

EXHIBIT 5

Question #9. d. How have conditions changed that warrant a comprehensive plan amendment?

We are requesting a map change to Rural Residential lands because the following conditions have changed the use of the area:

First and foremost, the change of the newly adopted Rural Residential land use boundary that splits property. This change created navigational issues throughout the county codes for the applicant and for county staff to administer regulations consistently. For example, a parcel contains two land use designations, which in turns means that same parcel contains two different zoning designations.

According to the Growth Management Act the development regulations are required to be consistent with your comprehensive plan designations. In this example there could be uses allowed on one part of the parcel and different uses allowed on the portion of the parcel. Therefore, this inadvertent change creating inconsistencies within the Kittitas County Comprehensive Plan and Development Regulations warrants that this proposal be approved and become consistent with the Growth Management Act.

Secondly, there has been major changes with regards to water rights. Kittitas County and in tandem with WA Dept. of Ecology and senior water right holders, have created a significant change in how one can obtain domestic water within Kittitas County. This was completed through new innovated water techniques such as County owned water banking, Kittitas County over the counter water program along with senior water holders creating their own water banks to serve specific areas. With these new changes in water the applicant will be provided domestic water from an existing community water system therefore eliminating the need to for individual wells used. The applicant also owns water rights and currently operates a water bank that can be incorporated into the community water system for additional domestic use therefore mitigating for future water needs.

Another major change is the zoning designation of Forest & Range along a major transportation corridor. This corridor has seen the continued development of the surrounding and adjacent lands. As you can see from reviewing the parcel maps development has continued to the west, north, east, and south. This corridor is not and should not be designated as forest and range zoned land. There is no forestry that occurs on these adjacent lands and more importantly these lands, including these parcels do not fit the purpose and intent of the forest and range zone. These changes warrant the changes in land use designation from Rural Working Lands to Rural Residential Lands.