

Project Narrative and additional information for the Scott Property Rezone.

5. Legal Descriptions:

See Exhibit B.

9. Narrative Project Description.

This project is a rezone and comprehensive map amendment of Kittitas County Tax Parcel No. 061634 from Residential Zone to General Commercial Zone and County Tax Parcel No. 029034 from split zoning of Residential & General Commercial to only General Commercial. The rezone to the General Commercial zone will make the zone of the property consistent with and compatible with the existing use conducted on the property. The existing shop and office on the property have been used to operate an excavation business since at least 1975. Kittitas County has been consulted with and supports this rezone.

10.) This project does not require or involve the transfer of any development rights

11.) Rezone Criteria

A. The Comprehensive Plan designates this property as a Type 1 LAMIRD in which both Residential and General Commercial uses are anticipated. Therefore the proposed amendment is consistent with and compatible with the comprehensive plan.

B. Public Health, Safety, Welfare. No new traffic stress will be seen on Railroad Street with the approval of this re zone. The current zone, Residential, is not compatible with existing uses that have been occurring on the property since at least 1975.

C. Merit and Value:

D. Proposed rezone is appropriate: The rezone to General Commercial is allowed under the county development code.

E. The surrounding Property of the proposed rezone is primarily General Commercial with some Forest and Range and minimal Residential zoning. The current Residential zoning does not fit with the Commercial in the area. This rezone will ensure that the zone of the property is consistent with the use of the property and the use of the surrounding property. This property can be used for the existing allowed and conditional uses in the General Commercial zone under existing development codes without any impact on the environment or existing city or county services.

F. The proposed amendment will not be detrimental to the surrounding properties as the current uses of the property have been occurring on the property since at least 1975. The surrounding properties are all used for similar or compatible commercial uses.

G. The proposed will not have any effect or any adverse impact on surrounding irrigation or delivery of water to other sites.

H. The proposed rezone does not involve the transfer of development rights and does not conflict with Chapter 17.13 KCC.