

Project Narrative

(Include Responses as an Attachment to this Application)

9. Narrative project description (include as attachment): Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

Project size:	42 acres
Location:	Map number: 17-20-08010-0006
Parcel number:	280533
Section/Township/Range:	S8 T17N R20E
Address:	Unaddressed North of 4481, 5125, 5121 & 5123 Parke Creek Road
Water supply:	None
Sewage disposal:	None
Proposal:	This application proposes the rezone of the subject site from Ag-20 to Forest & Range zoning due to the lack of capacity on the subject site to carry out agricultural uses. The subject site lacks water sources and suitable soils for agricultural uses including farming and animal husbandry. Both zones are under the Rural Working land use designation in the Kittitas County Comprehensive Plan. No Comprehensive Plan amendment is needed, only a rezone.

10. Describe how this proposal will provide for the transfer of any required transferrable development rights: According to KCC 17.98.020.7.h, petitions for rezones must comply with KCC 17.13 Transfer of Development Rights. Development rights must be transferred to the rezone area at a rate proportionate to the size of the project area (see 17.13.080.6). These rights must be transferred prior to final approval. Please describe how this requirement will be met by the proposed rezone.

KCC 17.98.020.6.h states a petition requesting a zoning change must comply with KCC Chapter 17.13, Transfer of Development Rights, if the proposed amendment *allows more than one dwelling unit per 20 acres or proposes fewer units than allowed in the zone.*

This proposal would change the zoning from AG-20 to Forest & Range, and does not include any changes to density or unit considerations related to the permitted uses allowed in the proposed Forest & Range zoning.

11. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):

A. The proposed amendment is compatible with the comprehensive plan.

The proposed amendment is compatible with the comprehensive plan as the land use designation is currently listed as Rural Working. The Rural Working designation has two

zoning options: Agriculture-20 and Forest & Range. The review for the compatibility of these zones was done when the land use designation was originally set. The rezone would therefore comply with the comprehensive plan.

- B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The suitability for the Rural Working land use designation for due consideration of public health, safety, and welfare was already considered and approved when this land use designation was originally approved for the subject site.

Additionally, any future permits would be reviewed for impacts and/or mitigation measures under the applicable regulations in effect at the time of the permit action. At this time, the review for due regard to public health, safety, and welfare would be reviewed as it relates to any specific proposal.

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

Individual properties best support the community when they can develop in a manner appropriate for the natural conditions instead of pursuing significant alteration that would have a greater likelihood of disrupting or impacting the natural environment and surrounding properties, and therefore impacting the rural lifestyle the Comprehensive Plan strives to protect.

- D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

The proposed amendment is appropriate because the proposed zone is appropriate for reasonable development of the subject property. The subject site does not have water rights or water service. The soils on the site are coarse and gravelly, and are not suitable for farming or grazing.

- E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

The Forest & Range zoning offer several permitted uses that are more compatible with the subject site than the AG-20 zoning. Fewer alterations to the site will be required when future permits are reviewed for impacts and/or mitigation measures under the applicable regulations in effect at the time of the permit action.

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

All properties in the immediate vicinity of the subject site have the same Rural Working land use designation. Trying to develop the subject site under the current AG-20 zoning would be more impactful to surrounding properties than changing the zoning to Forest & Range.

Additionally, any future permits would be reviewed for impacts and/or mitigation measures under the applicable regulations in effect at the time of the permit action.

- G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

The proposed zoning change from AG-20 to Forest & Range will not adversely impact irrigation water deliveries to other properties because the Forest & Range permitted uses better fit the natural conditions of the subject site.

- H. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights.

KCC 17.98.020.6.h states a petition requesting a zoning change must comply with KCC Chapter 17.13, Transfer of Development Rights, if the proposed amendment *allows more than one dwelling unit per 20 acres or proposes fewer units than allowed in the zone.*

This proposal would change the zoning from AG-20 to Forest & Range, and does not include any changes to density or unit considerations related to the permitted uses allowed in the proposed Forest & Range zoning.