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Rezone

Kittitas County CDS

Question 11.B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The proposed amendment must bear a substantial relation to only one of the following: public health, safety or welfare and this proposal benefits county residents in all three categories.

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. This proposal provides for the possibility of housing that will add to the greater mix of residential housing types that will assist in meeting the carrying capacity that the county is required to provide for in the Kittitas County Comprehensive Plan. By changing this zone of this property to Rural-5 and within the boundaries of a community water system that has the ability to obtain water rights to serve this property bears a substantial relation to the public health, safety and/or welfare; and

Public Health:

In 2016 Kittitas County had the availability of new domestic water supplies greatly reduced as the Department of Ecology has determined that the water in the upper Yakima River basin has been over allocated. In addition, the Department of Ecology has found that there is a connection between surface and ground water in the Upper Yakima River Basin and has determined that there will be no new water rights (surface or ground) issued for any use unless mitigated by an existing senior water right. Since this decision Kittitas County came into compliance with the adoption of their comprehensive plan along with the continued development on how to provide water for domestic purposes. One example is that Kittitas County has purchased water rights and developed an over the county water program to meet the domestic needs of Kittitas County. Furthermore, private water banks were developed, with approval from WA ST. Dept. of Ecology, to also allow for the ability to provide domestic water for new and future residential uses. This proposal will be served by these options along with being served by a local community water system. The Applicant also owns senior water rights and has used some of these water rights to create a private water bank that is used as mitigation water for current and future domestic purposes. By providing private senior water rights and a community water system this amendment bears a substantial relation to the public health; and

Welfare:

The Merriam-Webster dictionary defines "welfare" as "the state of doing well especially in respect to good fortune, happiness, well-being, or prosperity ". Home ownership intermixed with recreation activities are specifically designed to provide happiness and well-being. The property is located adjacent to other properties in the same area all destined to be used for Rural home ownership. The current densities within the surrounding area are currently nonconforming lot sizes within the current forest and range zone and don't fit the purpose and intent of that zone. With easy and local access to wide variety of recreational opportunities for both summer and winter seasons this proposal also provides new opportunities that bears a substantial relation to welfare; and

Safety:

The Merriam-Webster dictionary defines "safety" as "the condition of being safe from undergoing or causing hurt, injury, or loss". This property can use a community water system, with the ability to using a private water bank, or the Kittitas County over the county water program for future domestic water meets the safety requirement. The change in the zone from Forest & Range - 20 to Rural-5 will provide a similar environment for the continued and growing rural population and recreation uses that are already surrounding this property. The proposal is already being encircled by surrounding smaller densities therefore larger forestry operations cannot exist and more importantly not meeting the intent of the forest and range zoning district. The purpose and intent of the forest and range zone states the following: "the purpose and intent of this zone is to provide for areas of Kittitas County wherein resource management is the highest priority and where the subdivision and development of land is for uses and activities incompatible with resource management are discouraged. The existing zoning on this property is not safe as you have smaller densities surrounding this proposal at the same time this property is not resource timber land. This proposal also contains access permits by WA St. Dept of Transportation and Burlington Northern Santa Fe Railroad crossing permit, which all provides for a safe and immediate access to HWY 10. By up zoning these parcels for innovated techniques to occur for residential development, new housing opportunities, with a safe water supply, safe access in a safe environment proves this amendment bears a substantial relation to safety.