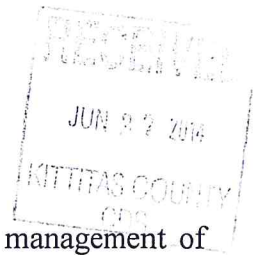


EXHIBIT A
(Narrative Project Description)



a. Why is the amendment needed and being proposed?

Kittitas County's Comprehensive Plan provides for the protection and management of agricultural land in Kittitas County. Included in that Comprehensive Plan is GPO 8.7, which provides that other innovative land use techniques that protect rural character and resource land uses will be evaluated for future implementation. The proposed amendments to Kittitas County Code Chapter 17.08 (Exhibit B) and Kittitas County Code Chapter 16.09 (Exhibit C) are designed to provide additional land use techniques for the management of Kittitas County's agricultural lands and the preservation of the rural environment in Kittitas County.

b. How is the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

The proposed text amendments to the development code have no impact on the County-wide planning policies and by and large the County-wide planning policies do not deal with the issues the amendments to existing County Code address relating to cluster and conservation platting and the protection of agricultural activities. Notwithstanding the foregoing, the County-wide planning policies do call for consistent, contiguous and orderly development between cities and counties and to the extent cities are adjacent to agricultural resource land then these proposed changes enhance the orderly development of resource lands adjacent to UGAs.

c. How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

The Kittitas County Comprehensive Plan calls for the use of innovative land use techniques to manage development on resource lands so that it protects Kittitas County's rural character. Chapter 16.09, which this proposed amendment modifies, provides for cluster plats and conservation plats, two forms of innovative land use techniques the County has available to citizens in the County. The proposed amendment adds a third innovative land use tool for the development of use of agricultural resource lands while protecting the rural character and environment.

d. How have conditions changed that warrant a comprehensive plan amendment?

This proposed text amendment does not amend the Kittitas County Comprehensive Plan. However, Kittitas County recently adopted certain modifications to its Comprehensive Plan that directly affect the agricultural community in Kittitas County. The proponent of this activity, the Kittitas County Farm Bureau, participated in discussions with Kittitas County and other groups in an effort to ensure that the Kittitas County Comprehensive Plan adequately protects the rural environment and agricultural resource lands in Kittitas County. These proposed amendments to portions of the Kittitas County Code are a direct extension of those discussions.