

PROJECT NARRATIVE

Comprehensive Plan Amendment Docketing Request Submitted by Trista R. Zellmer and Travis D. Carollo Kittitas County Tax Parcel No. 15525

9. Narrative project description: For all proposed Comp Plan amendments, provide the following information:

The specific text amendment is to add a section of the zoning code, specifically as identified below in response to Item 12.

a. Why is the amendment needed and being proposed?

The text amendment, if approved, would allow the Applicants to add a defined permitted use in the commercial agricultural zone to construct a new large and small animal crematory roughly 2500 square foot in size at 2450 Lyons Rd in Ellensburg (Parcel #15525). The site is located on 3.94 acres and within the Commercial Ag zone. The proposed new building will be located near the Applicants' private residence. The intent of the project is to offer Kittitas County residents an option for large animal removal and cremation as the need is growing. The closest large animal crematory is Graham Washington which services more of the western counties of the State. Applicants intend to serve Central Washington. Cremation is one of the most environmentally friendly solutions to animal disposal, reducing risk of ground contamination from burial.

b. How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

The use is compatible with agricultural activities in the commercial agricultural zone. The use is consistent with County-Wide planning policies, specifically Policies 9.1 and 9.2.

c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

The use is consistent with the Kittitas County Comprehensive Plan Section 8.5.2, which plans for use of land designated for commercial agricultural uses. The use allowed by the new text is compatible with agricultural uses in the area. The county has large populations of cows, horses, and other farm animals. Providing for the disposal of those animals in a safe, environmentally sound, and non-intrusive manner is consistent with the other uses allowed and encouraged in lands designated for agricultural uses.

d. How have conditions changed that warrant a comprehensive plan amendment?

This is a new use not previously defined in Kittitas County Code. The use allowed by the new text is compatible with agricultural uses in the area. The county has large populations of cows, horses, and other farm animals. Providing for the disposal of those animals in a safe, environmentally sound, and non-intrusive manner is consistent with the other uses allowed and encouraged in lands designated for agricultural uses.

10. Transfer of Development Rights: According to KCC 17.13.080.2 some comprehensive plan amendments require a transfer of development rights. This process is described in KCC 17.13. Please describe whether this amendment will require transferred development rights, and if they are required, describe how this requirement will be met.

Not applicable.

11. For map amendments attach the following additional information for **each** parcel involved:

This is not a map amendment.

a. Parcel Information i. Tax parcel number(s)

ii. Total Acreage

iii. Site Address

iv. Owner

v. Mailing Address

vi. Owner's Home Phone Number

b. Land Use Information

i. Current and proposed comprehensive plan designation

ii. Current and proposed zoning designation

iii. (Note: Rezone requests require separate Rezone application and fee).

iv. Present use of the property

v. Surrounding land use

c. Services:

i. Whether the site is currently served by sewer or septic

ii. Name of sewer purveyor (if on public sewer system).

iii. Whether the site is currently served by a public water system or well

iv. Name of water purveyor (if on public water system)

v. Whether the site is located on a public road or private road.

vi. Name of road

vii. Fire District

12. For text amendments, attach the following additional information

a. Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording.

The specific text amendment is to add a section of the zoning code, specifically as follows:

KCC 17.08.XX Animal Crematory – A dedicated area within a building approved for animal cremation services or an accessory building wherein animal remains are cremated.

AND to add a line to the Resource Use Table in 17.15.050.1 as follows:

17.15.050 Allowed Uses in Resource Lands.

17.15.050.1 Resource Use Table

P Permitted	Resource	
PA Permitted Administrative		
CU Conditional Use		
ACU Admin. Conditional Use	Commercial Agriculture	Commercial Forest

**See KCC Chapter [17.08](#) Definitions*

A. Agriculture

Animal boarding*

P

P

NEW →

Animal crematory

P

...