

EXHIBIT 7

C. 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. The Little Creek drainage has been placed in the red zone of the of the Department of Ecology's Kittitas County water moratorium. The Applicant has acquired senior water rights in the Big Creek basin and has established the Big Creek Water Bank. In addition, the Applicant will be developing the Big Creek Group A Water System that with the zone change will serve the property. The development and extension of the Big Creek Water System to this area has create a change in circumstances. This change alone meets the required criteria as stated above.
2. The property that is immediately adjacent to the property proposed for the rezone to the Rural 5 zone is in the process of being developed into 58 residential tracks with open space and recreational uses and the property directly north the property proposed for the rezone to the Rural 5 zone is all zoned Rural 5 and is in the process of becoming residential lands. County standard public roads are in the process of being designed and constructed to serve the area. This change alone meets the required criteria as stated above.

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

1. The property is uniquely suited for rural residential development as it is located in the only area south of I-90 between Easton and Cle Elum that has existing water rights that will allow for the creation of a large a water system to serve the development.
2. 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.