



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: September 2, 2014

ACTION REQUESTED: Board signature of the Ordinance approving the Butler Rezone (RZ-14-00001).

BACKGROUND: Vicki Butler has submitted a rezone application with associated site plan and project narrative to change the current zoning from Highway Commercial to Light Industrial in the Cle Elum Urban Growth Area, and to construct mini-storage units in three (3) phases. This proposed use is an allowed use in the light industrial zone per KCC 17.15.080.1.D – mini-warehouse.

The subject property consists of one (1) parcel, located just east of the City of Cle Elum in the Cle Elum Urban Growth Area between Airport Road and SR 970, in a portion of Section 36, T20N, R15E, WM in Kittitas County, bearing Assessor's map number 20-15-36058-0003.

A complete application for a rezone from Highway Commercial to Light Industrial with associated site plan was received on January 9, 2014. The application was deemed complete on March 25, 2014. A Notice of Application was issued on April 14, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties. The last day to submit written comments was May 14, 2014. The following agencies provided comments during the comment period: Washington State Department of Transportation, Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, and Kittitas County Public Works. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department. These comments have been integrated into the SEPA MDNS and the recommended conditions of approval. No comments were received from the public.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 30 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on July 3, 2014. The appeal period ended on July 18, 2014 at 5:00 p.m. No appeals were filed.

The Hearing Examiner hearing was held on July 24, 2014 at 6:00 p.m. No members of the public were present at the hearing. On July 30, 2014, the Kittitas County Hearing Examiner recommended approval of the Butler Rezone (RZ-14-00001).

The Board of County Commissioners conducted a closed record meeting on August 19, 2014 for the purpose of considering the Butler Rezone (RZ-14-00001). A motion was made and seconded approving this proposal subject to correction of an incorrectly referenced RCW in the Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval document (see Exhibit A), motion carried with a vote of 2-0. Commissioner Obie O'Brien was absent.

Neil Caulkins, Prosecuting Attorney has reviewed this Ordinance.

INTERACTION: Community Development Services, Prosecuting Attorney, and the Board of County Commissioners

ATTACHMENTS: Ordinance for signature

STAFF

RECOMMENDATION: Staff recommends that the Kittitas County Board of County Commissioners sign the Ordinance for the Butler Rezone (RZ-14-00001).

HANLDING: Return signed ordinance to CDS Staff Planner for issuance of the Notice of Decision.

RESPONSIBLE STAFF: Lindsey Ozbolt, Planner II