

Kittitas County Hearing Examiner

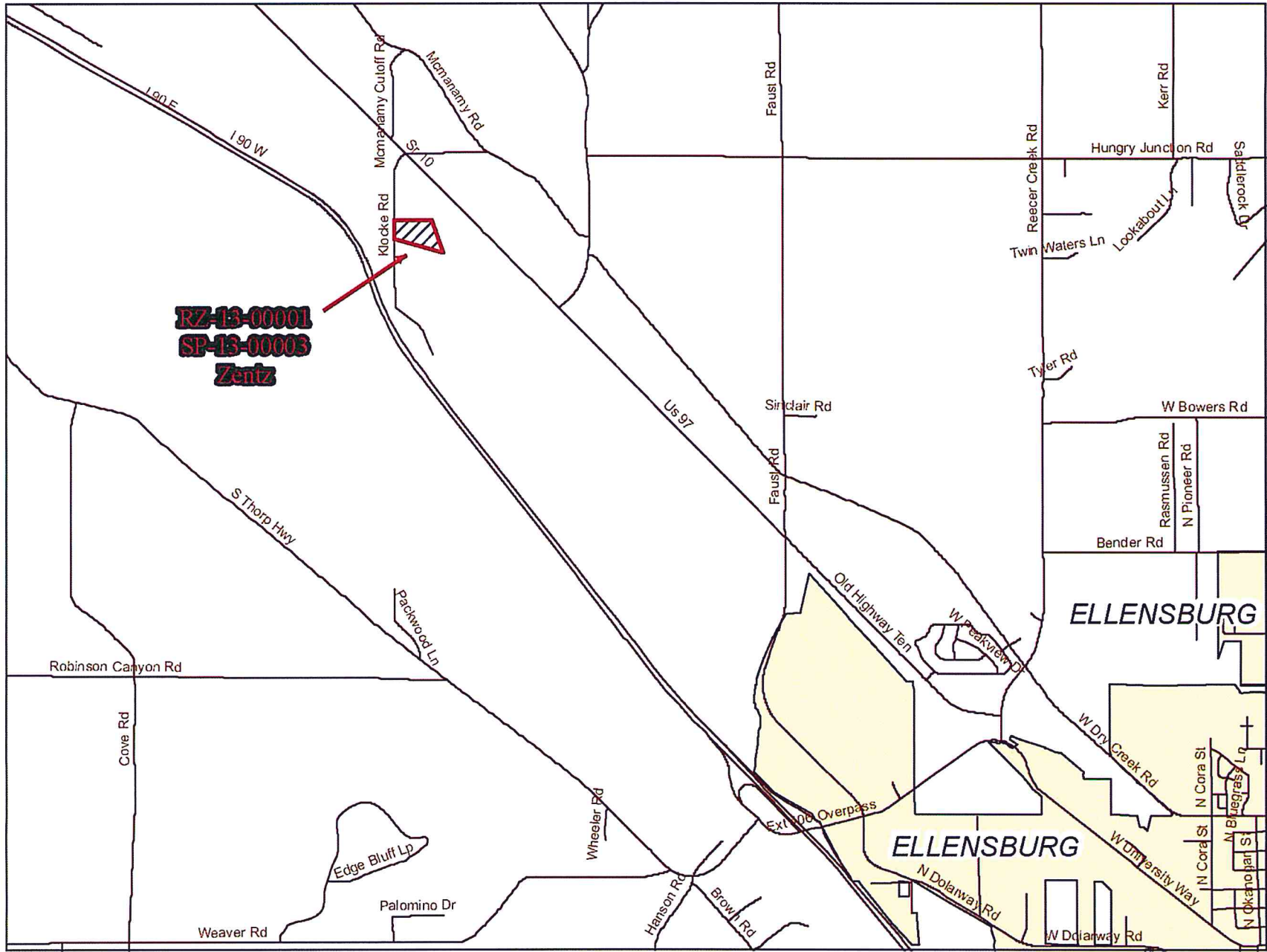
August 15, 2013



Zentz Rezone
Rezone (RZ-13-00001)

Overview of Proposal

- Project acreage: 10
- Number of lots: 1 (Associated Short Plat for 2-5 Acre Lots)
- Individual Wells
- Individual On-Site Septic Systems
- Land Use: Vested to Rural
- Zoning: Vested to Ag-3

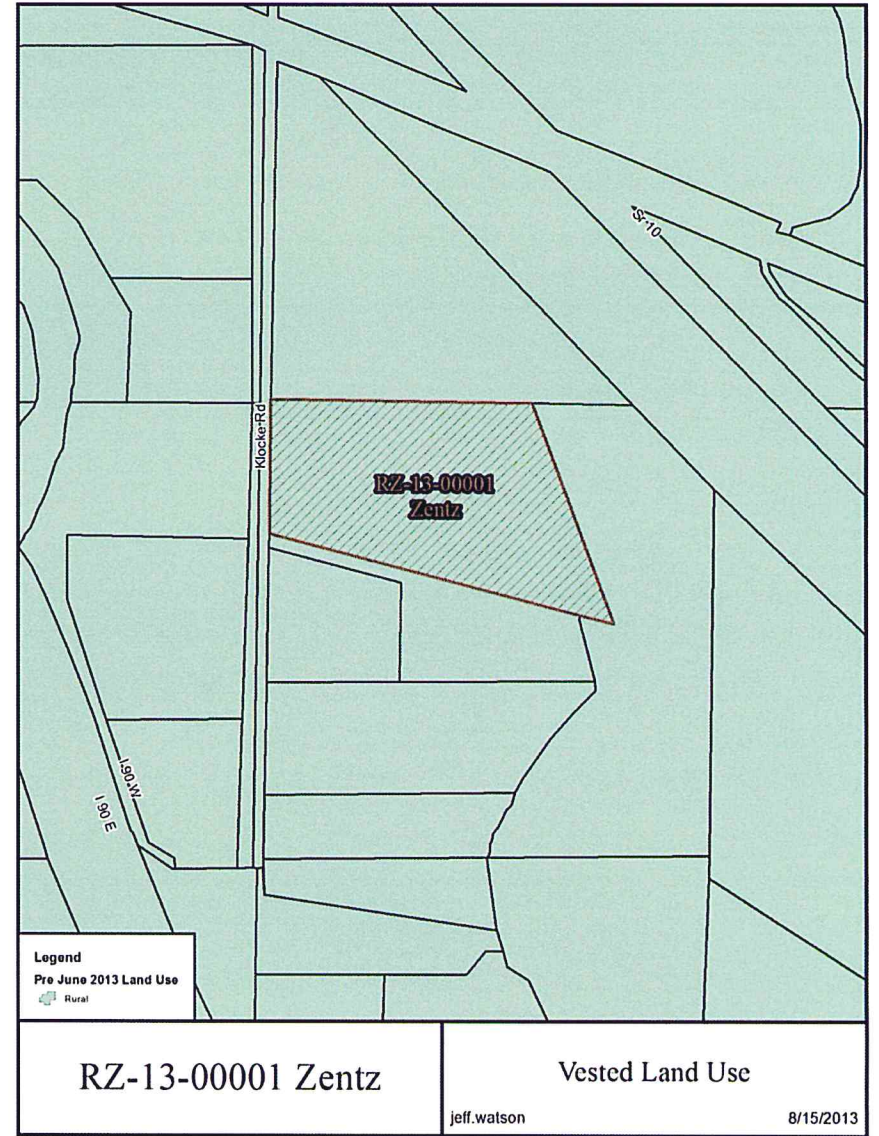
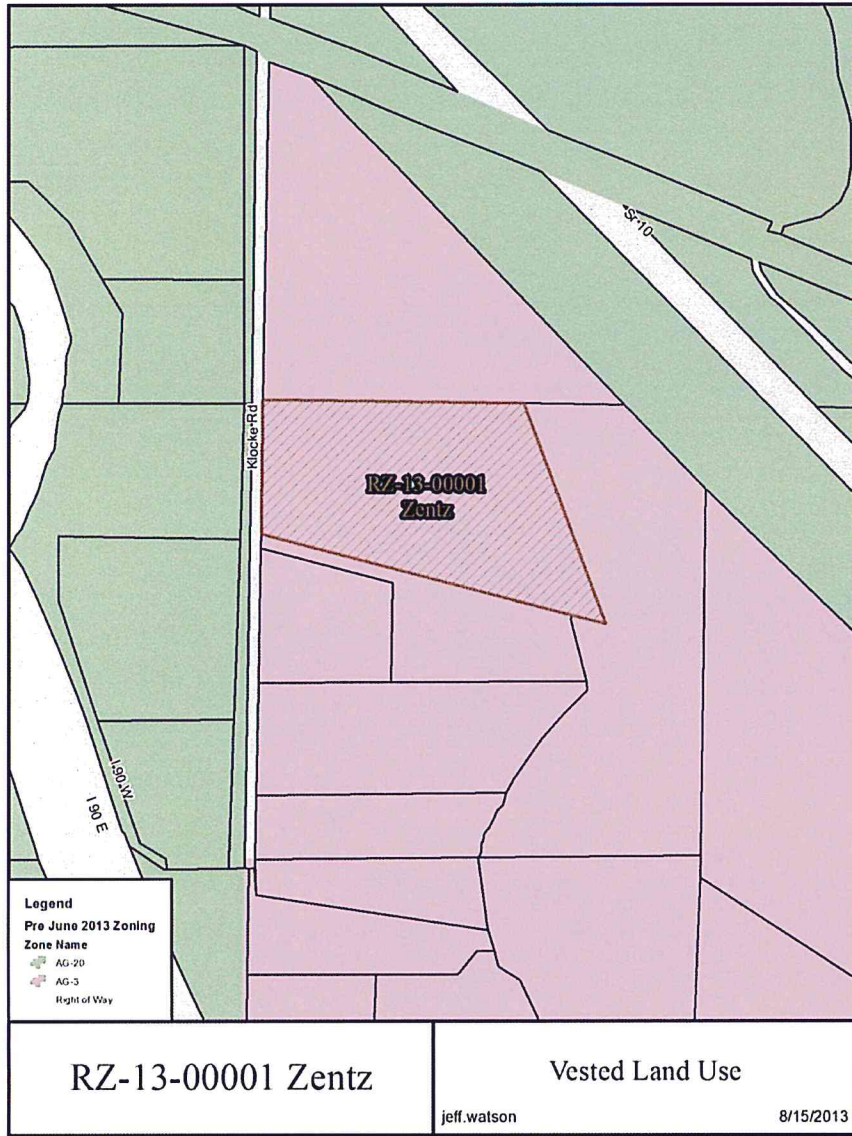




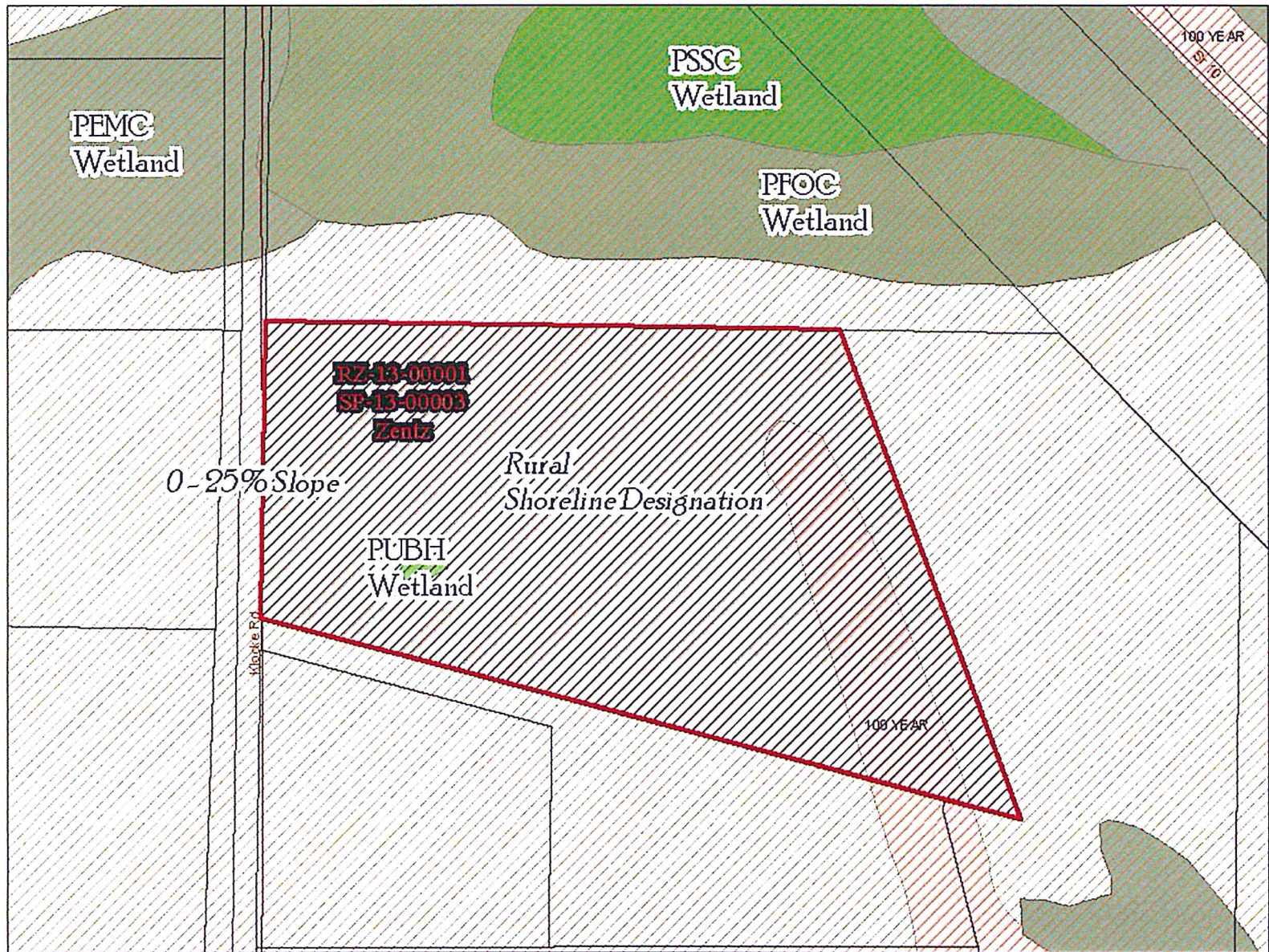
3D Air Photo 2012



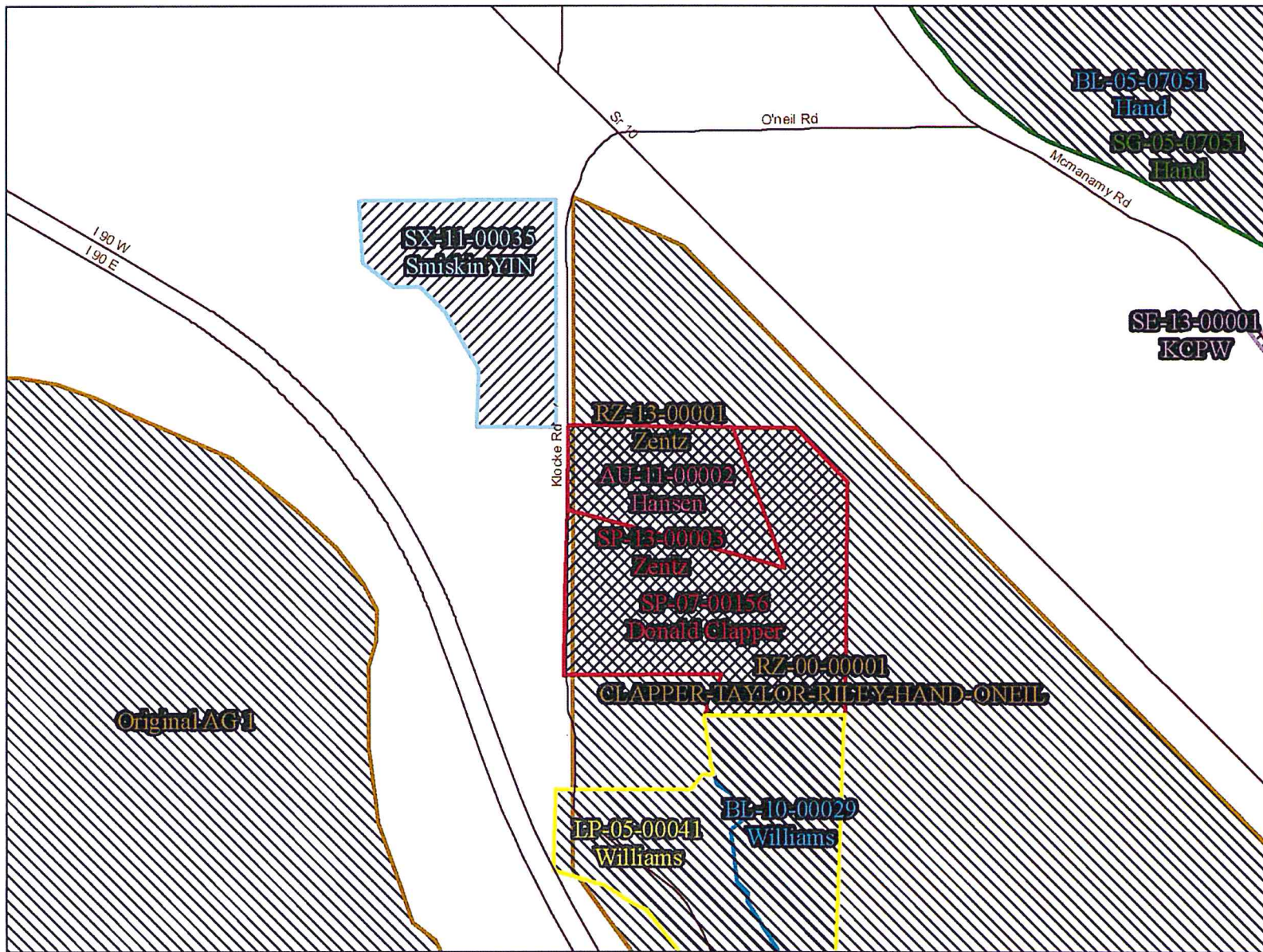
Vertical Air Photo 2012



Vested Land Use and Zoning



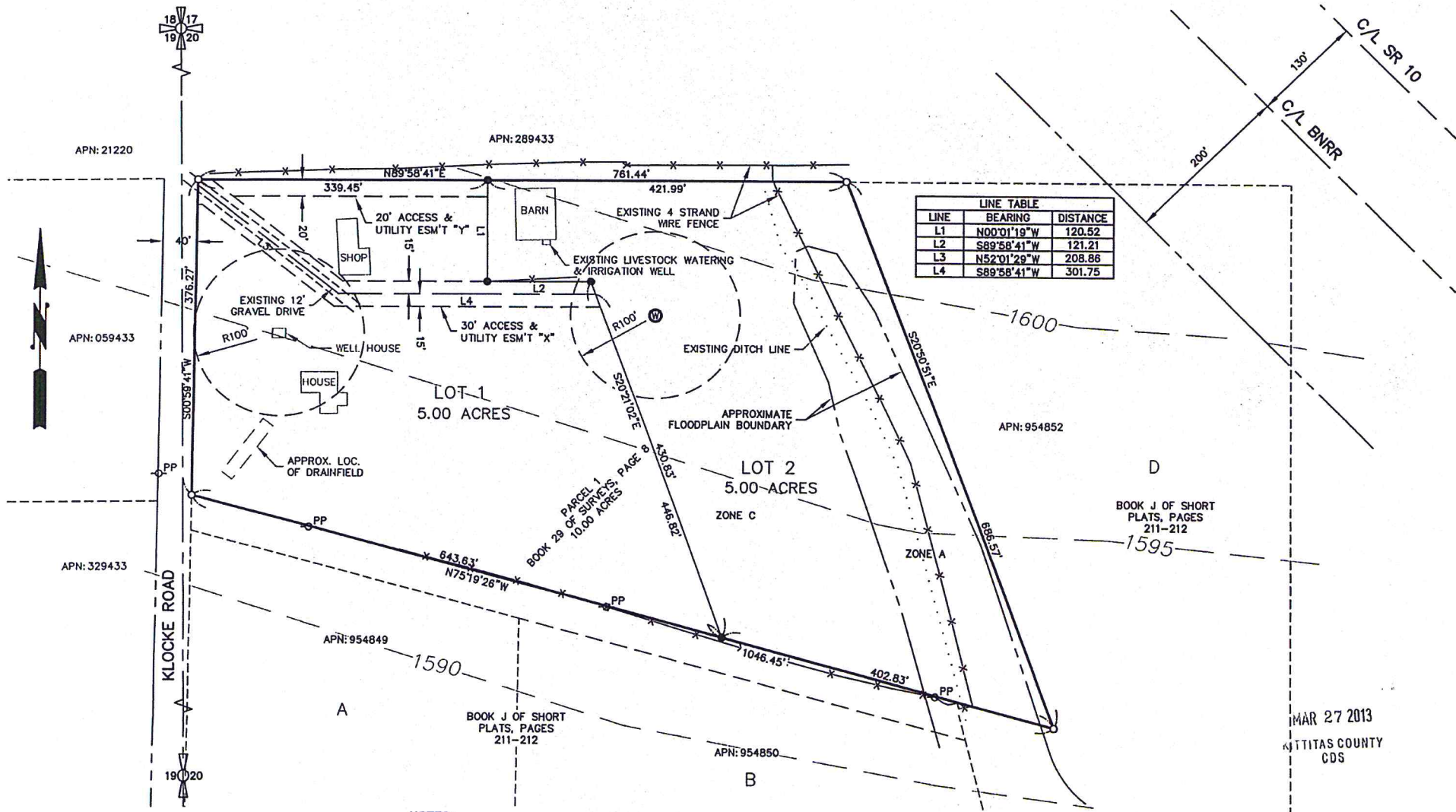
Critical Areas Map



Regional Land Use Map

Site and Subdivision Plan from Preliminary Plat

ZENTZ SHORT PLAT
 KITTITAS COUNTY SHORT PLAT NO. SP-13-
 A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON



NOTES:

MAR 27 2013
 KITTITAS COUNTY
 CDS

Critical Areas Checklist

Monday, April 15, 2013

Application File Number RZ-13-00001

Planner Jeff Watson

Is SEPA required Yes No

Is Parcel History required? Yes No

What is the Zoning? Agriculture 3

Is Project inside a Fire District? Yes No

If so, which one? Kittitas Valley Fire and Rescue (Fire District 2)

Is the project inside an Irrigation District? Yes No

If so, which one? Ellensburg Water

Does project have Irrigation Approval? Yes No

Which School District? Ellensburg School District

Is the project inside a UGA? Yes No

If so which one?

Is there FIRM floodplain on the project's parcel? Yes No

If so which zone? A

What is the FIRM Panel Number? 53009504368

Is the Project parcel in the Floodway? Yes No

Does the project parcel contain a shoreline of the State? Yes No

If so what is the Water Body? Yakima River

What is the designation? Rural

Does the project parcel contain a Classified Stream? Yes No

If so what is the Classification?

Does the project parcel contain a wetland? Yes No

If so what type is it? PUBH

Does the project parcel intersect a PHS designation? Yes No

If so, what is the Site Name?

Is there hazardous slope in the project parcel? Yes No

If so, what type?

Does the project parcel abut a DOT road? Yes No

If so, which one?

Does the project parcel abut a Forest Service road? Yes No

If so, which one?

Does the project parcel intersect an Airport overlay zone? Yes No

If so, which Zone is it in?

Does the project parcel intersect a BPA right of way or line? Yes No

If so, which one?

Is the project parcel in or near a Mineral Resource Land? Yes No

If so, which one?

Is the project parcel in or near a DNR Landslide area? Yes No

If so, which one?

Is the project parcel in or near a Coal Mine area? Yes No

What is the Seismic Designation? C

Does the Project Application have a Title Report Attached?

Does the Project Application have a Recorded Survey Attached?

Have the Current Years Taxes been paid?

Critical Areas and Related GIS Administrative Information

Notices

- Application Submitted: March 27, 2013
- Site Posted: April 17, 2013
- Notice of Application: April 29, 2013
 - Comments Received From:
 - KC Fire Marshal
 - KC Public Works
 - KC Floodplain Manager
 - KC Public Health
 - Ellensburg Water Company (Irrigation)
 - Department of Ecology
- SEPA MDNS: Issued on July 30, 2013
 - No Appeals were filed
- Notice of Public Hearing: August 10, 2013

Project Analysis

- Consistent with Comprehensive Plan as Conditioned
- Consistent with KCC 12 Roads and Bridges as Conditioned
- Consistent with KCC 13 Water and Sewers as Conditioned
- Consistent with KCC 14 Building and Construction as Conditioned
- Consistent with KCC 16 Subdivisions as Conditioned
- Consistent with KCC 17A Critical Areas as Conditioned
- Consistent with KCC 20 Fire and Safety as Conditioned
- Consistent with Kittitas County Shoreline Master Program as Conditioned

Staff recommends **approval** of the Zentz Rezone and Short Plat as conditioned.