

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

127-18-0000

## REZONE APPLICATION

(For requested amendments to the zoning map, KCC 17.98 & KCC 15B.03)

A **preapplication conference is REQUIRED** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REZONE TYPES

Please check the box next to the type of rezone this application is requesting:

- Site-specific rezone\*
- General rezone using docketing process\*

\*Rezone requests for Planned Unit Developments (PUDs), must use the PUD application form.

### REQUIRED ATTACHMENTS

- Site plan of the property with all proposed buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc.
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800)
- Legal description of property to be reclassified
- Requested Zone Change: from URBAN Residential to Forest + Range
- Project Narrative responding to Questions 9-11 on the following pages.

### APPLICATION FEES:

- ~~\$4,910.00~~ Kittitas County Community Development Services (KCCDS)
- \$1,635.00 Kittitas County Department of Public Works
- ~~\$130.00~~ Kittitas County Fire Marshal
- ~~\$6,675.00~~ **Total fees due for this application** (One check made payable to KCCDS)

\$1635-

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

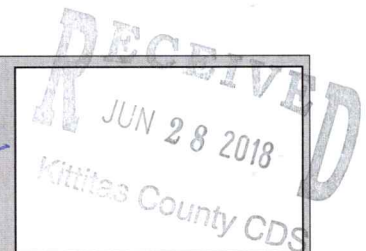
*[Handwritten Signature]*

DATE:

6/28/18

RECEIPT #

CD18-01562



DATE STAMP IN BOX

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

FORM LAST REVISED: 03-12-2018

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GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**

*Landowner(s) signature(s) required on application form.*

Name: Hutchinson Properties LLC  
Mailing Address: P.O. Box 938  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 509 933 7050  
Email Address: \_\_\_\_\_

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**

*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Lenny Morrison / Jeff Hutchison  
Mailing Address: P.O. Box 938  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 509 933 - 7050  
Email Address: lmorrison@ellensburgcement.com

3. **Name, mailing address and day phone of other contact person**

*If different than land owner or authorized agent.*

Name: Jeff Slothower  
Mailing Address: P.O. Box 1088  
City/State/ZIP: Ellensburg WA 98926  
Day Time Phone: 509 923-6916  
Email Address: jslothower@lwhsd.com

4. **Street address of property:**

Address: 1191 Highway 10  
City/State/ZIP: Ellensburg Washington 98926

5. **Legal description of property (attach additional sheets as necessary):**

SIZE Attached

6. **Tax parcel number:** 261033 (18-18-28030-0005)

7. **Property size:** 58 Acres (acres)

8. **Land Use Information:**

Zoning: URB/M Residential Comp Plan Land Use Designation: URBAN

**PROJECT NARRATIVE**

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

- 9. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.
  
- 10. **Describe how this proposal will provide for the transfer of any required transferrable development rights:** According to KCC 17.98.020.7.h, petitions for rezones must comply with KCC 17.13 Transfer of Development Rights. Development rights must be transferred to the rezone area at a rate proportionate to the size of the project area (see 17.13.080.6). These rights must be transferred prior to final approval. Please describe how this requirement will be met by the proposed rezone.
  
- 11. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**
  - 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.
  - H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights.

**AUTHORIZATION**

- 12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

X \_\_\_\_\_

Date:

6/27/18

Signature of Land Owner of Record  
(Required for application submittal):

X \_\_\_\_\_

Date:

6/27/18

**Project Narrative and additional information for the Scott Property Rezone.**



**5. Legal Descriptions:**

That portion of the Southwest Quarter of the Southwest Quarter of Section 28, Township 18 North, Range 18 East W.M., Kittitas County, State of Washington, which lies East of a line beginning at the Southeast corner of the West Half of the Southwest Quarter of the Southwest Quarter of said Section 28 and ending at a point lying 310 feet Easterly along the North boundary line of the Southwest Quarter of the Southwest Quarter of said Section from the Northwest corner of the Southwest Quarter of the Southwest Quarter of said section

AND

That portion of the Southeast Quarter of the Southwest Quarter of Section 28, Township 18 North, Range 18 East, W.M., Kittitas County, State of Washington, lying West of the County Road, now known as State Highway SR 131  
All in the County of Kittitas, State of Washington

**9. Narrative Project Description.**

This project is a rezone and comprehensive map amendment of a 58-acre parcel of property (Kittitas county tax parcel # 261033) from Urban Residential Zone to Forest and Range Zone. The property has no improvements on it. The property previously was used as a ranch, however the home on the property was destroyed in a fire several years ago. The current use of the property is as pasture and hay storage. The adjoining properties are used for production of aggregates, concrete and asphalt or for other light industrial uses. The rezone to forest and range will allow this property to be used to produce aggregates and concrete consistent with adjoining property.

**10.)** This project does not require or involve the transfer of any development rights

**11.) Rezone Criteria**

**A.** The Kittitas County comprehensive plan and development codes, adopted pursuant to the Growth Management Act, identify the forest and range zone as an implementing zone for the land that is designated for Urban uses. (see KCC 17.15.080) therefore the proposed amendment is consistent with and compatible with the comprehensive plan.

**B. Public Health, Safety, Welfare.** No new traffic stress will be seen on the Public Highway with the approval of this re zone. The current zone, urban residential, is not compatible with existing uses. If the property was developed consistent with the urban residential uses the development would/could create an island of residential uses surrounded by lands designated for mineral use and used for the mining of aggregate and the production of concrete and asphalt. Those uses are not compatible with residential use. The elimination of this potential incompatible use enhances the public health and welfare. The property when re zoned will be accessed by roads that will connect to existing internal roads used on the adjoining site and will not require any extra facilities

or services that would negatively impact the public health safety and welfare of the community. The rezone will increase the welfare of the county by creating the opportunity for sustaining good paying local jobs for the surrounding community on the future.

**C. Merit and Value:** This site is a premium source of concrete grade Sand and Gravel. By approving this site for a rezone, it will enable Ellensburg Cement Products, a local company that operates sand and gravel production and concrete production on adjoining property to continue to supply quality aggregates for concrete and crushed aggregates for the entire county. These products are necessary for the continued development of Kittitas county.

**D. Proposed rezone is appropriate:** the rezone to forest and range is allowed under the county development code. The rezone to forest and range eliminates future incompatible land uses and provides for the economic vitality of the county and the city of Ellensburg.

**E.** The surrounding Property of the proposed re zone is operated by Ellensburg Cement Products. The West side of Highway 97 that surrounds this address is Forest and Range and Mineral Lands of Long term Significance. This property can be used for the allowed uand conditional iuses int eh forest and range zone under existing development codes without any impact on the environment or existing city or county services.

**F.** The proposed amendment will not be detrimental to the surrounding properties. The surrounding properties are all used for similar or compatible uses.

**G.** The proposed will not have any effect or any adverse impact on surrounding irrigation or delivery of water to other sites.

**H.** The proposed rezone does not involve the transfer of development rights and does not conflict with Chapter 17.13 KCC

RECEIVED  
JUN 28 2018  
Kittitas County CDS