

APPLICATION QUESTION 11 B

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



The proposed amendment must bear a substantial relation to only one of the following: public health, safety or welfare and this proposal benefits county residents in all three categories.

Zoning and Land Use: The County's comprehensive plan and zoning standards were established to protect the public's health, safety and welfare. The Kittitas County Comprehensive Plan's Vision Statement states "**Upper County is changing from the once powerful mining and timber industries to recreational-based and service enterprises**". The Kittitas County Comprehensive Plan further states in chapters 8 and 11, of said plan, the importance of Rural Recreation to the County. There is only about 730 acres of Rural Recreation zoned land on the south side of I-90 between Easton and Cle Elum. (Attached to this exhibit is a map that shows the Rural Recreation zone and the Projects location.) The Project includes about 250 acres in that zone. The Planned Unit Development zone is an overlay zone that has been identified by Kittitas County that is appropriate to use to develop recreation homes, recreation facilities, and recreation uses in this area. The proposed Planned Unit Development will establish large tracts of land dedicated to recreation use. The County's Comprehensive Plan and Zoning has been found to be in compliance with the Growth Management Act. The County's Comprehensive Plan and Zoning has identified that the upper Kittitas County is now and should be in the future recreation base. There is limited Recreation Zoning in the area described above and the Project is being developed on a large portion of said Recreation zoned land. By providing this new recreation development and establishing large tracts of land for recreation use as allowed in by the Planned Unit Development code the proposed amendment bears a substantial relation to the public health, safety or welfare; and

Kittitas County Population Growth: The Kittitas County Conference of Governments (KCCOG) has adopted the Washington State Office of Financial Management's (OFM) high population projection for the county. KCCOG has allocated approximately 28.5% of this projected growth (approximately 15,000 people) to occur in the rural and non-urban areas of the county. In addition to full time residents, the Upper County has a large seasonal/recreational population, which is not included in the population projection for Kittitas County. This Project provides housing that will add to the greater mix of residential housing types that will assist in meeting the carrying capacity that the county is required to provide for in the Kittitas County Comprehensive Plan. The creation of these residential second home housing units are to the benefit of the public health, safety and welfare of the county. By providing this additional recreation housing the Project and this amendment bears a substantial relation to the public health, safety and/or welfare; and

Public Health: The Upper Kittitas County has had the availability of new domestic water supplies greatly reduced as the Department Of Ecology has determined that the water in the upper Yakima River basin has been over allocated. In addition, the Department of Ecology has found that there is a connection between surface and ground water in the Upper Yakima River Basin and has determined that there will be no new water rights (surface or ground) issued for any use unless mitigated by an existing senior water right. The Applicant owns a senior water right on Big Creek and has formed a private water bank with the Department of Ecology. The water rights from this bank will be used to mitigate water used for the Project thereby insuring domestic water for this project. The Project will provide domestic water to the Project by Group B Water Systems. This development is unique as it is being developed up the Big Creek tributary and is outside of the Yakima River aquifer and located, mostly, in the Rural Recreation Zone overlaid by a PUD as described above. By developing this property as recreation property with an amendment to the zoning code for the PUD and by providing private senior water rights and Group B water systems this amendment bears a substantial

relation to the public health; and

Welfare: The Merriam-Webster dictionary defines “welfare” as “*the state of doing well especially in respect to good fortune, happiness, well-being, or prosperity*”. Recreation activities are specifically designed to provide happiness and well-being. The Project is designed to provide new and various recreation activities, which may include but not be limited to, trail(s), park(s), play ground(s), pool(s), basket ball court(s) tennis court(s), snowmobile and ORV riding areas within this area identified by the county as property to be used for recreation as it is zoned Rural Recreation. By providing these new and additional recreation opportunities the Project and this amendment bears a substantial relation to welfare; and

Safety: The Merriam-Webster dictionary defines “safety” as “*the condition of being safe from undergoing or causing hurt, injury, or loss*”. The recreation facilities, which may include but not be limited to, trail(s), park(s), play ground(s), pool(s), basket ball court(s) tennis court(s), snowmobile and ORV riding areas within the project that will be developed so that they meet the safety regulations of Kittitas County and the State of Washington regulations where provided. By providing a pool where individuals may learn water safety, and provide a safe place for water sports the project provides additional safe opportunities for recreation in Kittitas County. By providing these new and additional recreation opportunities in a safe environment the Project and this amendment bears a substantial relation to safety.