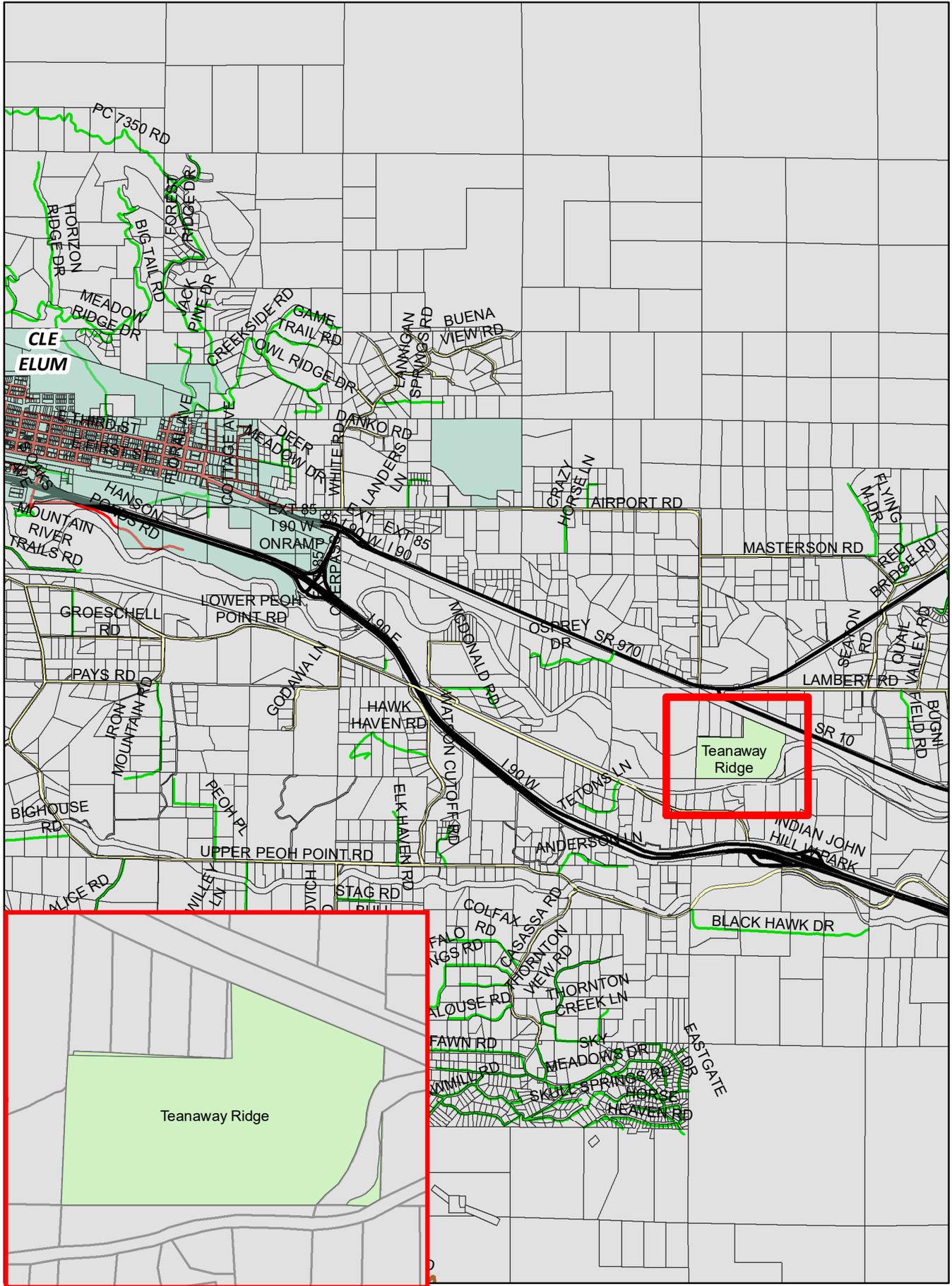
CP/RZ-22-00004
Teanaway Ridge

Shoreline



CP/RZ-22-00004
Teanaway Ridge

Streams and Wetlands



CP/RZ-22-00004
Teanaway Ridge

Vicinity View



CP/RZ-22-00004
Teanaway Ridge

Zoning

From: [Rachael Stevie \(CD\)](#)
To: ["mike@hiseasllc.com"](mailto:mike@hiseasllc.com)
Cc: ["Chad Bala"; Jeremy Johnston](#)
Subject: CP/RZ-22-00004 Teanaway Ridge - Deemed Complete
Date: Friday, July 29, 2022 7:15:00 AM
Attachments: [image001.png](#)
[CP-22-00004 Teanaway Ridge Deemed Complete.pdf](#)

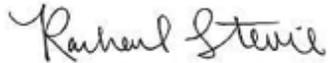
Good morning,

Please see attached correspondence regarding your Comp Plan Amendment / Rezone application.

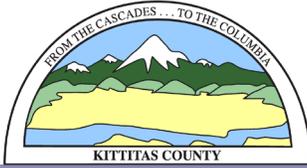
Your sign is ready to be picked up at the Community Development Services front desk. Included with your sign are the blank Affidavit of Posting and a site posting map.

Please let me know if you have any questions.

Thanks so much and have a great weekend!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

July 29, 2022

Teanaway Ridge LLC
PO Box 808
Cle Elum, WA 98922
mike@hiseasllc.com

sent via email

RE: Teanaway Ridge Rezone (CP-22-00004 / RZ-22-00004) - Deemed Complete

Parcel# 346534

Parcel# 19132

Dear Applicant,

Kittitas County Community Development Services received a Rezone/Comprehensive Plan Amendment application on June 30, 2022. The application has been determined **complete** as of July 29, 2022.

Continued processing of your application will include, but is not limited to, the following actions:

1. Posting of the property by the applicant is required prior to a notice of application. CDS will provide instructions on adequate posting. Signage may be obtained at the Community Development Services offices during regular business hours. The signage will be available for pickup on July 29, 2022.
2. A Notice of Application will be sent to all appropriate governmental agencies. Agencies will have 15 days to comment unless additional information is required.
3. Any comments received from any agencies will be considered in the decision making process.
4. The application will go to the Board of County Commissioners as part of the annual docket for a decision.

You may pick up the "Land Use Action" signs at the CDS office during regular business to be posted on-site so they are visible to the traveling public and return the signed affidavit of posting to my attention. The signage will be available July 29, 2022. Please provide photos of site posting with the signed affidavit of posting. After this has been completed, I will issue the Notice of Application within 14 days.

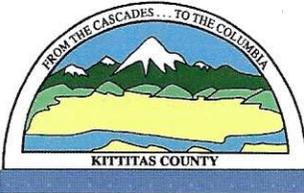
If you have any questions regarding this matter, I can be reached by phone at 509-962-7637 or by e-mail at rachael.stevie.cd@co.kittitas.wa.us.

Sincerely,

Rachael Stevie
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

cc: *Terra Design Group- Chad Bala, Agent*
Jeremy Johnston, Planning Official

via email
via email



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE: July 29, 2022	PLANNER: Rachael Stevie

PROJECT NAME: Teaway Ridge Rezone	FILE NUMBER: CP/RZ-22-00004
--	------------------------------------

PLEASE COMPLETE THE FOLLOWING:

I, Chad Balk, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**

Chad Balk
Signature

8-1-22
Date

Please return the above certification to CDS; or email to rachael.stevie.cd@co.kittitas.wa.us; or mail to: Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:
Received _____

LAND USE ACTION

CP-22-00004/RZ-22-00004

Project: TEANAWAY RIDGE REZONE

Description: 2 PARCELS TOTALING 86.58 ACRES. PROPOSED REZONE FROM FOREST & RANGE ZONING & RURAL WORKING LAND USE TO RURAL S ZONING WITH RURAL RESIDENTIAL LAND USE.

Interested parties may obtain project information from Community Development Services, 411 N. Ruby St., Ellensburg, WA or at www.co.kittitas.wa.us/cds

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

(509) 962-7506

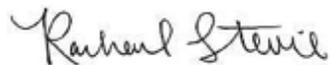


From: [Rachael Stevie \(CD\)](#)
To: "[Megan Breckenridge](#)"; "legals@kvnews.com"; "[Jana Stoner](#)"; "[Terry Hamberg](#)"
Subject: CP/RZ-22-00004 Teanaway Ridge - (Publishing) Notice of Application
Date: Monday, August 8, 2022 10:44:00 AM
Attachments: [image001.png](#)
[RZ-22-00004 Teanaway Ridge NOA Legal.doc](#)
[RZ-22-00004 Teanaway Ridge NOA Legal.pdf](#)

Good morning,

Please see attached memo and publish as requested.

Thank you!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

NOTICE OF APPLICATION

Project Name (File Number): Teanaway Ridge Rezone (RZ-22-00004 / CP-22-00004)

Applicant: Teanaway Ridge LLC (Owner)

Agent: Terra Design Group Inc. – Chad Bala

Location: Tax Parcel numbers 346534 and 19132 located south of Highway 10, approximately 0.2 miles southeast of the junction of Highway 10 and State Route 970, in Section 4, Township 19, Range 16, bearing Assessor's Map numbers 19-16-04020-0002 and 19-16-04050-0401, in Kittitas County.

Proposal: Teanaway Ridge LLC is proposing to rezone their 2 parcels, equaling 86.58 acres, currently zoned Forest & Range and Rural 5 to Rural 5 to match adjacent properties. The rezone will allow the current use of the property to be consistent and compatible with the zoning code, as well as allow future expansion of existing uses. A comprehensive plan amendment (CP-22-00004), rezone application (RZ-22-00004), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2022 Annual Comprehensive Plan Docket process.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Rezoning" under permit number "RZ-22-00004 Teanaway Ridge" Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00p.m. on Monday, September 12, 2022**. Any person has the right to comment on the application and request a copy of the decision once made

Environmental Review (SEPA): The County will issue a threshold determination on the environmental impacts of this application. A copy of the threshold determination, once made, can be obtained from the County.

Public Hearing: This project is being reviewed through the 2022 Annual Comprehensive Plan Docket Process. Therefore an open record hearing will be scheduled to be held before the Kittitas County Planning Commission at a date to be determined. Public Hearing Notices for the 2022 Annual Comprehensive Plan Docket Process will be issued establishing the date, time, and location of these hearings.

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1. In person at the Commissioner's Auditorium at 205 W 5th Avenue; Room 109 Ellensburg, WA 98926
2. By online WebEx video conferencing meeting link:

<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=e2bf884bf4433f42c60429dd1066aadb2>

3. By <https://kittitascounty.webex.com> or the Cisco WebEx App on your phone or electronic device:

Meeting Number: 2493 277 4352 **Meeting Password:** SPzBMxVt886

4. By telephone: 1-408-418-9388

Access Code/Meeting Number: 2493 277 4352

Designated Permit Coordinator (staff contact): Rachael Stevie, Staff Planner: (509) 962-7637;
email at rachael.stevie.cd@co.kittitas.wa.us

Notice of Application: Thursday, August 11, 2022
Application Received: Thursday, June 30, 2022
Application Complete: Friday, July 29, 2022

Publish Daily Record: Thursday, August 11, 2022 and Thursday, August 18, 2022
Publish NKC Tribune: Thursday, August 11, 2022 and Thursday, August 18, 2022

From: Rachael Stevie (CD)
To: Kim Dawson; "long@kittcom.org"; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Kelee Hodges; "codi.fortier@co.kittitas.wa.us"; "Yakama Nation - Environmental Review"; "corrine_camuso@yakama.com"; "jessica_lally@yakama.com"; "Noah Oliver"; "casey_barney@yakama.com"; "kozj@yakamafish-nsn.gov"; "Jim Matthews"; "barh@yakamafish-nsn.gov"; "tebu461@ecy.wa.gov"; "White, Lori (ECY)"; "formerorchards@ecy.wa.gov"; "wendy.neet@ecy.wa.gov"; "Downes, Scott G (DFW)"; "Nelson, Jennifer L (DFW)"; "Torrey, Elizabeth M (DFW)"; "SEPA (DAH)"; "James E Brooks Library - Jorgenja"; "James E Brooks Library - Nelmsk"; "Jeremy Larson"; "Steph Mifflin"; "Mau, Russell E (DOH)"; "rivers@dnr.wa.gov"; "Early, Shane (DNR)"; "sepacenter@dnr.wa.gov"; "garren.andrews@dnr.wa.gov"; "MAUNEY, MARTY (DNR)"; "Allison Kimball (brooksidesconsulting@gmail.com)"; "(tribune@nkctribune.com)"; "Terry Hamberg"; "Megan Breckenridge"; "legals@kvnews.com"; "deborah.j.knaub@usace.army.mil"; "Hendrix, Leah D"; "mark.a.gradwohl.civ@mail.mil"; "Kimberly.peacher@navy.mil"; "robert.d.bright10.civ@army.mil"; "Haley Mercer; Christy Garcia; "sara@krdistrict.org"; "Mike Engelhart (GOV)"; "kswanson@cleelum.gov"; "mhayes@cleelum.gov"; "VirgilAmick; "planning@cleelum.gov"; "robertsb@cersd.org"; "communityrelations@cersd.org"; "office@kcf7.com"; "steve@snoqualmi-tribe.us"; "dahp@snoqualmi-tribe.us"; "Adam Osbekoff"; "Guy Moura (HSY)"; "Aren Orsen (HSY)"; "sam.rushing@colvilletribes.com"; "Matt Boast"; "kdkistler@bpa.gov"; "klarned@fs.fed.us"; "Jacob Prilucik"; "plattst@wsdot.wa.gov"; "ken.graham@parks.wa.gov"; "roslyn@inlandnet.com"; "planner@ci.roslyn.wa.us"; "publicworks@ci.roslyn.wa.us"; "townofsouthcleelum@gmail.com"; "sce@inland.net"
Subject: CP/RZ-22-00004 Teanaway Ridge - Notice of Application
Date: Thursday, August 11, 2022 8:19:00 AM
Attachments: image001.png
RZ-22-00004 Teanaway Ridge NOA Memo.pdf

Good morning,

CDS is requesting comment on the Comprehensive Plan Amendment / Rezone application: CP-22-00004 and RZ-22-00004: Teanaway Ridge.

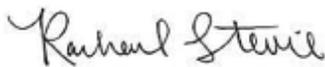
Links to the file materials can be found below.

The 30-day comment period will end **Monday, September 12, 2022 at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Links to the file materials can be found below. Please let me know if you have any issues accessing the materials.

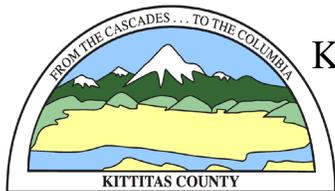
Public Access: [RZ-22-00004 Teanaway Ridge](#)

Internal Access: [RZ-22-00004 Teanaway Ridge](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Rezoning” and then to Project File Number “RZ-22-00004 Teanaway Ridge”.



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926
cds@co.kittitas.wa.us
Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: Thursday, August 11, 2022
Application Received: Thursday, June 30, 2022
Application Complete: Friday, July 29, 2022

Project Name File Number: Teanaway Ridge Rezone (RZ-22-00004 / CP-22-00004)

Applicant: Teanaway Ridge LLC (Owner)

Agent: Terra Design Group Inc. – Chad Bala

Location: Tax Parcel numbers 346534 and 19132 located south of Highway 10, approximately 0.2 miles southeast of the junction of Highway 10 and State Route 970, in Section 4, Township 19, Range 16, bearing Assessor's Map numbers 19-16-04020-0002 and 19-16-04050-0401, in Kittitas County.

Proposal: Teanaway Ridge LLC is proposing to rezone their 2 parcels, equaling 86.58 acres, currently zoned Forest & Range and Rural 5 to Rural 5 to match adjacent properties. The rezone will allow the current use of the property to be consistent and compatible with the zoning code, as well as allow future expansion of existing uses. A comprehensive plan amendment (CP-22-00004), rezone application (RZ-22-00004), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2022 Annual Comprehensive Plan Docket process.

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Written Comments on this proposal can be submitted to CDS any time prior to **5:00p.m. on Monday, September 12, 2022**. Any person has the right to comment on the application and request a copy of the decision once made.

Environmental Review: The County will issue a threshold determination on the environmental impacts of this application. A copy of the threshold determination, once made, can be obtained from the County.

Public Hearing: This project is being reviewed through the 2022 Annual Comprehensive Plan Docket Process. Therefore an open record hearing will be scheduled to be held before the Kittitas County Planning Commission at a date to be determined. Public Hearing Notices for the 2022 Annual Comprehensive Plan Docket Process will be issued establishing the date, time, and location of these hearings.

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1. In person at the Commissioner's Auditorium at 205 W 5th Avenue; Room 109 Ellensburg, WA 98926
2. By online WebEx video conferencing meeting link:

<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=e2bf884bf4433f42c60429dd1066aedb2>

3. By <https://kittitascounty.webex.com> or the Cisco WebEx App on your phone or electronic device:

Meeting Number: 2493 277 4352 **Meeting Password:** SPzBMxVt886



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Building Partnerships - Building Communities

4. By telephone: 1-408-418-9388

Access Code/Meeting Number: 2493 277 4352

Designated Permit Coordinator (staff contact): Rachael Stevie, Staff Planner: (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (RZ-22-00004 / CP-22-00004) Teanaway Ridge Rezone

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: August 11, 2022

I certify that the following documentation:

- Notice of Application for RZ-22-00004 / CP-22-00004 Teanaway Ridge Rezone Application and Comprehensive Plan Amendment

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Rachael Stevie
Community Development Services Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 11th day of August, 2022



Stephanie Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12.23.25

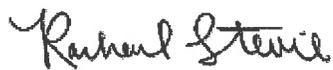
Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Monday, August 8, 2022 10:45 AM
To: 'Megan Breckenridge'; 'legals@kvnews.com'; 'Jana Stoner'; 'Terry Hamberg'
Subject: CP/RZ-22-00004 Teanaway Ridge - (Publishing) Notice of Application
Attachments: RZ-22-00004 Teanaway Ridge NOA Legal.doc; RZ-22-00004 Teanaway Ridge NOA Legal.pdf

Good morning,

Please see attached memo and publish as requested.

Thank you!



Planner I
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
509-962-7637
rachael.stevie.cd@co.kittitas.wa.us

Rachael Stevie (CD)

From: Terry Hamberg <terry@nkctribune.com>
Sent: Monday, August 8, 2022 10:53 AM
To: Rachael Stevie (CD)
Cc: Jana Stoner
Subject: Re: CP/RZ-22-00004 Teanaway Ridge - (Publishing) Notice of Application

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

CONFIRMATION RECEIPT:

Thank you for sharing your Notice with Upper Kittitas County citizens. We have received your email and your notice will be published as requested.

Sincerely,
Terry Hamberg
Publisher



Northern Kittitas County Tribune
P.O. Box 308
Cle Elum, WA 98922
(509) 674-2511
fax: (509) 674-5571
tribune@nkctribune.com

On Aug 8, 2022, at 10:44 AM, Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us> wrote:

Good morning,

Please see attached memo and publish as requested.

Thank you!

<image001.png>
Planner I
Kittitas County



ADVERTISING PROOF

401 N Main St,
 Ellensburg, WA 98926
 Ph. (509) 204-8250 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/08/22	50096

JEREMY JOHNSTON
 KC COMMUNITY DEVELOPMENT SERVICES
 411 N. RUBY ST, SUITE 2
 ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
269483	NOTICE OF APPLICATIO	08/11/22	08/18/22	4	\$458.50

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00
 Surcharge: \$0.00
 Credits: \$0.00

Gross: **\$458.50**
 Paid Amount: **\$0.00**

Amount Due: \$458.50

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name (File Number): Teanaway Ridge Rezone
(RZ-22-00004 / CP-22-00004)

Applicant: Teanaway Ridge LLC (Owner)

Agent: Terra Design Group Inc. – Chad Bala

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3. By <https://kittitascounty.webex.com> or the Cisco WebEx App on your phone or electronic device:
Meeting Number: 2493 277 4352
Meeting Password: SPzBMxv1886
4. By telephone: 1-408-418-9388
Access Code/Meeting Number: 2493 277 4352

Designated Permit Coordinator (staff contact): Rachael Stevie, Staff Planner: (509) 962-7637; email at rachael.stevie.cd@co.kittitas.wa.us

Notice of Application: Thursday, August 11, 2022
Application Received: Thursday, June 30, 2022
Application Complete: Friday, July 29, 2022

PUBLISH: NKC Tribune: August 11 & 18, 2022

PUBLISH: Daily Record: August 11 & 18, 2022 / LEGAL #: 269483

Rachael Stevie (CD)

From: Rachael Stevie (CD)
Sent: Thursday, August 11, 2022 8:20 AM
To: Kim Dawson; 'long@kittcom.org'; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Kelee Hodges; 'codi.fortier@co.kittitas.wa.us'; 'Yakama Nation - Environmental Review'; 'corrine_camuso@yakama.com'; 'jessica_lally@yakama.com'; 'Noah Oliver'; 'casey_barney@yakama.com'; 'kozj@yakamafish-nsn.gov'; 'Jim Matthews'; 'barh@yakamafish-nsn.gov'; 'tebu461@ecy.wa.gov'; 'White, Lori (ECY)'; 'formerorchards@ecy.wa.gov'; 'wendy.neet@ecy.wa.gov'; 'Downes, Scott G (DFW)'; 'Nelson, Jennifer L (DFW)'; Torrey, Elizabeth M (DFW); 'SEPA (DAHP)'; 'James E Brooks Library - Jorgenja'; 'James E Brooks Library - Nelmsk'; Jeremy Larson; Steph Mifflin; 'Mau, Russell E (DOH)'; 'rivers@dnr.wa.gov'; Early, Shane (DNR); 'sepacenter@dnr.wa.gov'; 'garren.andrews@dnr.wa.gov'; 'MAUNEY, MARTY (DNR)'; 'Allison Kimball (brooksideconsulting@gmail.com)'; ' (tribune@nkctribune.com)'; 'Terry Hamberg'; 'Megan Breckenridge'; 'legals@kvnews.com'; 'deborah.j.knaub@usace.army.mil'; 'Hendrix, Leah D'; 'mark.a.gradwohl.civ@mail.mil'; 'Kimberly.peacher@navy.mil'; 'robert.d.bright10.civ@army.mil'; Haley Mercer; Christy Garcia; 'sara@krdistrict.org'; Mike Engelhart (GOV); 'kswanson@cleelum.gov'; 'mhayes@cleelum.gov'; VirgilAmick; 'planning@cleelum.gov'; 'robertsb@cersd.org'; 'communityrelations@cersd.org'; 'office@kcf7.com'; 'steve@snoqualmietribe.us'; 'dahp@snoqualmietribe.us'; 'Adam Osbekoff'; 'Guy Moura (HSY)'; 'Aren Orsen (HSY)'; 'sam.rushing@colvilletribes.com'; 'Matt Boast'; 'kdkistler@bpa.gov'; 'klarned@fs.fed.us'; 'Jacob Prilucik'; 'plattst@wsdot.wa.gov'; 'ken.graham@parks.wa.gov'; 'roslyn@inlandnet.com'; 'planner@ci.roslyn.wa.us'; 'publicworks@ci.roslyn.wa.us'; 'townofsouthcleelum@gmail.com'; 'sce@inland.net'
Subject: CP/RZ-22-00004 Teanaway Ridge - Notice of Application
Attachments: RZ-22-00004 Teanaway Ridge NOA Memo.pdf

Good morning,

CDS is requesting comment on the Comprehensive Plan Amendment / Rezone application: CP-22-00004 and RZ-22-00004: Teanaway Ridge.

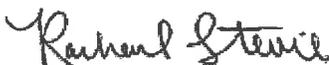
Links to the file materials can be found below.

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Public Access: [RZ-22-00004 Teanaway Ridge](#)

Internal Access: [RZ-22-00004 Teanaway Ridge](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Rezones" and then to Project File Number "RZ-22-00004 Teanaway Ridge".



Planner I

ABRAMOWSKI, JOHN & COLLEEN
7641 LOWER PEOH POINT RD
CLE ELUM, WA 98922-8927

ARD, GARY S & ROWENA M
2507 W VIEWMOUNT WAY W
SEATTLE, WA 98199-362

AUSTIN, ROBERT W & LISA Y
4610 HWY 970
CLE ELUM, WA 98922-8393

BUNGER, PATRICIA ETAL
1671 SMITH ROAD
ZILLAH, WA 98953-9005

BURKE, WYLIE M D
1506 NE IRIS ST
ISSAQUAH, WA 98029

HEWITT, CINDY E & JAMES F
6916 131ST AVE SE
BELLEVUE, WA 98006-4036

IRON HORSE RANCH LLC
1900 W NICKERSON ST #11653
SEATTLE, WA 98119-1661

KIDDER, DENNIS G
11997 THORP PRAIRIE RD
CLE ELUM, WA 98922-8914

LONZO-HORISH LP
6581 LOWER PEOH PT RD
CLE ELUM, WA 98922

MCEWEN, DONN J
7611 LOWER PEOH POINT RD
CLE ELUM, WA 98922-8927

MILLS, STEVE ETUX
PO BOX 246
SELAH, WA 98942

MOORE, HAZEL N &
100 LAMBERT RD
CLE ELUM, WA 98922

SIPIC, TONI
704 W 2ND AVE
ELLENSBURG, WA 98926-3021

STATE OF WASH (DNR)
PO BOX 47016
OLYMPIA, WA 98504-7016

STATE OF WASH WILDLIFE
600 CAPITOL WAY N
OLYMPIA, WA 98501-1076

TEANAWAY RIDGE LLC
PO BOX 808
CLE ELUM, WA 98922-0808

WHITWORTH, ARLENE
PO BOX 219
FALL CITY, WA 98024-0219

Kittitas Valley Healthcare
Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926

From: [Early, Shane \(DNR\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Warthen, Luke \(DNR\)](#); [MAUNEY, MARTY \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#); [DNR RE SEPACENTER](#)
Subject: RE: CP/RZ-22-00004 Teanaway Ridge - Notice of Application
Date: Thursday, August 11, 2022 10:15:20 AM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Good morning Rachael,

DNR appreciates the opportunity to provide SEPA comments for the proposed Comprehensive Plan Amendment / Rezone application CP-22-00004 and RZ-22-00004: Teanaway Ridge. A cursory review of aerial imagery for the 86+ acre area appears to show that these parcels are primarily forested, and thus DNR would like to formally note that current or future landowners of properties within the proposed rezoned area may need an approved Forest Practices Application (FPA) prior to conducting timber harvest, whether for commercial sales of the timber or for the removal of trees to create clearings for homes. We also note that there is a network of fish bearing and non-fish bearing streams and associated wetlands within this area, so landowners may need to engage with DNR and/or WDFW in order to create access roads with approved stream crossing structures. These comments are intended to protect typed water and other natural resources, but please note that DNR is not requesting the project proponent apply for a FPA at this time, but rather when they (or future owners of lots yet to be created) plan to conduct timber harvest or convert portions of these properties to non-forestry (i.e. for residential use).

Best regards,

Shane Early

Forest Regulations Coordinator

Southeast Region

Washington State Department of Natural Resources (DNR)

☎ (509) 925-0948

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From: [Adam Osbekoff](#)
To: [Rachael Stevie \(CD\)](#)
Subject: RE: CP/RZ-22-00004 Teanaway Ridge - Notice of Application
Date: Thursday, August 18, 2022 10:38:31 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Rachael

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you

Adam Osbekoff

From: Rachael Stevie (CD) [mailto:rachael.stevie.cd@co.kittitas.wa.us]

Sent: Thursday, August 11, 2022 8:20 AM

To: Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; Yakama Nation - Environmental Review <enviroreview@yakama.com>; 'corrine_camuso@yakama.com' <corrine_camuso@yakama.com>; 'jessica_lally@yakama.com' <jessica_lally@yakama.com>; 'Noah Oliver' <Noah_oliver@yakama.com>; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; Jim Matthews <matj@yakamafish-nsn.gov>; barh@yakamafish-nsn.gov; tebu461@ecy.wa.gov; White, Lori (ECY) <lowh461@ECY.WA.GOV>; formerorchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; 'SEPA (DAHP)' <sepa@dahp.wa.gov>; James E Brooks Library - Jorgenja <jorgenja@cwu.edu>; James E

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Friday, September 2, 2022 10:47 AM
To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>; 'Jana Stoner' <jana@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; NKC Tribune Advertising <ads@nkctribune.com>
Cc: Kelly Bacon (CD) <kelly.bacon.cd@co.kittitas.wa.us>
Subject: RZ-22-00004_CP-22-00004 Teanaway Ridge (Publishing) - Notice of SEPA Action (Original DNS)

Good morning,

Please publish the attached legal as follows in your papers:

Daily Record: September 8 and September 15

NKCT: September 8th

Let me know if there are any questions or issues.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

Notice of SEPA Action
Teanaway Ridge Non-Project Rezone & Comprehensive Plan Amendment
(RZ-22-00004 & CP-22-00004)

Notice is hereby given that pursuant to RCW 43.21C and WAC-197-340(2), Kittitas County Community Development Services did on September 8, 2022, make a Determination of Non-Significance (DNS) for the Teanaway Ridge Non-Project Specific Rezone & Comprehensive Plan Amendment. (RZ-22-00004 & CP-22-00004). This rezone and comprehensive plan amendment proposal is to change 2 parcels, equaling 86.58 acres, currently zoned Forest & Range and Rural 5 to Rural 5 to match adjacent properties. The rezone will allow the current use of the property to be consistent and compatible with the zoning code, as well as allow future expansion of existing uses. A comprehensive plan amendment (CP-22-00004), rezone application (RZ-22-00004), and SEPA checklist were submitted as part of the application packet. This project is being processed through the 2022 Annual Comprehensive Plan Docket process. The proposal is for tax parcel numbers 346534 and 19132 located south of Highway 10, approximately 0.2 miles southeast of the junction of Highway 10 and State Route 970, in Section 4, Township 19, Range 16, bearing Assessor's Map numbers 19-16-04020-0002 and 19-16-04050-0401, in Kittitas County.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. A copy of this threshold determination is available to the public upon request at Community Development Services: 411 N Ruby St. Suite 2 Ellensburg, WA 98926, or can be viewed on the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "Rezoning", then "RZ-22-00004 Teanaway Ridge".

Written comments from the public regarding the threshold determination may be submitted to the Kittitas County Community Development Services at no later than **September 22, 2022 at 5:00pm (PDT)**, after which the lead agency will then: retain, modify, or withdraw the decision pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-340(2).

Designated Staff Contact: Kelly Bacon, Staff Planner: 509-962-7539, email at kelly.bacon.cd@co.kittitas.wa.us

Dated: September 8, 2022

Publish Daily Record: September 8, 2022 and September 15, 2022
Publish NKC Tribune: September 8, 2022