

EXHIBIT 2

Why is the amendment needed and being proposed?

When this land was originally designated Rural Working Lands it was and remains mostly under the BPA power lines. There was no farming on these properties nor is there any irrigation water available for any farming now or into the future as there are no water rights available in either Big Creek or Little Creek. There is very limited land within these parcels for forestry as to the north runs Little Creek and with the 200-foot set back leaving very limited land for timber growth or harvesting. To the south the access road cuts through the property limiting the opportunities for forestry. At the time of the original designation of these properties as Rural Working Lands these properties, as well as all of the other properties in the Little Creek area, had no ability to procure domestic water as they were and continue to be in a red zone.

Since the original designation of this property as Rural Working Lands a water bank has been established in the Big Creek drainage where a Group A water system is being developed which will be available, in the first phase, to the Little Creek properties that are located to the west of Little Creek.

Also, Plum Creek has sold 75,000 plus acres to the Nature Conservancy who immediately closed off most, if not all, of the land to motorized recreation activities, except snowmobiling. This modernized closure has impacted the Cle Elum Ridge area which prior to the Nature Conservancy taking ownership was a major riding area. The closure of the Cle Elum Ridge riding has pushed an increasing number of riders into the BPA power line area. This is a big change that has had a major effect on the southern edge of the Upper Kittitas County Yakima River Valley.

In addition, Kittitas County has approved the Big Creek Development which will be developing the first half of the connector road that will run from the Nelson Siding Road running south and to the east via FS Road 4517, Granite Road and Fowler Creek Road to West Side Road. This connector road is and has been identified in the Kittitas County Transportation Plan for a number of years but now as the road begins to be developed it is changing the access and the complexity of the property located to the south of the Nelson Siding to the base of the South Cle Elum Ridge.

With domestic water becoming available, new road access, and growing recreation pressure all bring the need for additional rural residential land use in this area.

EXHIBIT 3

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

The proposed Map amendment is consistent with the County-Wide Planning Policies.

First, residential development and motorized recreation use of the lands along the northern toe of the South Cle Elum Ridge is increasing at a fast pace.

Second, the loop road from the Nelson Siding Road, that runs south on Lund Lane, then continues through the Big Creek Residential Development to Misty Mountain Way is in the process of being designed and constructed. The Construction will be completed by the end of summer of 2020. This loop road is proposed in the County Transportation Plan as a corridor to connect Nelson Siding Road and Westside road together. In the Planning policies in Section 4. Transportation it states *“Objective: To provide for adequate and appropriate transportation systems within the County that are coordinated with county and city comprehensive plans”*. This proposal is consistent with the Transportation element of the County-Wide Planning Policies.

In addition, this transportation corridor as planned for by the county in its transportation plan and further meets various transportation policies as contained within the Transportation element of the County-Wide Planning Policies as follows:

Policy 4.1: Transportation plans (i.e., transportation elements of comprehensive plans) shall promote the development and implementation of a safe, efficient, and environmentally sound transportation system in accordance with federal and state requirements, including the State’s Growth Management Act that is responsive to the community.

Policy 4.2: Transportation plans will support the planning goals for comprehensive plans set forth in RCW 36.70A.020 and 36.70A.070(6), including promotion of economic development consistent with available resources and public services and facilities.

Policy 4.3: Transportation plans will be consistent with their respective comprehensive plans and will be compatible with the applicable components of other local and regional transportation plans (e.g., QUADCO Regional Transportation Planning Organization, bordering counties, WSDOT and local agencies).

Policy 4.5: Transportation plans and project prioritization shall be developed in active consultation with the public.

Policy 4.6: Inter-jurisdictional transportation plans shall promote a coordinated and efficient multi-modal transportation system, including alternative forms of transportation for the movement of goods and people.

Policy 4.8: Transportation improvements which are necessary to maintain the identified level of service standards shall be implemented concurrent with new development so that improvements are in place at the time of development, or that a financial commitment is provided to ensure completion of the improvements within six years.

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In addition to the transportation element the proposal is consistent with the Housing element and the open space and recreation elements of the countywide planning policies as follows:

Section 5. HOUSING of the County Wide Planning policies.

Objective: To encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types typical of the character of Kittitas County, and preserve existing, useful housing stock.

Policy 5.1: Consistent with RCW 36.70A.070(2)(c) a wide range of housing development types and densities within the county will be encouraged and promoted; including multiple-family and special needs housing, to provide affordable housing choices for all.

Section 10. OPEN SPACE AND RECREATION of the County Wide Planning policies.

Objective: To encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

Policy 10.1: Preserve open space and create recreational opportunities through the use of innovative regulatory techniques and incentives such as but not limited to: purchase of development rights, transfer of development rights, conservation easements, Public Benefit Rating System, and level of service standards.

Policy 10.2: New park and recreational facility plans shall include natural features, topography, floodplains, relationship to population characteristics, types of facilities, various user group needs, and standards of access including travel time.

Policy 10.3: Indoor and outdoor recreation facilities shall be designed to provide a wide range of opportunities allowing for individual needs of those using these facilities.

Policy 10.4: Expansion and enhancement of parks, recreation, scenic areas, and viewing points shall be identified, planned for, and improved in shorelands and urban and rural designated areas.

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EXHIBIT 4

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

This proposal is governed by the Rural Lands element of the Kittitas County Comprehensive Plan Chapter 8. The current Kittitas County Comprehensive Plan provides for GPOs that identify Goals and Policies for each element of the plan. I have addressed a number of these in the following to show how we are compliant with the Kittitas County Comprehensive Plan with this proposal.

GPO 8.1 Rural lands are characterized by a lower level of services; mixed residential, agricultural and open space uses; broad visual landscapes and parcels of varying sizes, a variety of housing types and small unincorporated communities.

>>The requested map change is consistent with this GPO. This proposed map change will allow for a further variety in housing types.

GPO 8.2 Rural lands often have an established land use pattern that inhibits urban character and are generally, and anticipated to continue to be, served by septic systems and individual wells or small community water systems.

>>The requested map change is consistent with this GPO. The land that this map change affects will be served by septic systems and a small community water system.

GPO 8.4 Development in rural areas is subject to agricultural and forestry activities that may take place as a right on adjacent properties.

>>The requested map change is consistent with this GPO. This map change will not impact any agricultural and forestry activities.

GPO 8.5 In order to protect and preserve Resource Lands, non-resource development and activities on adjacent Rural lands shall require preservation of adjacent vegetation, existing landforms (e.g. ravines) or use of other methods that provide functional separation from the resource land use.

>>The requested map change is consistent with this GPO. The parcels that are affected by this proposed map change are not adjacent to any Resource lands. The property included in the map change are separated from the Resource Lands by other parcels to the south and physically separated from the recourse lands by a ridge that rises about 400 feet that lays to the south of these parcels.

GPO 8.9 Protecting and preserving resource lands shall be given priority. Proposed development allowed and adjacent to resource lands shall be conditioned to protect resource lands from negative impacts from that development.

>>The requested map change is consistent with this GPO. When further development occurs on the parcels that this map change will affect that development can be conditioned to protect resource lands from negative impacts from that development.

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8.2. Rural Lands

The GPOs of the Rural and Resource Lands chapter of the Comprehensive Plan provide the prospect for preservation of viable and vibrant landscapes associated with rural character. These objectives and policies provide the opportunity to capitalize on the recreational characteristics while preserving the natural resources in Kittitas County often associated with its open spaces. These objectives also deliver the potential for a variety of community life often associated with rural environments while preserving the rural quality of the County. The plan in its goals and objectives accomplishes preservation of agriculture, mining, forest and recreational activities so vital to the economic base of the County.

8.2.3. Purpose of Rural Lands

Preserve and maintain the rural character of Kittitas County.

>>This change will provide for rural zoning of 5 acres which has been established as meeting the criteria of maintaining the rural character of Kittitas County

Sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.

>>This change will sustain and protect the recreational open-space that is currently being used by recreational vehicles and other motorized sports

Provide oral economic opportunity.

Offer opportunity for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.

>>This change will provide additional 5 acre lots providing a variety of world density which will be served by a group A water system that has water rights approved for set up a water system.

Provide for infrastructure and services necessary to rural development.

>>This change will allow for the big creek water system to provide the domestic water needed for rural use of these properties. In addition, the properties are already served with residential power, telephone and data services.

GPO 8. 14 Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.

>>The requested map change is consistent with this GPO. This map change will allow additional recreational area and recreation-based housing to be developed in the future on this property while being served by a new county road.

GPO 8. 14A Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

>>The requested map change is consistent with this GPO. This area will be within the big creek water system group A service area where there is an existing an established water bank and water right that will serve these properties. There is no agriculture in this area and the changing of this designation will not impact surface water nor groundwater. The applicant is a major water right

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holder in both the Little Creek and the Big Creek drainages and has the water available to provide for housing in this area.

GPO 8. 14B Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base including agriculture.

>>The requested map change is consistent with this GPO. There is an available water supply for these properties from the big Creek water system which is being established as a group A water system. Water rights for this water system will be provided by the Big Creek water bank which is an established water bank in Kittitas County and approved by the Washington State Department of Ecology.

GPO 8. 14C Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

>>The requested map change is consistent with this GPO. Any development within this proposed land use will meet the shorelines management program with set backs of 200ft from Big and Little creeks.

GPO 8.15 Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them.

>>The requested map change is consistent with this GPO. This property is located in the upper county and will provide additional recreation uses for the motorized community in a location that has an established water right.

GPO 8.16 Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

>>The requested map change is consistent with this GPO. The BPA powerlines take up a large portion of these properties and offer a unique area for outdoor motorized recreation for use in the winter and the summer. This change will allow for additional residential development in an area where individuals will be able to utilize the outdoor recreation opportunities out of their back door.

GPO 8. 17 Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

>>The requested map change is consistent with this GPO. The proposed map change is consistent with the Kittitas County Comprehensive Plan.

GPO 8.18 Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

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>>The requested map change is consistent with this GPO. The density requirement to maintain the rural character in Kittitas County has been determined to be 1 resident per 5 acres. This requested map change is consistent with the rural character.

GPO 8.19 Develop buffer standards and regulations that will be used between incompatible rural uses.

>>The requested map change is consistent with this GPO. Kittitas County has done this and this requested map change is consistent with the county's policies in regards to this goal.

GPO 8.21 Kittitas County will provide criteria within its zoning code to determine what uses will be permitted within rural zone classifications in order to preserve rural character.

>>The requested map change is consistent with this GPO. The zones allowed within the requested map change area will preserve the rural character as defined by Kittitas County.

8.2.4.1. Rural Residential Land use

Purpose

Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

>>This map change will allow additional rural density in an area that will be providing additional recreational opportunities.

Generally, provide services supporting rural development and lower population densities

>>The Big Creek Water System and Water Bank will support the lower population densities that are being requested through this proposed map change.

Designate areas where lots are generally less than 10 acres in size and have a common land use pattern.

>>The future density in this area will be 1 unit to 5 acres which meets this criteria.

Permit siting in areas generally without commercial activity

>>There is no commercial activity in the area requesting the Map Change.

Protect residential activities from flooding areas and natural hazard areas

>>There are no flooding areas and natural hazard areas in the area requesting the map change.

Preserve views of open space while providing opportunity for variety of rural densities.

>>The views in the area where the map change is being requested are big and broad. This map change will not negatively affect the views.

Rural Residential lands are characterized by activities generally associated with small-scale farms, dispersed single-family homes, and some types of recreational uses and open spaces.

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Lands are typically too far from the urban area to enable cost-effective provision of public services, and the typical uses do not require urban services.

>>The area of the map change request is used primarily for recreational uses and will not require urban services.

Rural Residential lands are implemented through the Rural 5 and the Agriculture 5 zones.

>>The Rural 5 zone is appropriate for the property requesting the map change. Upon the approval of the map change the applicant will immediately apply for a zone change to Rural 5.

The following are goals, policies and objectives (GPOs) for activities on Rural Residential lands:

GPO 8.23 Municipal, or public urban services should not be extended outside of urban growth areas in Rural Lands. However, municipal services may be provided to a Master Planned Resort which is approved pursuant to County Comprehensive Plan policies and development regulations so long as all costs directly attributable to the extension of such services to the resort or community, including capacity increases, are fully borne by the resort or community.

>>The requested map change is consistent with this GPO

GPO 823A Residential development near water shall limit impervious surfaces to the size necessary to conduct the allowed use proposed on the site.

>>The requested map change is consistent with this GPO. The requested map change is consistent with this GPO. There will be no development within 200 feet of Little Creek.

GPO 8.2313 New rural residential development shall provide adequate water for domestic use.

>>The requested map change is consistent with this GPO. The requested area for the map change will be served by the Big Creek water system and the Big Creek Water Bank.

GPO 8.30 Residential development on rural lands will not be approved without adequate water and sewer/septic systems as required by the State and local standards .

>>The requested map change is consistent with this GPO. The requested area for the map change will be served by the Big Creek water system and the Big Creek Water Bank. Septic systems will serve any residential development.

GPO 8.31 Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

>>The requested map change is consistent with this GPO. There is no farming in the area of the requested map change and any forest activates are separated from these parcels by parcels to the south and physically by a ridge that is about 400 feet in height.

GPO 8.3 IA Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

>>The requested map change is consistent with this GPO. There is no farming in this area.

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GPO 8.34 Innovative housing developments which preserve rural character will be encouraged.

>>The requested map change is consistent with this GPO. We anticipate that housing in this area will be created with recreation in mind and have structures attached to the housing that provides storage for recreation items.

GPO 8.35 Future amendments should consider placing more emphasis on public benefits that can be accessed and enjoyed by the general public, such as public access trails, publicly accessible formal and informal recreation features, and contiguous open space protected in perpetuity through conservation easements.

>>The BPA Power lines have provided a unique opportunity as a continuous ribbon for a recreation corridor from Easton to the Woods and Steele area. This corridor along with the Forest Service trails provides for recreational opportunities for the community.

8.2.4.2. Rural Working

>>The current land use designation of this area is Rural Working which no longer fits for these parcels which requires this application for a map change.

Purpose

Provide preservation of agriculture activities where producers can live and work on their continuation, whenever possible, of agriculture, timber and mineral uses on lands not designated for long-term commercial significance.

>>The area included in the Map Change application has no agriculture activities, currently no one lives and/or works on the property. The property is not suited for agriculture, timber and/or mineral uses.

To provide some buffer between rural residential lands and resource lands.

>> This land is not adjacent to the Resource Lands that lay to the south and is buffered by other lands and vertically separated by a 400 foot ridge.

To provide areas of low intensity land use activities within the agriculture and forest activities.

>>There are no agriculture and forest activities in this area

GPO 8.38 Right to farm ordinances will continue and new ordinances achieving the objective will be researched.

>>There is no farming in this area

GPO 8.39 Irrigation delivery facilities should be managed and maintained to facilitate the unimpeded delivery of water to agricultural lands.

>> There are no irrigation facilities within this area

GPO 8.41 Creative land use techniques such as TDRs and small cluster development suitable to rural character, shall be considered to aid in preservation of farmland.

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>>There is no farm land to preserve in this area.

GPO 8.47 Kittitas County will encourage voluntary farm conservation and agriculture preservation activities, and support activities engaged in agriculture preservation.

>>There are no agriculture activities to preserve in this area.

We believe that it is clear that these properties do not fit within the criteria of Rural Working Lands and do fit in the Rural Residential land use definition.

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EXHIBIT 5

How have conditions changed that warrant a comprehensive plan amendment?

Since the original decision to identify these lands as Rural Working Lands there has been substantial changes in the area that now makes these lands no longer fit the Rural Working lands designation. We are requesting a map change to Rural Residential lands because the following conditions have changed the use of the area:

First, water rights have been established in Big Creek through the Big Creek Water bank which is owned by the applicant. In addition, the Big Creek Water System is in the process of being designed and constructed and is planned to be operational in the spring of 2020. The water rights for the property included within the requested map change area can be transferred, at this time, to these properties from the Big Creek water bank. This is a major change of the conditions of the property since the original designation as Rural Working lands.

Second, an access corridor has been established from Nelson sliding road through the property that lies to the west and the north of the area of the requested map change and has been established further to Misty Mountain Way. Misty Mountain Way serves the properties included in the map change request. With the establishment and construction of this new road from Nelson Siding Road to Misty Mountain Way access to the property requesting the map change will no longer be via Forest Service Road 4517 over the Bridge at Little Creek that does not meet fire code standards. The new road has been approved by Kittitas County and will be built to Kittitas County standards. This road construction corridor is in the final design process and will be constructed in the late summer of 2019 with completion in the spring of 2020. This will provide road access to this property that meets the to the Kittitas County road standards.

Third, the Nature Conservancy has purchased 75,000 acres from Plum Creek which was open to motorized vehicles recreation during the years that Plum Creek owned the property located mostly on the north Cle Elum Ridge. The Nature Conservancy now owns this property and has now closed to motorized recreation except snowmobiling. With this closure of the north Cle Elum Ridge we have seen a great increase in motorized recreational vehicles through the BPA powerlines and on and around the south Cle Elum Ridge impacting the property that is requesting the map change.

These changes warrant the changes in land use designation from Rural Working Lands to Rural Residential Lands.

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