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Kittitas County CDS

EXHIBIT 5

Question #9. d. 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 and foremost, this proposal is forested ground but is not considered a working forest property. There have been major changes in the timber industry over the last 15 plus years, last two remaining local timber processing mills have shut down or are on limited operations and are no longer buying timber to process into lumber. This has eliminated the ability of the land to sustain any reasonable commercial timber harvest cycle and has changed the use of this land forever. With the current forest & range zoning designation covering this property and the change in the timber industry alone creates inconsistencies with the purpose and intent of the Forest & Range zoning district, which states the following "this zone is to provide for areas of Kittitas County wherein natural resource management is the highest priority and where development of lands for uses and activities incompatible with resource land management are discouraged.". These conditions over the last 15 along with this land not designated as forest resource lands of long-term commercial significance warrant a change and not meeting the intent of the existing zone warrant a change in the land use and zone designation.

Secondly, there has been major changes with regards to water rights. Snoqualmie Pass Utility District has recently completed their update to their comprehensive water plan. During this update water rights have increased to allow for future growth. See Exhibit #. With these new changes in water the applicant can be provided with domestic water from an existing community water system therefore eliminating the need to for individual wells to be used.

Thirdly, there has been the continued development of the surrounding areas and adjacent lands. 20 acre lots have been developed to the east of this proposal. Directly across I-90 Kittitas County recently (within the last 4-5 years) approved a planned unit development that contains residential, commercial, open space, and recreational uses. This newly planned unit development is less than a ½ mile away and along with this change will create additional need of recreational lands.

Finally, the implementation of the newly designation of Rural Recreational lands constitutes a major change. As you can see when Kittitas County designated lands in the Snoqualmie Pass Area as Rural Recreational, they just designated the existing ski pass areas and their associated uses. This property was not taken into consideration regarding whether other private lands provided a recreational use or for that matter be designated as recreational lands. This land is Rural Recreational lands designated to the west and to the south and it is only fitting, through meeting that criterial, be designated as rural recreational lands along with a zoning designation of rural recreational.