

## **Exhibit B to Thorp Landing Rezone Application**

### **Project Narrative and additional information for the Thorp Landing Property Rezone.**

#### **5. Legal Descriptions:**

See Exhibit A to the Thorp Landing Rezone Application

#### **9. Narrative Project Description.**

This project is a Comprehensive plan map amendment and rezone of the Property described on Exhibit A to the rezone application from Ag-20 Zone to Ag-5 Zone (the parcels identified on Exhibit A to the rezone application are collectively referred to as “the property”). The property has no improvements constructed on it other than a road and a well. The property previously was used as a pasture/hay field.

The current use of the property is as pasture and hay production. To the north of the property there are varying uses including agricultural uses and residential uses, including the unincorporated town of Thorp which is a Type I LAMRID the boundary of which is 685 feet from the property, and includes residential and commercial uses with a school and fire station. To the east there are residential parcels of a varying size and on the east side of the Thorp highway there is a gravel mine. To the south is the Palouse to Cascades trail and then a Type 3 LAMRID on the north and south sides of the I-90 interchange, 1090 feet from the property which has associated commercial uses. To the southwest there are agricultural and residential uses. The property abuts both Goodwin Road and the Thorp Highway.

To the east there are residential parcels of a varying size and on the east side of the Thorp highway there is a gravel mine. To the south is the Palouse to Cascades trail and then a Type 3 LAMRID on the north and south sides of the I-90 interchange which has associated commercial uses on lots that are of varying sizes. To the southwest there are agricultural and residential uses. The variety of lot sizes is best illustrated in Attachment 1. The first page of Attachment 1 shows all tax parcels in a one-half mile radius to the subject property and within a .75 mile radius of the property. The next pages summarize the tax parcels by number, owner name, zoning, whether the parcel conforms to the zoning minimum density, where in the map the property is located and a general legal description. As the summary chart on page 2 of attachment 1 illustrates that within one half mile there are 100 tax parcels and of those one conforms to the minimum density. 99 of the lots within one half mile are less than the density required in the current zone. More telling is that the average lot size of the parcels within one half mile is 3.17 acres. There are 167 Lots within a .75 mile radius, 8 of which conform to the existing zone with the average lot size being 4.17.

The comprehensive plan designation of the property is Rural Working. Concurrently with the rezone application the applicant is seeking to change the comprehensive plan designation of the property to Rural Residential. Rural Residential lands are those which are adjacent or near UGAs or LAMIRDS. They generally have a lower population density than urban areas but higher

than most rural areas. A limited level of government services usually exists, and they are often inside Fire Districts and are outside flood areas and most hazard areas. Rural Residential lands are characterized by activities generally associated with small-scale farms, dispersed single-family homes, and some types of recreational uses and open spaces. Lands are typically too far from the urban area to enable cost-effective provision of public services, and the typical uses do not require urban services. The zone requested is Ag-5 which is a zone intended to implement the rural residential designation. The property is within a fire district boundary and with a school district boundary. Parcel 493233 is within Kittitas County Water district 4 and Parcel 443233 is adjacent to the Water District service area boundary.

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 Ag-5 zone as an implementing zone for the land that is designated for Rural Residential uses therefore if the comprehensive plan designation change from rural working to rural residential the proposed amendment is consistent with and compatible with the comprehensive plan.

**B. Public Health, Safety, Welfare.** This requested rezone will result in the property being designated for and zoned for uses that are more consistent with the surrounding diverse mix of uses and densities and thus enhances the public health and welfare. The property when zoned Ag-5 will not negatively impact the public health safety and welfare of the community. The rezone will benefit the welfare of the county by creating the opportunity for compatible rural land uses.

**C. Merit and Value:** The change of the comprehensive plan designation and the rezone of the property to Ag -5 will create a mix of rural densities and rural uses. The comprehensive plan's rural element calls for a mix of rural densities and uses. Thus the rezone has merit and value and is appropriate because it implements the comprehensive plan by achieving these comprehensive plan goals:

RR-G16: Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

RR-G17: Generally, provide services supporting rural development and lower population densities.

RR-G18: Designate areas where lots are generally less than 10 acres in size and have a common land use pattern.

RR-G19: Permit siting in areas generally without commercial activity.

RR-G20: Protect residential activities from flooding areas and natural hazard areas.

RR-G21: Preserve views of open space while providing opportunity for variety of rural densities.

**D. Proposed rezone is appropriate:** See C above.

**E.** The property is suitable for development consistent with the zone. With the maximum density of 5 acres, parcels within the zone can be developed without impacting critical areas. The property does not have a flood designation that will prevent it from being developed.

**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 rezone will not have any effect or any adverse impact on surrounding irrigation or delivery of water to other sites. In fact with the rezone the uses on the parcels will be consistent with the surrounding area.

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