



Rezone

Kittitas County CDS

Question 11.E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

Chapter 17.30A R-5 RURAL 5 ZONE

17.30A.010 Purpose and intent.

The purpose and intent of the Rural-5 zone is to provide areas where residential development may occur on a low-density basis. A primary goal and intent in siting R-5 zones will be to minimize adverse effects on adjacent natural resource lands. (Ord. 2005-05, 2005)

As pointed out throughout this proposal the uses (smaller hobby farms, densities (1 and 3 acre lots), etc.) that are surrounding the subject parcels are already limiting the ability to operate larger resource management such as forestry under the current zoning of Forest & Range-20. With respect to the uses allowed (permitted & conditional uses) within the existing zone and compared to the proposed zone to R-5 are extremely similar if not the same (See Exhibit 9).

Within the Forest & Range -20 zone, the current zoning of this proposal, there are certain uses such as interpretative centers, Agricultural enhance uses, shooting ranges, taverns, forest product processing, mini warehouse, refuse disposal/recycle, recreational vehicle storage, convalescent home, and forest product sales that are allowed within this zone. These types of uses should be located away from rural residential development and located on larger tracts of land.

The surrounding land, the surrounding uses of the property, the changing uses of the land to rural residential, the available of water through a community water system and legal access show that the property is suitable for development in general conformance with zoning standards for the proposed zone.