

APPLICATION QUESTION 11 F.



The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

The proposed amendment is consistent with the use of properties in the immediate vicinity, and not materially detrimental to the use of those properties in the immediate vicinity of the subject property which include the following;

1. The lands to the south of the Project are zoned mostly Commercial Forest with a smaller amount of land zoned Forest and Range. The PUD is designed in such a way that Open Space mostly borders these lands.
2. The land to the west of the Project is zoned Rural Recreation, Commercial Forest and Forest and Range. All of these lands are buffered by the Big Creek drainage that provides the western boarder of the Project. In addition the buffer provided by the Big Creek drainage the eastern side of the Big Creek drainage will be protected there by increasing the buffer area between the Project and those lands laying to the west of the Project.
3. The land to the east of the project is zoned Rural Recreation and Forest and Range. These lands are similar zoned with potential uses that are similar to that of the project. To increase the buffer area and to decrease the impact on these lands the building setbacks will be increased over that required of the under laying zone.
4. The land to the north of the Project is zoned Rural Recreation. These lands are similar zoned with existing and potential uses that are similar to that of the project. To increase the buffer area and to decrease the impact on these lands the building setbacks will be increased over that required of the under laying zone.

Exhibit N provides additional information on the adjacent parcels to the Project.

Additional information on adjacent properties to the Project are as follows:

The lands to the south, east and west are undeveloped. Parcel sizes range for 10 acres to 520 acres. The building set backs for development between the Projects lands and the adjacent lands not included in the Project will be increased by 50% then those of the underlying zones.

The land to the north, as stated above is zoned Rural Recreation. Adjacent to the Project's north boundary the following can be found:

1. Building(s) used for recreation purposes;
2. Camp ground;
3. Home(s) used recreationally
4. Property used recreationally
5. ORV track

The building set backs for development between the Projects lands and the adjacent lands to the north, not included, in the Project will be increased by 50% then those of the underlying zones.

Kittitas County through its Comprehensive Plan process thoroughly examined the lands of Kittitas County and found the lands where the Project is proposed to be developed is best used for recreation based development and activities.

Through this planning, the adoption of the Kittitas County Comprehensive Plan, the zoning, and the rezoning of these lands Kittitas County determined the setback's for these zones. It is proposed that the building setback for development of the Project will be increased by 50% over that of the Projects underlying zoning.

As the Project will be increasing building setback requirements and that the project is meeting the goals of the Kittitas County Comprehensive Plan the Project is not materially detrimental to the use of properties in the immediate vicinity of the subject property.

An additional impact to properties in the vicinity could be the further development of Lund Lane. As is provided in Exhibit K Primary Access, an easement to the property for any and all uses for the Project lands were granted by the current owners of that property lying south of the KRD Canal where Lund Lane passes and by the family ownership of the lands that lie to the north of the KRD Canal where Lund Lane intersects the county road of Nelson Siding Road in the early 1970's.

In addition the County, thorough, the Kittitas County Long Range Transportation Plan, has identified new transportation corridors of which the Project provides a portion of one such identified corridor. The corridor identified in the Long Range Transportation Plan is the "Fowler Creek Road to Nelson Siding Road Connector." The Long Range Transportation Plan states that the Fowler Creek to Nelson Siding Road Connector is described as follows: "Provide secondary access parallel with Nelson Siding Road and Westside Road. Improve transportation grid system in sub-area and access to recreational areas. Rolling terrain."

As this is an identified transportation corridor by the county and that the current owners and family of the previous owners of the lands where Lund Lane is located granted the access easement for the further development of Lund Lane and that the use of access of the Project lands via Lund Lane has been continuous for over 40 years this access is not material detrimental to the use of properties in the immediate vicinity of the subject property and can reasonably be described as being beneficial to properties in the immediate vicinity of the subject

property as it will provide better access to many of those properties there by providing a public safety benefit.