

Narrative Project Description: THORP LANDING PLAT

This is a proposed planned 10 Lot Preliminary Plat pursuant to Kittitas County Code 17.28A A5 (See Exhibit #2).

This property has an approved land use designation change from Rural Working to Rural Residential and an approved change Agriculture-20 zoning to an Agriculture-5 (A-5) zoning designation, making the zoning compatible with the new land use designations mandated by state law. This land use designation and zone change was approved by the BOCC on December 20th, 2022, per Ord.2022-017 (See Exhibit #8).

The goal of this proposal is to provide building lots to individuals who want the opportunity to live in a rural setting of 5-acre lots. This proposal is close to the unincorporated town of Thorp and five miles west of Ellensburg thus offering a rural lifestyle while still being in close proximity of local shops and amenities. This development is geared to those individuals who wish to have adequate land for maintaining horses and other large animals for personal use or for those who wish to maintain large gardens and small agriculture activities. Ellensburg is recognized across the country for the Ellensburg Rodeo, which occurs every Labor Day weekend. Horses and other large animals continue to play a large part of daily life for many of the residents living in the Ellensburg area. The lots included with this proposed preliminary plat provide enough room for one to four horses for private use such as trail riding, reining, and 4H participation.

As for the description of lot sizes within this plat proposal, eight of the ten lots are approximately 5 acres in size. There is one 8.64-acre lot (Lot 7) and there is a 5.66-acre lot (See Exhibit #2).

The subject property is bordered by the following:

- To the west of the subject property exists agricultural ground, used for residential and agricultural purposes.
- North of the subject property is Goodwin Road. Further north of Goodwin Road is the unincorporated town Thorp that is considered a Type 1 LAMIRD.
- East of the subject property are non-conforming lots zoned Agricultural-20 used for residential and agricultural purposes, eventually reaching the Thorp Hwy. Further east of Thorp Hwy is the continuation of non-conforming lots.
- To the South and east of Thorp Hwy there is Shree's Gas Station along with the Thorp Fruit Stand, which is considered a Type 3 LAMIRD, and eventually Interstate I-90.

The following is a review of the Kittitas County Code Section 17.28A "A-5" and responses as to how this preliminary plat meets all of the criteria within the A-5 zone:

Chapter 17.28A

A-5 - AGRICULTURE ZONE

Sections

17.28A.010 Purpose and intent.

17.28A.020 Allowed uses.

17.28A.030 Lot size required.

17.28A.040 Yard requirements - Front.

17.28A.050 Yard requirements - Side.

17.28A.060 Yard requirements - Rear.

17.28A.065 Yard requirements- Zones Adjacent to Commercial Forest Zone.

17.28A.080 Sale or conveyance of lot portion.

17.28A.090 Off-street parking.

17.28A.100 Access requirement.

17.28A.110 Setback lines.

17.28A.130 Conditional uses.

17.28A.140 Administrative uses.

17.28A.010 Purpose and intent.

The purpose and intent of the Agriculture (A-5) zone is to provide for an area where various agricultural activities and low-density residential developments co-exist compatibly. A-5 zones are predominately agricultural-oriented lands, and it is not the intent of this section to impose further restrictions on continued agricultural activities therein. (Ord. 2013-008, 2013; Ord. 2005-05, 2005)

Response: As discussed above, this preliminary plat meets the purpose and intent of this section of the Kittitas County Zoning Code by providing land for use by individuals that have a desire to live in an area where a variety of uses ranging from gardening including small agricultural activities to keeping horses and other large animals for personal use. This proposal is designed as a low-density residential project with lots ranging from 5 to 8.64 acres in size.

17.28A.020 Allowed uses.

Allowed uses in the agriculture (A-5) zone include those uses pursuant to KCC Chapter 17.15. (Ord. 2013-008, 2013; Ord. 2013-001, 2013; Ord. 2011-013, 2011; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 2005-05, 2005)

Response: The Ag-5 zoning allowed uses, per KCC 17.15.060, are consistent with this proposed residential. For example, under 17.15.060, the following permitted uses are as follows (See Exhibit #9).

- *Residential dwellings such as single, and two family dwellings.*
- *Parks and playgrounds are allowed.*
- *Public and private schools are allowed.*
- *All types of agriculture and horticulture not otherwise restricted or prohibited under 17.15.060, such as Agricultural production, marketing, seasonal harvests, animal boarding, and production to name a few.*
- *Nurseries.*
- *Cemeteries.*
- *Forest product processing.*
- *Accessory Dwelling Unit.*
- *Accessory Living Quarters*
- *Adult Family home.*

17.28A.030 Lot size required.

1. The minimum residential lot size shall be five (5) acres in the agriculture zone, unless within a cluster plat as provided for in KCC Chapter 16.09, Cluster Platting and Conservation Platting. Lots within a cluster plat shall be a minimum of one-half (½) acre. The overall density of any residential development shall not exceed one (1) dwelling for each five (5) acres.
2. The minimum average lot width shall be two hundred fifty (250) feet. (Ord. 2013-008, 2013; Ord. 2013-001, 2013; Ord. 2007-22, 2007; Ord. 2005-05, 2005)

Response: All lots within this proposed preliminary plat meet the requirements of Kittitas County Code 17.28A.030.

17.28A.040 Yard requirements - Front.

There shall be a minimum front yard of twenty-five (25) feet. (Ord. 2013-001, 2013; Ord. 2005-05, 2005)

17.28A.050 Yard requirements - Side.

Side yard shall be a minimum of five (5) feet. Side yard setbacks may be modified in accordance with KCC 16.10.065. (Ord. 2022-005, 2022; Ord. 2019-013, 2019; Ord. 2013-001, 2013; Ord. 2005-05, 2005)

17.28A.060 Yard requirements - Rear.

There shall be a rear yard with a minimum depth of twenty-five (25) feet to the main building. Rear yard setbacks may be modified in accordance with KCC 16.10.065. (Ord. 2022-005, 2022; Ord. 2013-001, 2013; Ord. 2005-05, 2005)

17.28A.065 Yard requirements - Zones Adjacent to Commercial Forest Zone.

Properties bordering or adjacent to the Commercial Forest zone are subject to a two hundred (200)-foot setback from the Commercial Forest Zone. (KCC 17.57.050 2007).

(1). For properties where such setback isn't feasible, development shall comply with KCC 17.57.050(2). (Ord. 2013-001, 2013; Ord. 2007-22,

Response: Every lot within this proposed preliminary plat will meet all yard requirements as outlined in the above sections. This will be ensured by placing these requirements in the Covenants, Conditions, and Restrictions that will be placed on the proposal by the applicant. As for KCC 17.28A065, the subject property is not adjacent to or bordering to Commercial Forest zoned property therefore KCC 17.28A065 is not applicable.

17.28A.080 Sale or conveyance of lot portion.

No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure or the remainder of the lot with less than the minimum lot, yard or setback requirements of this zone. (Ord. 2013-001, 2013; Ord. 2005-05, 2005)

Response: Every lot within this proposed preliminary plat will meet this requirement. This will be ensured by placing this requirement in the Covenants, Conditions, and Restrictions that will be placed on the proposal by the applicant.

17.28A.090 Off-street parking.

One automobile parking space shall be provided for each dwelling unit and shall be located to the rear of the building setback line. (Ord. 2005-05, 2005)

Response: Each lot within this proposed preliminary plat will be provided one off street parking space consistent with this code. It is important to note with future home construction an access permit would be obtained, with the construction of a driveway provide access to the home and associated garage. Please note that this proposal will also allow for additional parking areas within each lot as these lots are 5 acres or more in size. Vehicles and parking on the lots will be incorporated into the Covenants, Conditions, and Restrictions with appropriate language and placed upon the proposal by the applicant.

17.28A.100 Access requirement.

No dwelling shall be constructed or located on a lot or parcel which is not served by a legal sixty-foot (60) right-of-way or existing county road. (Ord. 2013001, 2013; Ord. 2005-05, 2005)

Response: All ten lots located within this preliminary plat will meet this requirement, as this preliminary plat has been designed so each lot is accessed off of a legal easement (See Exhibit #7).

17.28A.110 Setback lines.

None of the following uses shall be located within the distances indicated of any public street or road, any school or public park, or any dwelling (except such dwelling as may exist upon the same property with the restricted use):

1. Within one and one-half (1½) miles:
 - a. (Publisher's note: this item intentionally left blank.)
 - b. Farms or establishments for feeding of garbage or other refuse to hogs or other animals:
 - i. Provision is made that all such operations of subsections 1 and 2 shall be conducted in compliance with all state and county health regulations, and
 - ii. Complete protection from any potential detrimental effects such use might have on surrounding properties and/or use zones will be provided;
2. (Publisher's note: this item intentionally left blank.)
3. Within one hundred (100) feet: barns, shelters or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic;

Response: The limitations of the above listed setbacks in KCC 17.28A.110 will be enforced through the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

4. Feedlots containing fifty (50) to one hundred (100) head at a density of less than five hundred (500) square feet per head for a period of six (6) months or more shall be located no closer than three hundred (300) feet to any existing home, school or park. (Ord. 2013-001, 2013; Ord. 2005-05, 2005)

Response: Feedlots will not be an allowed activity on the property and will be restricted in the Covenant, Conditions, and Restrictions placed on the proposal by the applicant.

17.28A.130 Repealed.

(Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 2005-05, 2005)

17.28A.140 Repealed.

(Ord. 2013-001, 2013; Ord. 2007-22, 2007)

The following uses may be permitted in any A-5 zone subject to the conditions set forth in Chapter 17.60A Conditional Uses; it is the intent of this code that such uses are subordinate to the primary agricultural uses of this zone. We have addressed the following uses allowed under the Ag-5 zone specifically under KCC 17.60A (Conditional Uses).

1. Dairy

This activity will not be allowed on the property and will be restricted in the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

2. Riding academies;

Commercial Riding Academies will be allowed on the property by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant, but restricted to no more than 4 horses boarded on the property and no more than 10 students participating in lessons at any given time as long as they receive a Conditional Use permit from the County. 4H and Pony Club activities will be allowed and may not need a Conditional Use permit (discussions with the Community Development Services Department of Kittitas County should be had by the individual property owner and the department to verify this statement at the time the 4H and/or Pony Club activities are scheduled to occur.

3. Religious Institutions;

Churches will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

4. Bed and breakfast business.

Bed and breakfast businesses will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

5. Airports;

Airports will be controlled by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant along with the review procedures under KCC 17.60A Conditional Uses.

6. Agricultural processing;

***Agricultural processing* will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant, except as described under note 23 (CU23) which allowed hay allows for hay processing, small scale processing of agricultural products on the premises are permitted without a conditional use permit.**

7. Mining and excavation;

Mining and excavation will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

8. Golf courses;

Golf courses will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

9. Campgrounds.

Campgrounds will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

10. Guest ranches or Guest Farms;

Guest ranches will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

11. Farm labor shelters:

Farm labor shelters will not be allowed on the property and will be restricted by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant.

12. Clubhouses, fraternities, and lodges.

Community clubs, fraternities, and lodges will not be allowed by the Covenants, Conditions, and Restrictions placed on the proposal by the applicant provided that a Conditional Use permit are obtained from the County.

In conclusion the subject proposal, by the responses above to each section of the code, is consistent and suitable for development within the A-5 zone and proves to be a benefit to the public health, safety and welfare.

This preliminary plat proposal encompasses a total of approximately 54.39 acres on two parcels located west of Thorp Hwy. This land currently is unused. In the past, this land was used for agricultural purposes. There is an existing well that is located on Lot 10 of the proposed plat. This existing well is an approved Group B Water system. The property is served with West Side Irrigation with full irrigation rights that will provide each of the proposed lots with adequate irrigation.

Proposed water supply, storage and distribution system, sewage/disposal/treatment plan, solid waste collection plan.

Water:

The applicant is proposing a 10-lot plat. Two of these lots will be served by the existing and Kittitas County approved Group B water system (See Exhibit # 10). Another Group B water system will be designed and approved by Kittitas County to serve the remaining 8 lots. The existing and approved Group B system is managed by LCU Inc., an approved Satellite Management Agency in Kittitas County and the State of Washington. The new Group B water system will also be managed by an approved Satellite Management Agency in Kittitas County. Irrigation water will be supplied through the water rights associated with the West Side Irrigation Ditch Co.

Sewage:

This proposal will be served by individual septic system(s) depending on the soil conditions. A Licensed Septic Designer or a Professional Engineer will be required to design these septic system(s) and that responsibility will be that of the new owner. The individual septic system(s) will be approved by the Kittitas County Environmental Health Department.

Access:

This proposal will be accessed from Thorp Hwy onto Thorp Landing Lane. Thorp Landing Lane is a private road that is currently built (See Exhibit #14 & 15) and will be extended and completed this spring/summer per the approvals of the previous SEPA review (See Exhibit #13). This private road (Thorp Landing Lane) is a recorded easement (Recording # 202205230038) that also contains road maintenance provisions (See Exhibit #7).

Other Utilities:

- Puget Sound Energy will be providing power to this proposal.
- Telephone will be provided by the local carrier.
- The local Internet providers of this area can provide Internet service.

With regards to the environment this property has been through two previous sepa reviews (See Exhibit #13 for road construction & Exhibit #8 for a comprehensive plan land use and rezone change). As for Critical Areas this property has been reviewed for Critical Areas by GG Environmental. Please see Exhibit #12 for more details. The Yakima River is roughly .85 miles to the north and east of this proposed plat. It's important to note that in order to get to the Yakima River you have to cross vacant land, irrigation ditches, the Thorp Hwy, the Railroad, and more vacant land prior to reaching the actual river. The Yakima River floodplain expands across these areas and over these obstacles such as, the railroad, Thorp Hwy, irrigation ditches etc., before reaching the back portions of lots 6,7,8,9, & 10 of the proposed plat. These lots mostly contain 500yr floodplain with some lots containing both 500yr and 100yr floodplain (See Exhibit # 2 & #4, Floodplain Map). Please note that this property does not contain a shoreline designation (See Exhibit #4, Shoreline Map).