

Rezone

Question 11.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.

The proposed amendment needs to be found appropriate because one of the following (i) because of changed circumstances (ii) because of a need for additional property in the proposed zone (iii) because the proposed zone is appropriate for reasonable development of the subject property. As stated above the amendment for the proposal needs to meet only one of these criteria.

Because of Changed Circumstances: There has been a minimum of two changes in circumstances shown as follows:

1. One major change that has occurred is the newly adopted land use designations. When these designations occurred, for the County to be compliant, the boundaries were not clearly thought out. For example, this proposal contains a parcel that has Rural Residential and Rural Working land use designations (two different land use designations). This inadvertent change created inconsistencies in applying the county's comprehensive plan policies and development regulations to parcels within this proposal. See Exhibit 5.
2. This proposal and the surrounding areas have also been through numerous changes due to its closeness to the city. Under the County's zoning history at one point in time there was Suburban zoning that was to the west of this proposal and 3-acre zoning to the north and south. As part of the compliance effort the County removed the Suburban zoning, which allowed for 1 acre lot density, and replaced most of these areas with a Rural Residential land use designation. Most of the 3 acre lots was placed into the Rural Working land use designation. As you can see from past land use and zoning designation changes, this area has changed and developed into a more rural residential area. Please see Exhibit 7 where you will review a landowner describing the changes to this area. Please see a comparison of parcel changes due to the different land use and zoning designations, specifically comparing the 2007 zoning/parcel map to a current 2022 map. The area this proposal is in has continually felt this change to the west. This change alone meets the required criteria as stated above.

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JUN 30 2022

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Because of a need for additional property in the proposed zone:

This proposal meets the needs for additional property within this rural residential land use designation, based off the Kittitas County Population Growth: The Kittitas County Conference of Governments (COG) made a recommendation to the Board of County Commissioners to adopt the Office of Financial Management's (OFM) numbers and distribution of populations projections through 2037. These projections are intended to guide in the development of Kittitas County. This recommendation included a population projection of 65,967 residents within Kittitas County by the year 2037. Using this projection, the 20-year population allocation for Kittitas County is anticipated to increase by 23,297 people or by 8,611 units.

Because the proposed zone is appropriate for reasonable development of the subject property because.

The property is uniquely suited for rural residential development as it is in an area that has access to multiple access points (Wilson Creek Road and Game Farm Road) and access to a Group A water system and additional water rights to provide for domestic uses. The area of this proposal has also continued to develop creating an island around the subject parcels, surrounded by rural residential development. Specifically, to the north and adjacent to this proposal is the Game Farm Cluster Plat (27 one-acre lots). The Game Farm Plat was approved in 2005 (Resolution 2005-99). As part of this plat approval staff reports were presented to the Kittitas County Planning Commission and Board of County Commissioners that include references to the comprehensive plan policies that this area is a "rural residential land use" and is consistent with those rural residential land use policies. This alone supports the redesignation of this proposal to Rural Residential and to an Agricultural-5 zoning designation. The surrounding land is no longer used as resource-based land. The land that is now used for rural residential development and recreational lands. The proposed rezone for the property provides for the reasonable development of the land for rural residential uses as well as recreational uses.

As stated above this proposed amendment is appropriate because of changed circumstances and because of a need for and because the proposed zone is appropriate for reasonable development of the subject property.