



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

OC-09-00002 MIRLY INVESTMENTS LLC OPEN SPACE CURRENT USE APPLICATION STAFF REPORT

TO: Kittitas County Planning Commission
FROM: Jeff Watson, Staff Planner
DATE: June 8, 2010
SUBJECT: Mirly Investments LLC Open Space Current Use Application (OC-09-00002)

I. GENERAL INFORMATION

Proposal: On or about August 7, 2009 Mirly Investments LLC submitted an application for Change of Classification or Use for one tax parcel totaling 3.65 acres to be reclassified from Farm and Agricultural land under RCW 84.34.020(2) to Farm and Agricultural Conservation land as defined in RCW 84.34.020(8)(a). At the time of application Mr. Mirly had not submitted the application fee of \$300; he was subsequently contacted by county Assessor staff and the money was received and receipted on April 19, 2010. The application has been reviewed by Assessor staff for ownership, parcel numbers, and legal descriptions, and Community Development Services staff for land use and critical areas assessment.

Location: The subject property is located approximately 1.5 miles southeast of Thorp between State Route 10 and Interstate 90 exit 101 on the north side of the Yakima River. Access appears to be achieved via McManamy Road.

II. SITE INFORMATION

Site Characteristics: Utilizing Aerial Photography, analysis indicates the site is partially wooded with deciduous undergrowth and trees. A structure is visible but the application indicates that there are no improvements to the property, this was confirmed utilizing Assessor's records (the parcel layer in the GIS may be slightly skewed in some areas). The topography is essentially flat. Critical areas review indicates that a small portion of the property is located within the floodway and the entire property in the FIRM floodplain (Panel 5300950436B). No other critical areas were indicated.

III. RECOMMENDATION

The application as submitted is requesting re-designation to Farm and Agricultural Conservation land as defined in RCW 84.34.020(8)(a) the criteria for which is land that *"has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture"*. No supplemental information was provided by the applicant to indicate any degree of potential for returning to commercial agriculture and the parcel's size make it an unlikely candidate for future commercial agricultural activity. Unless supplemental information is provided; **staff recommends denial of this application.**