

EXHIBIT 12
PUBLIC BENEFITS OF PUD OUTWEIGH THE EFFECT
OF THE MODIFICATION OF UNDERLYING ZONING STANDARDS

The proposed PUD modification of the underlying zoning decreases the residential lot size while increasing the ability to continue farming and ranching on the remaining portion of the land that is not used as residential. This modification preserves the rural character of the property and enhances the rural character of the property in the Nelson Siding area. This proposed PUD is compliant with the Kittitas County Comprehensive Plan Rural Designation. If the property was developed with the underlying zoning density of one unit for 5 acres all the ranching and farming operations would be curtailed, and all of the property would go into residential use. By preserving the ranching and farming operations the rural character, as described in the Kittitas County comprehensive plan, which was adopted as a public benefit, is enhanced, preserved, and strength the current zoning cannot accomplish.