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Kittitas County CDS

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:

First and foremost, this proposal is forested ground but is not considered a working forest property. There have been major changes in the timber industry over the last 15 plus years, last two remaining local timber processing mills have shut down or are on limited operations and are no longer buying timber to process into lumber. This has eliminated the ability of the land to sustain any reasonable commercial timber harvest cycle and has changed the use of this land forever. With the current forest & range zoning designation covering this property and the change in the timber industry alone creates inconsistencies with the purpose and intent of the Forest & Range zoning district, which states the following "this zone is to provide for areas of Kittitas County wherein natural resource management is the highest priority and where development of lands for uses and activities incompatible with resource land management are discouraged.". These conditions over the last 15 along with this land not designated as forest resource lands of long-term commercial significance warrant a change and not meeting the intent of the existing zone warrant a change in the land use and zone designation.

Secondly, there has been major changes with regards to water rights. Snoqualmie Pass Utility District has recently completed their update to their comprehensive water plan. During this update water rights have increased to allow for future growth. See Exhibit #. With these new changes in water the applicant can be provided with domestic water from an existing community water system therefore eliminating the need to for individual wells to be used.

Thirdly, there has been the continued development of the surrounding areas and adjacent lands. 20 acre lots have been developed to the east of this proposal. Directly across I-90 Kittitas County recently (within the last 4-5 years) approved a planned unit development that contains residential, commercial, open space, and recreational uses. This newly planned unit

development is less than a ½ mile away and along with this change will create additional need of recreational lands.

Finally, the implementation of the newly designation of Rural Recreational lands constitutes a major change. As you can see when Kittitas County designated lands in the Snoqualmie Pass Area as Rural Recreational, they just designated the existing ski pass areas and their associated uses. This property was not taken into consideration regarding whether other private lands provided a recreational use or for that matter be designated as recreational lands. This land is Rural Recreational lands designated to the west and to the south and it is only fitting, through meeting that criterial, be designated as rural recreational lands along with a zoning designation of rural recreational.

Because of a need for additional property in the proposed zone

This amendment is due to the need for lands to be included into the Rural Recreational Land Use. There are limited areas within Kittitas County that were designated appropriately, and one might say inappropriately designated. For example, one of these areas is the Master Plan Resort, now called Suncadia just west of the City of Cle Elum. This master planned resort with golf courses is just that a Master Plan Resort and is continuously being built out mainly as residential development with golf courses/trails etc. There are other areas along the SR903 corridor that are mainly residential development that contain higher residential uses than recreational uses. You also have land that includes the Snoqualmie ski area, which is appropriately designated as recreational land use. It is also important to note that recreational second homes area are allowed under this land use designation. As you look at the land use map of county and the total acreage of rural recreational lands you will see there is a need for additional lands to be designated with a recreational land use designation along with a rural recreational zone. This proposal fits this needed as it is adjacent to Rural Recreational zoning to the south and to the north, but more importantly this land does not fit the Rural Working Land use designation. This land is not a working farm or forest land. This amendment is 1-2.5 miles away from Snoqualmie Pass (ski areas) and fits in with the recreational nature of hiking, snow shoeing, skiing, mountain biking etc. that occurs in the surrounding area. Also, this proposal contains a recreational element of having streams flowing through it that provides for recreational fishing activities, along with Mardee Lake, hiking, snow shoeing, skiing, mountain biking all that are similar if not the same uses allowed on the surrounding/adjacent lands. Because the proposed zone is appropriate for reasonable development of the subject property because.

The surrounding land is no longer used as resource-based land. The land that is now used for rural recreational lands. The proposed rezone for the property provides for the reasonable development of the land for rural 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.