



Application Question 11-C

The proposed amendment has merit and value for
Kittitas County or a sub-area of the county.

The Merriam-Webster dictionary defines "merit" as "*a good quality or feature that deserves to be praised*

"and/or *the quality of being good, important, or useful*".

Protection of shorelines: Currently the shorelines of Big Creek and Little Creek that border the property are unprotected. The Project will create protection areas for the afore stated shorelines which will have the potential of improving the water quality and wild life habitat along the shorelines of said creek corridors. By doing this the amendment has merit and value for the county.

Protection of shorelines: Currently the shorelines of Big Creek and Little Creek that border the property are unprotected. There are roads with in 100 feet of the high water level of Big Creek these roads will be closed to all motorized vehicles except those that maintain the property and are used to operate and maintain the irrigation facilities located within the Project. By doing this the amendment has merit and value for the county.

Protection of wetlands: There are wetlands that are within the Project Boundary that are currently unprotected. The approved Project will set these wetlands into separate identifiable tracts of land and will enhanced protection beyond that required by the state in these areas. By doing this the amendment has merit and value for the county.

Protection of wetlands: There are wetlands that are within the Project Boundary that are currently unprotected and within these wetlands there are roads that will be closed and/or removed to all motorized vehicles except those that maintain the property and

are used to operate and maintain the irrigation facilities located within the Project. By doing this the amendment has merit and value for the county.

Domestic Water: The Department of Ecology has limited the availability of water in the upper Kittitas County. The Applicant owns water rights to Big Creek and has established a water bank through the Department of Ecology. By doing this the amendment has merit and value for the county.

The Merriam-Webster dictionary defines "value" as "*the amount of money that something is worth*" and/or "*the price or cost of something*".

Increased taxes: The property taxes on the Project development property for 2015 are about \$4,850. The Project when completed is estimated to pay annual real estate property tax of about \$212,854 (based on 2015 rates of 57 parcels valued at \$450,000 each). Over a 20 year period the Project will provide \$4,160,080 in real estate property taxes (again based on 2015 rates of 57 parcels valued at \$450,000 each and 2015 rates). This is almost 49 times the tax that the property is currently producing for the state and county. This increase in tax revenue shows that the amendment has merit and value for the county. Attached hereto is a copy of the Washington State Senate Ways and Means property tax guide 2014, attached hereto, that provides addition tax information regarding the increase in revenue to the county and the state with the approval of this Project.

Decreased pressure on county parks and recreation facilities. The Project will be providing its own recreation opportunities with in the site being developed. As such this will relieve the county from having to provide recreation opportunities for this segment of the population. This decrease in the County's cost for providing and maintaining recreation facilities and opportunities that the Project is providing shows that the

amendment has merit and value for the county.