



Kittitas County CDS

Rezone

Question 11.D. 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. One major change that has occurred is the newly adopted land use designations. When these designations occurred, for the County to be compliant, the boundaries were not clearly thought out. For example, this proposal contains a Rural Residential and Rural Working land use designations (two different land use designations). This inadvertent change created inconsistencies in applying the county's comprehensive plan polices and development regulations to parcels within this proposal. See Exhibit 5.
2. This proposal and the surrounding areas have also been through numerous changes due tto the continued development of the surrounding area. Under the County's zoning the purpose and intent is to continue and protect the resource management . As the parcel map shows there is continued development to the west, north, & east of smaller densities, of which are all nonconforming lots within the forest and range zoning.. As you can see from past land use and zoning designation changes, this area has changed and developed into a more rural residential area.

Because of a need for additional property in the proposed zone:

This proposal meets the needs for additional property within this rural residential land use designation, based off the Kittitas County Population Growth: The Kittitas County Conference of Governments (COG) made a recommendation to the Board of County Commissioners to adopt the Office of Financial Management's (OFM) numbers and distribution of populations projections through 2037. These projections are intended to guide in the development of Kittitas County. This recommendation included a population projection of 65,967 residents within Kittitas County by the year 2037. Using this projection, the 20-year population allocation for Kittitas County is anticipated to increase by 23,297 people or by 8,611 units.

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

The property is uniquely suited for rural residential development as it is in an area that has permitted access to SR 10 (Hwy 10) and access to a community water system along with additional water rights to provide for domestic uses.

The surrounding land is no longer used as resource-based land. This land is not used as resource/forestry lands and is more reasonable as 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.