

APPLICATION QUESTION 11 D



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 Project needs to meet only one of these criteria. As show below the amendment for the Project meets each of the above stated criteria.

Because of Changed Circumstances: There has been a minimum of two changes in circumstances shown as follows:

1. The major portion of the property that the Project is located upon was recently rezoned to Rural Recreation and the remaining portion of the Project is located upon was recently rezoned Rural 5. These rezones took place through the actions of the Kittitas County Board of County Commissioners by their recent adoption of the Kittitas County Comprehensive Plan and the associated rezones. In addition the adoptions of the Kittitas County Comprehensive Pan and the rezoning of the property have been recently approved by the Eastern Washington Growth Hearings Board. These changes alone meets the required criteria as stated above as these actions provide new and different allowed uses for the Project property.
2. The Big Creek drainage has been placed in the red zone of the of the Department of Ecology 's Kittitas County water moratorium. The Applicant has acquired senior water rights in the Big Creek basin. In addition this senior water right has been placed in trust for the benefit of the in stream flow. The applicant has created a water bank that will serve the Project with year around domestic water. This change alone meets the required criteria as stated above.

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

There is limited amount of land zoned Rural Recreation in the upper county even as the Kittitas County Comprehensive Plan calls for increased recreation uses, residences, and activities for the area. The Planned Unit Development zone as requested by the Applicant for the Project will provide addition property in this zone where it allows for he creation of large parcels of land and places said land in Open Spaces where additional recreational activities can and will take place. This alone shows that there is a need for additional property in the proposed zone and this Project meets this need.

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

1. The proposed Planned Unit Development Zone is appropriate for reasonable development for the property as it allows the Project to create large tracts of open space for recreation, parks, protection of wetlands and the protection of the Big Creek and Little Creek shorelines that are located within boundary's of the project. This development plan for the Project meets the required criteria as stated above.
2. The Kittitas County Comprehensive Plan provides support for the development of the Project through the use of the Planned Unit Development zone. Section 8 of this application shows that the proposed amendment is compatible with the comprehensive plan thereby supports the proposed amendment. The support of the Kittitas County Comprehensive Plan for the proposed amendment meets the required criteria as stated above.

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

1. The property has been identified by the county as uniquely suited for recreation development as it is located in the only area south of I-90 between Easton and Cle Elum that has been zoned Rural Recreation. The Planned Unit Development zone is the best tool for the development of recreation property as it allows the development to identify and protect larger tracks of land within the Project as Recreation Open Space as well protecting wetlands and shorelines through the creation of protective open space. The PUD zone allows for the development of recreation uses over larger parcels such as snowmobile trails, ORV use, wheeled sled dog races and the like. These types of uses proposed by the Project through the use of the PUD zone shows that the proposed PUD zone is appropriate for reasonable development of the subject property
2. The proposed PUD zone is appropriate for reasonable development of the subject property because the property, when developed using the PUD zone allows for the creation of large tracks of land that allows for a corridor for snowmobiling to be developed. In the winter the Washington States Park Depart provides funding for the grooming of snowmobile trails in the area. By creating the Recreation Open Space with in the Project allows for continued use of this area by snowmobiles.
3. The Project's land that lies north of the powers lines is mostly flat and lends itself to second home residential development. Included in this area of the Project is a vista area that looks to the west and land that lends them selves to Parks to be improved with the project development.

As stated above this proposed amendment is appropriate because of changed circumstances and because of a need for additional property in the proposed zone and because the proposed zone is appropriate for reasonable development of the subject property.