

EXHIBIT 2

Question #9 Narrative Project Description



Kittitas County CDS

Question #9. a. Why is the amendment needed and being proposed?

This amendment is being proposed to create consistency with the Kittitas County Comprehensive Plan, Zoning Designations, and the Growth Management Act. Kittitas County, as part of their comprehensive plan compliance effort, created new land use designations to become compliant with the goals of the Growth Management Act. As an example, two new land use designations were created with one titled as Rural Working Land Use and the other as Rural Residential Land Use. As part of establishing these new land use designations the boundaries of these new designations transected numerous parcels, therefore creating two land use designations on a single parcel, therefore creating inconsistencies in applying the comprehensive planning policies on a single parcel and more importantly the development regulations. See Exhibit 8 & 9. Land Use Designation & Zoning Map. The parcels listed within this amendment application contains a Rural Residential and a Rural Working land use designation. This amendment is proposed to create consistency within the comprehensive plan and eventually consistency with development (zoning) regulations.

Regarding domestic water availability, this subject property contains an existing well that is considered a transient group a community water system. Furthermore, Teanaway has created its own water bank that can provide water to serve the subject property.

This proposal includes a total of 2 parcels, that must be sold together, to be designated under the Rural Residential Land Use Designation. These parcels contain two land use designations and two zoning designations and by re-designating to a single land use and zoning designation creates consistency as required by the growth management act. Finally with domestic water available, major access road (Hwy 10) and the growing need of residential inventory supports this amendment proposal and the need for additional land to be included into the Rural Residential Land Use designation.