

## 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, the change of the newly adopted Rural Residential land use boundary that splits property. This change created navigational issues throughout the county codes for the applicant and for county staff to administer regulations consistently. For example, a parcel contains two land use designations, which in turns means that same parcel contains two different zoning designations. According to the Growth Management Act the development regulations are required to be consistent with your comprehensive plan designations. In this example there could be uses allowed on one part of the parcel and different uses allowed on the portion of the parcel. Therefore, this inadvertent change creating inconsistencies within the Kittitas County Comprehensive Plan and Development Regulations warrants that this proposal be approved and become consistent with the Growth Management Act.

Secondly, there has been major changes with regards to water rights. Kittitas County and in tandem with WA Dept. of Ecology and senior water right holders, have created a significant change in how one can obtain domestic water within Kittitas County. This was completed through new innovated water techniques such as County owned water banking, Kittitas County over the counter water program along with senior water holders creating their own water banks to serve specific areas. With these new changes in water the applicant will be provided domestic water from an existing community water system therefore eliminating the need to for individual wells used. The applicant also owns water rights that can be incorporated into the community water system for additional domestic use needs and therefore mitigating for future water needs.

Another major change has been the continued development of the surrounding and adjacent lands. As you can see from reviewing the parcel maps development of lots have basically surrounded the parcels within this proposal. To the north of this proposal, you have the Game Farm Plat that contains a more urban type of development consisting of 27 one-acre lots. To the east there are already 3 acre lots established, therefore not meeting the established rural density lot size of 5 acres. To the south there is a mixture of lots varying from 3 to 20 acres in size. Please note that the larger parcels in this southern area reflect roads accessing these lots and most likely planned for future development. To the west there is continued rural residential land consisting mainly of 3 acres. The change of continued development within this area and surrounding these proposed parcels have created a pocket (an island) of land that has become more difficult to farm, irrigate, run cattle on etc. These changes warrant the changes in land use designation from Rural Working Lands to Rural Residential Lands.

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JUN 30 2022

Kittitas County CDS



### *Housing Availability*

In April of 2017, the Kittitas County Conference of Governments (COG) made a recommendation to the Board of County Commissioners to adopt Office of Financial Management (OFM) numbers and distribution of population projections through 2037. These projections are intended to guide in the development of the 2017 Kittitas County Comprehensive Plan. This recommendation included a population projection of 65,967 residents within Kittitas County by the year 2037. From this projection, County-Wide Planning Policies have set population allocations for local jurisdictions.

Using this projection, the 20-year population allocation for Kittitas County is anticipated to increase by 23,297 people. Based on data collected in the American Community Survey (ACS), there was an average of 2.34 people per household in 2016. This figure was for the entire county and represented the number of individuals living within a household. The following equation can be used to determine the number of future housing units that may be needed over the next 20 years.

- Projected Population Increase / Average number of persons per household = Total number of dwelling units needed
  - »  $23,297 / 2.34 = 9,956$  Dwelling Units Needed
- Total number of dwelling units needed - Existing vacant units<sup>5</sup> = number of additional units needed
  - »  $9,956 - 1,345 = 8,611$

By using these estimates in conjunction with 2016 Census projections for the average number of people per households and the County-Wide Planning Policies 20-year population allocation for Kittitas County, the total number of additional units needed between 2017 and 2037 is 8,611.

The allocation of these housing units by geographic area and type will be determined by a number of factors including land availability, property ownership, land use controls and market forces. According to 2016 Census estimates, 323 building permits were issued in 2016. For Kittitas County to adequately accommodate its 2037 population projections, approximately 430 housing units will need to be made available on a yearly basis through the 20-year planning horizon.

### *Residential Land Supply*

A land capacity analysis was conducted in July of 2016, with the intent of identifying existing and future residential land capacity in accordance with RCW 36.70A.070(2)(c). This analysis looked at the total acreage of vacant, partially developed, and underutilized land currently zoned for residential development. The analysis assumes that current (2015) occupancy rates and household sizes remain constant during the 20-year planning period. Study areas with a significant percentage of units in seasonal use show a much lower population capacity per housing unit.

While these estimates are expected to accommodate projected growth over the next 20 years, a number of land capacity modeling assumptions have been made. For a full description of the land capacity analysis methodology, see Appendix B of the Kittitas Land Capacity Analysis, 2016 report. It is also important to note

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<sup>5</sup> The number of vacant units was estimated at 5,411 in 2015. Of those units, approximately 73% were considered seasonal/recreation units. Of the remaining housing units, 1,345 were available in 2015 to accommodate future population growth.



ANDY

August 27, 2007

Kittitas County  
Planning Commission  
Community Development Services  
Ellensburg, WA 98926

RE: Aztec Estates Plat

Dear Commissioners:

This land use action is in an area that was zoned Ag. 3 by the county (without anyone's request) nearly 30 years ago. It is surrounded by Suburban zone land on the west and Ag.-3 zoned land on the north, east, and south sides (see attached map). Land to the west, north, and south is all subdivided into Ag. 3 or smaller lots. It is less than a mile from the Ellensburg Urban Growth Area's east boundary and, as such, is a potential transition zone between the smaller lots to the west and the larger agricultural tracts to the east.

This is not good agricultural land. It is extremely rocky and not land that needs to be saved for agriculture. It is in an area that will support grasses, but tilling the soil is a nightmare. The last time I had it plowed, I had a rock picker go over three of the twenty-one acres. They hauled thirty 10-yard loads from it and it is still rocky. This rocky soil exists throughout the land use area in question. In addition, because this 21-acre parcel is surrounded by smaller parcels, irrigating it has become difficult. I am constantly dealing with individuals owning smaller parcels taking water from my land's water diversions.

Despite some attacks on 3-acre lots, there is a place in the zoning scheme for them. This is especially true since the county has recently begun the process to phase out one-acre lots. This is due to the replacement of the Suburban (one-acre) zone with Rural Residential (requiring 5 acres). Three-acre lots remain the only life style choice for those who desire a small acreage. There are individuals who neither want wall-to-wall housing nor a larger 20-acre or 5 acre tract. Raising 4-H steers or other large animals, a few pleasure horses, a small orchard, a home business, a barn or a shop, and countless other applications fit nicely on 3 acres.

The attached photos show some lots within ½ mile of the Aztec Estates Plat. These lots illustrate the need in the scheme of things for 3-acre lots. Photo 1 is at 200 Mission View Drive. This 3 acres has a house and pasture that accommodates horses for pleasure riding and has a barn for horses, RV storage, and shop facilities. Photo 2 is at 50 Curlew Road. This 3 acres is used for a house and an orchard for raising pears. Photo 3 is at 300 Mission View Drive. This 3-acre lot has a house and nicely fenced pastures for raising several head of cattle. One is for 4-H. Photo 4 is at 700 Fields Road. It shows a 3-acre tract that includes a house and a large barn. On this tract, the owners' raise several 4-H steers each year and use the "Condo" barn for livestock and storage on the first floor and the upstairs is intended for children of the large family to use when they spend time at home away from college. Had I ventured farther from home, I could have found many



other 3-acre lots that were nicely developed to accommodate people's life styles. Yes, there are also some three-acre lots that have weeds and an unsightly appearance, but there are also some city lots and parcels larger than 3 acres that look like that. I contend these types of situations could be controlled by strict covenants and better enforcement of county ordinances.

Aztec Estates Plat will have individual wells and septic systems and a new private road to serve the seven lots. The private road connects with Wilson Creek Road, which is a major county arterial road. It is in an area that is developing into a nice multi-use rural housing setting that fits into the life style of a segment of the population.

In summary, the Aztec Estates Plat is . . .

1. . . . surrounded by 3-acre or smaller zoned lots. Most are subdivided into Ag. - 3 or smaller lots.

2. . . . situated where it will provide a transition between the Urban Growth Area and larger agricultural tracts to the east,

3. . . . is not good agricultural land,

4. . . . and is a life style choice for those needing a small acreage (4-Hers, owners of a few large animals, those wanting a shop or a home business, as well as many other uses). Three acres fits their needs. Anything larger is not needed and simply uses up more valley land.

I encourage your favorable consideration of this land use action.

Sincerely,

William D. Schmidt  
310 Mission View Drive  
Ellensburg, WA 98926

Enclosures:

Zoning map  
Photos of 3-acre lots (some typical uses)

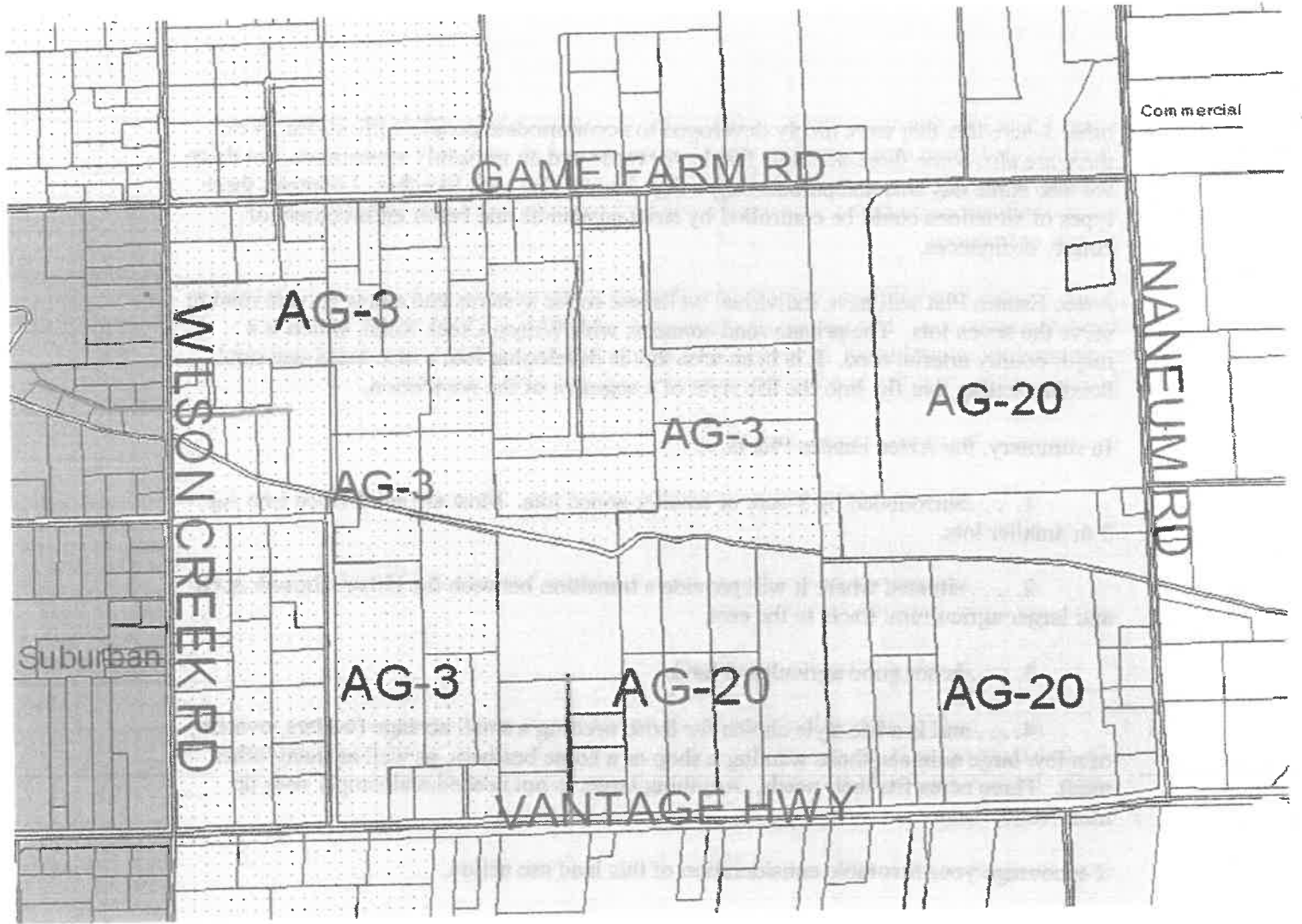






Photo 3 is at 300 Mission View Drive. This 3-acre lot has a house and nicely-fenced pastures for raising several head of cattle. One is for 4-H.

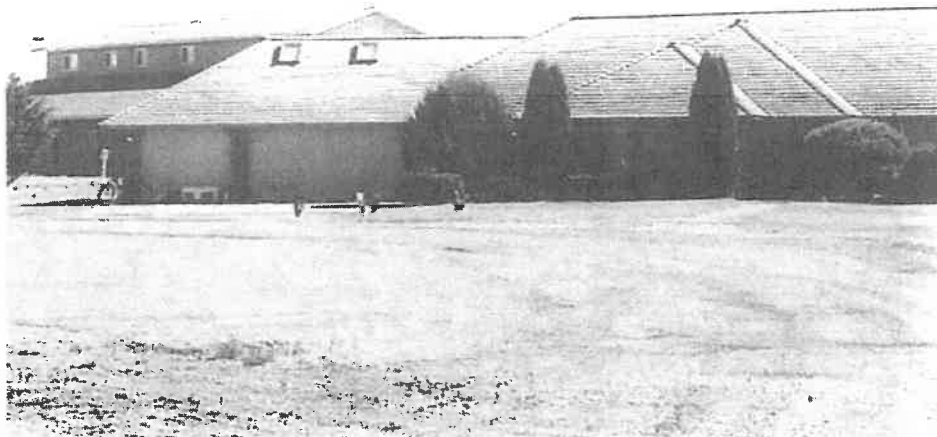
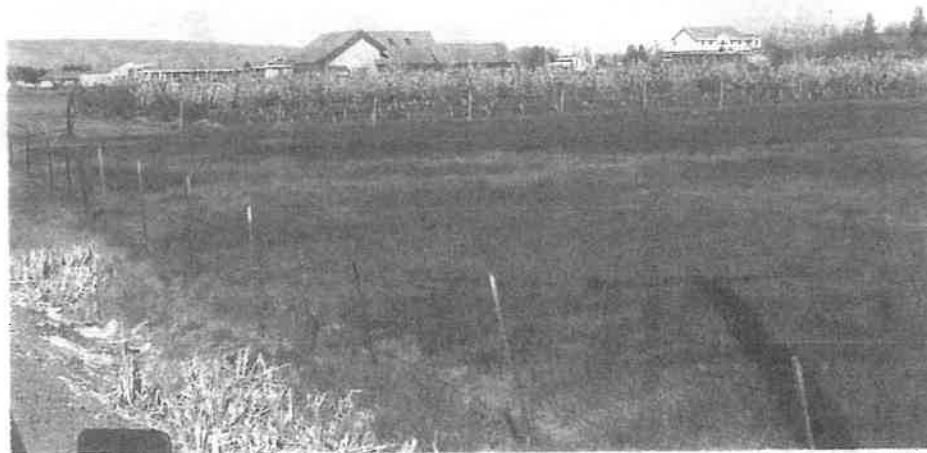


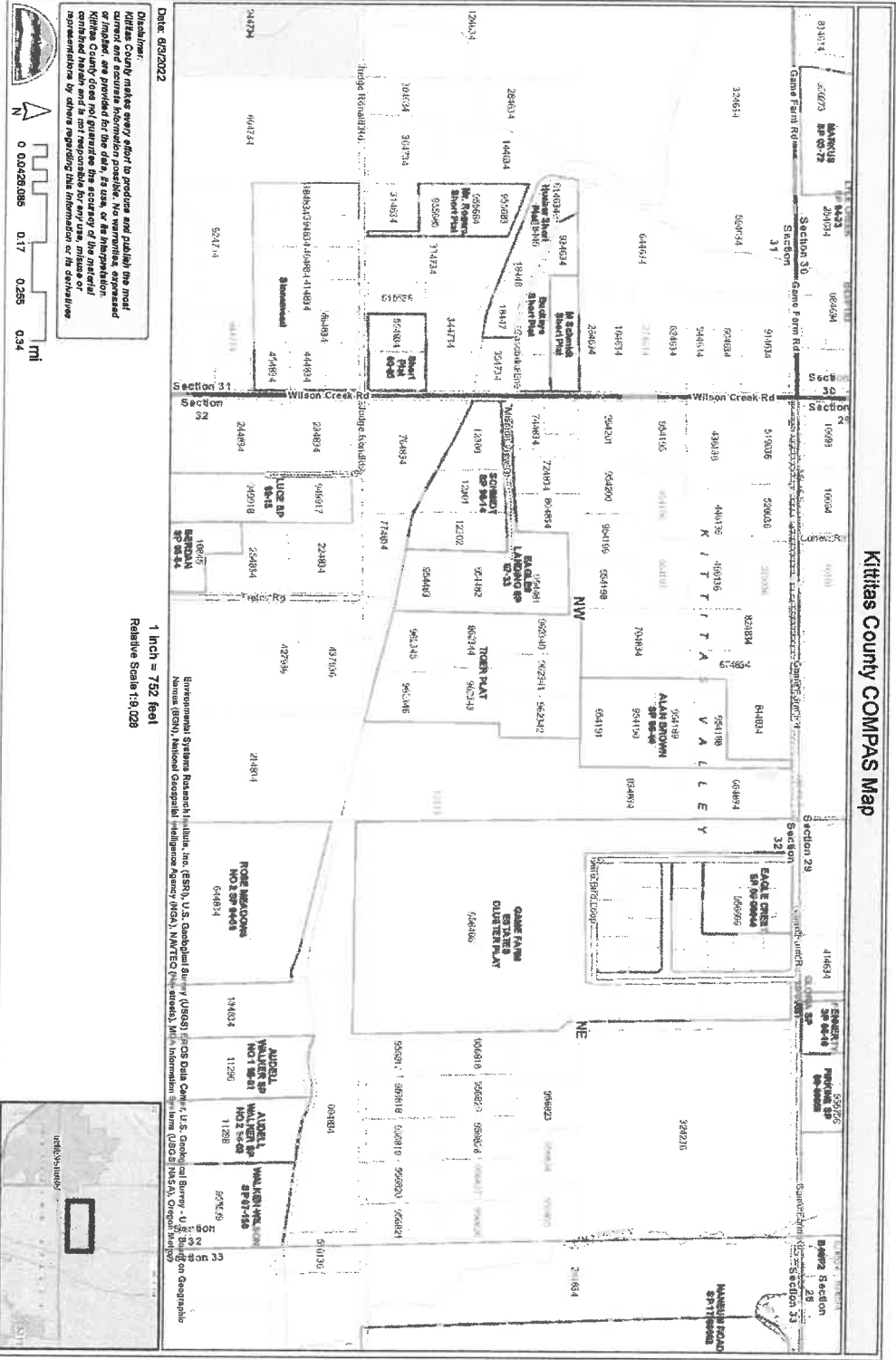
Photo 4 is at 700 Fields Road. It shows a 3-acre tract that includes a house and a large barn. On this tract, the owners' raise several 4-H steers each year and use the "Condo" barn for livestock and storage on the first floor and the upstairs is for the large family's children use when they spend time at home away from college.



**Photo 1 is at 200 Mission View Drive. This 3-acres has a house and well-fenced pasture that accommodates horses for pleasure riding and has a barn for RV storage and shop facilities.**

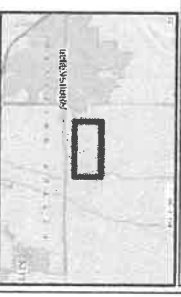


**Photo 2 is at 50 Curlew Road. This 3-acres is used for a house and an orchard for raising pears.**



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1 inch = 752 feet  
Relative Scale 1:9,028



Kittitas County COMPAS Map

Environment Systems Research Institute, Inc. (ESRI), U.S. Geological Survey (USGS), FROS Data Center, U.S. Geological Survey, U.S. Department of Agriculture (USDA), National Geographic Intelligence Agency (NGA), NAVTEC (navteq.com), MDA Information Systems (GIS) (NLSA), Oregon Mapping

