

EXHIBIT 2

Question #9 Narrative Project Description

Question #9. a. Why is the amendment needed and being proposed?

This amendment is being proposed to create consistency with the Kittitas County Comprehensive Plan, Zoning Designations, and the Growth Management Act. Kittitas County, as part of their comprehensive plan compliance effort, created new land use designations to become compliant with the goals of the Growth Management Act. As an example, two new land use designations were created with one titled as Rural Working Land Use and the other as Rural Residential Land Use. As part of establishing these new land use designations the boundaries of these new designations transected numerous parcels, therefore creating two land use designations on a single parcel, therefore creating inconsistencies in applying the comprehensive planning policies on a single parcel and more importantly the development regulations. See Exhibit 8. Land Use Designation Map. Some parcels listed within this amendment application contains a Rural Residential and a Rural Working land use designation. This amendment is proposed to create consistency within the comprehensive plan and eventually consistency with development (zoning) regulations. Secondly, as part of the comprehensive plan compliance effort the Rural Residential Land Use Designation was applied to parcels that were more of an urban type of development.

Finally with regards to domestic water availability, the Game Farm Cluster Plat has been built out since the designation of these new land use designations of Rural Residential and Rural Working. The parcels that are being proposed to be included within the Rural Residential Land Use designation have the option to be served by the Game Farm Group A Water system.

This proposal includes a total of 16 parcels to be designated under the Rural Residential Land Use Designation. Parcels that contain two land use designations and two zoning designations. Another parcel is a residual parcel from the Game Farm Cluster Plat (27 one-acre lot subdivision) that is intended to be developed, and 14 three-acre lots pursuant to the compliance effort, that should have been included under the Rural Residential Land Use Designation. Finally with domestic water available, numerous access roads and the growing need of residential inventory supports this amendment proposal and the need for additional land to be included into the Rural Residential Land Use designation.

RECEIVED
JUN 30 2022

Kittitas County CDS