

Kittitas County Commissioners

Commissioners Agenda Staff Report

Agenda Date: October 1, 2013

Action requested: Sign the Ordinance for the Zentz Rezone (RZ-13-00001).

Background:

Teresa Zentz, property owner, submitted a project rezone application for a rezone from Agriculture 3 to Agriculture 5 along with a 2 lot Preliminary Short Plat to subdivide one existing parcel totaling ten acres into two five acre lots. The project is located approximately 4 miles northwest of Ellensburg at 430 Klocke Road, in a portion of Section 20, T18N, R18E, WM in Kittitas County, bearing Assessor's map number 18-18-20020-0004.

A complete rezone application was submitted to Community Development Services on March 27, 2013 and was deemed complete on March 29, 2013. The Notice of Application for the rezone was issued on April 19, 2013. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on May 4, 2013. The following agencies provided comments during the comment period: Kittitas County Public Works, Kittitas County Public Health, Kittitas County Fire Marshal, Washington State Department of Ecology, Ellensburg Water Company, and the Kittitas County Floodplain Manager. These comments have been included as conditions of approval to address these agency concerns. No public comments were submitted regarding this proposal.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period, and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 30, 2013; no appeals were filed.

The Hearing Examiner conducted an open record public hearing to consider the rezone request August 15, 2013 at 6:00 p.m. During the rezone hearing, the applicant testified on behalf of the proposal; no other comments or exhibits were submitted. On August 29, 2013 the Kittitas County Hearing Examiner **recommended approval** of the Zentz rezone (RZ-13-00001).

On September 17, 2013 the BOCC held a closed record hearing to consider the Zentz rezone. After consideration of the record and deliberations the Board voted 2-0 to approve the rezone and directed staff to generate enabling documents with the following stipulations:

1. Remove the Hearings Examiner recommended requirement number 4 requiring a TDR certificate.
2. Require that the rezone approval be contingent upon the approval and execution of the Short Plat.

Staff presents the documentation for review and signature.

Interaction: Community Development Staff

Recommendation:

Staff recommends that the Kittitas County Board of County Commissioners conduct the closed record meeting, as scheduled, to consider accepting the Hearing Examiner's recommendation of approval of the Zentz rezone (RZ-13-00001) and direct staff to prepare enabling documents based upon the decision of the Board.

Handling: Return the signed ordinance to CDS Staff

Lead Staff: Jeff Watson