



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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### STAFF REPORT

**TO:** Kittitas County Planning Commission

**FROM:** Dan Valoff, Staff Planner

**DATE:** November 6, 2007 for November 13, 2007 Public Meeting

**SUBJECT:** **Gigstead PUD Rezone (Z-07-14) and Mission View Meadows Preliminary Plat (P-07-45)**

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#### I. GENERAL INFORMATION

##### Proposal:

Proponent: James & Laurie Gigstead, landowners.

Applications for the following:

1. **Gigstead Rezone (Z-07-14)**, rezone from Agriculture-3 to Planned Unit Development (PUD) for approximately 10.10 acres.
2. **Mission View Meadows Preliminary Plat (P-07-45)**, which is a 9-lot subdivision.

Pursuant to KCC 17.36: Planned Unit Development (PUD) any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change.

The total acreage for the proposed Planned Unit Development is **10.10** acres with a total of **nine (9)** units being proposed.

Pursuant to KCC 17.36.040: final development plan for Planned Unit Development, following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the Board of County Commissioners.

The project contained within this application is outside the Ellensburg Urban Growth Area

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

**Location:**

The project is located east of the City of Ellensburg located off Judge Ronald Road, Ellensburg, WA 98926, in the southwest quarter of Section 32 T18N R19E WM in Kittitas County. Map numbers 18-19-32061-0001, 0002 & 0003.

**Site Information:** The subject property was used in the past for agricultural and grazing activities. The land is currently vacant. Surrounding uses include a mixture of residential and agricultural uses.

Zoning to the north, south, east and west is Agriculture-3.

**II. POLICY AND REGULATORY REQUIREMENTS**

**Countywide Planning Policies:** provide for the orderly development of Planned Unit Developments within and outside of Urban Growth Area's and Urban Growth Node's.

**Kittitas County Comprehensive Plan:** The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. This land use designation does correspond with the proposed Planned Unit Development.

*Comprehensive Plan – Rural Lands*

**8.5(A) GENERAL GOALS, POLICIES AND OBJECTIVES**

The following GPO's apply to all Rural Lands or uses on those lands:

**GPO 8.5** Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

**GPO 8.9** Projects or developments which result in the significant conservation of rural lands or rural character will be encouraged.

**GPO 8.11** Existing and traditional uses should be protected and supported while allowing as much as possible for diversity, progress, experimentation, development and choice in keeping with the retention of Rural Lands.

**GPO 8.12** Descriptions of rural character included in the Comprehensive Plan shall not be used as a criteria in the evaluation of an individual project application.

**GPO 8.13** Methods other than large lot zoning to reduce densities and prevent sprawl should be investigated.

**Zoning Code:**

**The subject property is currently zoned the following: Agricultural-3.** The purpose and intent of the agricultural (A-3) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-3 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. 83-Z-2 (part), 1983).

**Proposed Zoning:** The requested zone change is to Planned Unit Development (PUD).

Pursuant to Kittitas County Code 17.36, the purpose of this chapter is to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of this title. (Ord. 90-6 (part), 1990; Res. 83-10, 1983).

The permitted uses include: all residential uses including multifamily structures, hotels, motels, condominiums, retail business, commercial-recreation businesses, restaurants, cafes, taverns,

cocktail bars, and any other similar uses deemed by the Planning Commission to be consistent with the purpose and intent of KCC 17.36.

Pursuant to KCC 17.36.030: Planned Unit Development, Any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for a zone change. The submitted development plan includes the following:

1. A vicinity map showing the location of the site and its relationship to surrounding areas;
2. A map of the site drawn to a scale, no smaller than two hundred feet to the inch showing the following:
  - a. Arrangement of land uses by type (residential, commercial, open spaces, etc.). A statement on the approximate percentage of land in each category. The map should show proposed traffic circulation;
  - b. Names and dimensions of dedicated roads bounding or near the site;
  - c. Planned off-street parking areas including approximate number of spaces to be provided;
  - d. Elevation contours of no more than twenty-foot intervals;
3. A statement relating the development plan to adjacent development and natural areas;
4. A statement of the developer's intent with regard to providing landscaping and retention of open spaces;
5. A statement outlining future land ownership patterns within the development including homeowners associations if planned;
6. Proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;
7. Documentation from the planning department that environmental review (SEPA) has been completed;
8. Statement of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way). (Ord. 90-6 (part), 1990: Res. 83-10, 1983).

**Required Findings for Rezone:** Pursuant to KCC 17.98.020(E), a petition requesting a change on the zoning map from one zone to another must demonstrate that the following criteria are met:

1. *The proposed amendment is compatible with the comprehensive plan*
2. *The proposed amendment bears a substantial relation to the public health, safety or welfare*
3. *The proposed amendment has merit and value for Kittitas County or a sub-area of the county*
4. *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*
5. *The subject property is suitable for development in general conformance with zoning standards for the proposed zone*
6. *The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property*
7. *The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties*

**Subdivision Code:** Per Kittitas County Code Subdivision is defined as the division of land into 5 or more parcels (KCC 16.04.010 b (1)).

**Critical Areas Review:** An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property does not have any identified critical areas on site.

### III. ADMINISTRATIVE REVIEW

**Notice of Application:** A Notice of Application was issued on September 21, 2007. 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.

**Written Testimony:** Written comments were solicited and the final date to submit written comments was on October 22, 2007 by 5:00pm. Comments were received and were routed to you as part of your packet.

**State Environmental Policy Act:** Based on the review of the submitted application materials (including an environmental checklist), correspondence received during the 30 day comment period and other information on file with our office, a SEPA Determination of Non-Significance (DNS) was issued by Kittitas County Community Development Services on October 23, 2007. The SEPA appeal period ends on November 7, 2007 at 5:00 pm.

### IV. SUGGESTED FINDINGS OF FACT

**THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.**

1. James and Laurie Gigstead, landowner has submitted applications for the following: 1. **Gigstead Rezone (Z-07-14)**, rezone from Agriculture-3 to Planned Unit Development (PUD) for approximately 10.10 acres, and 2. **Mission View Meadows Preliminary Plat (P-07-45)** which is a 9-lot subdivision.
2. The project is located east of the City of Ellensburg located off Judge Ronald Road, Ellensburg, WA 98926, in the southwest quarter of Section 32 T18N R19E WM in Kittitas County. Map numbers 18-19-32061-0001, 0002 & 0003.
3. Pursuant to KCC 17.36: Planned Unit Development any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change. The total acreage for the proposed PUD is **10-10** acres with a total of **9-lots** being proposed.
4. Pursuant to KCC 17.36.040: final development plan for Planned Unit Development, following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the Board of County Commissioners.
5. The subject property was used in the past for agricultural and grazing activities. Currently on-site is vacant. Surrounding uses include a mixture of residential and agricultural uses.
6. Zoning to the north, south, east and west is Agriculture-3.
7. A Notice of Application was issued on September 21 by Kittitas County Community Development Services. 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.

8. Written comments were solicited and the final date to submit written comments was on October 22 by 5:00pm. Comments were received and have been made part of the project record.
9. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during the 30 day comment period and other information on file with our office, a SEPA Determination of Non-Significance (DNS) was issued by Kittitas County Community Development Services on October 23, 2007.
10. An administrative critical area site analysis was completed by the staff planner in compliance with Title 17A. The subject property has no identified critical areas on site.
11. An open record hearing was held by the Planning Commission on November 13, 2007 to consider this matter and testimony was taken from those persons who wished to be heard.
12. The Planning Commission finds that the proposed rezone is consistent with the underlying Comprehensive Plan designation of Rural.
13. The Planning Commission finds that the proposed rezone **does/does not** meet all seven criteria of Kittitas County Code 17.98.020(E) as outlined below:
  - 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.*
14. The Planning Commission finds that additional conditions **are/are not** necessary to protect the public's interest.