

NOTICE OF APPLICATION

TO: WA State Dept. Ecology SEPA Registrar
WA State Dept. Ecology, Yakima
WA State Dept. Fish & Wildlife, Ellensburg
WA State Dept. of Transportation- Yakima
WA State Dept. of Community, Trade, and
Economic Development*
Yakama Nation
Yakama Nation – Department of Natural
Resources
Kittitas Co. Board of Commissioners

Kittitas Co. Life Safety- Fire Marshal
Kittitas Co. Environmental Health
Kittitas Co. Fire District No. 6
City of Ellensburg Fire
Kittitas Co. Public Works
Kittitas Co. Solid Waste
Kittitas Co. Sheriff's Office
Cle-Elum/Roslyn School District
Adjacent Property Owners
Applicant

FROM: Scott Turnbull, Staff Planner

DATE: April 14, 2008

SUBJECT: Notice of Application: Ronald Planned Unit Development (PUD) Rezone (Z-07-17) and Preliminary Short Plat (SP-07-168)

Applications for the following: 1. Ronald PUD (Planned Unit Development) Rezone (File No. Z-07-17), a rezone of 21.13 acres to Planned Unit Development, and 2. RP Short Plat (SP-07-168), which is a 2-lot short. Proponent: Terra Design Group and Jeff Slothower, authorized agent for Teanaway Ridge LLC, landowner. The subject property is approximately a total of 88.99 acres (the rezone is for 21.13 acres only) and is located east of the Evergreen Ridge Planned Unit Development and is located at milepost 8 on Highway 903, west of Ronald and north of Highway 903, Ronald, WA 98940 in Section 12, T20N, R14E, WM in Kittitas County. Map numbers 20-14-12010-0002, 20-14-12010-0004 and 20-14-12010-0011.

Enclosed please find a Notice of Application, Rezone Application, Long Plat Application, SEPA Environmental Checklist, and related documents for the referenced application. Please retain these items for future reference. Interested parties may obtain copies of related file documents by contacting our office. The full project file is available for review at the CDS office.

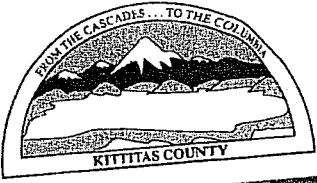
Written comments from the public on environmental impacts may be submitted to the Kittitas County Community Development Services Department (CDS) no later than **May 16, 2008 @ 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21CRCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance, (DNS), is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request.

This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared. Written comments may be submitted to Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926.

An open record hearing will be scheduled after a SEPA threshold determination has been made. A Public Hearing Notice with the exact date, time and location will be issued.

WRITTEN COMMENTS ON ENVIRONMENTAL IMPACTS AND THE OVERALL APPLICATION MUST BE SUBMITTED NO LATER THAN May 13, 2008 @ 5:00 p.m.

*This constitutes the required 60-day filing notification to the Department of Community Trade and Economic Development as required by law.



Notice of Application

Ronald PUD Rezone and Preliminary Short Plat

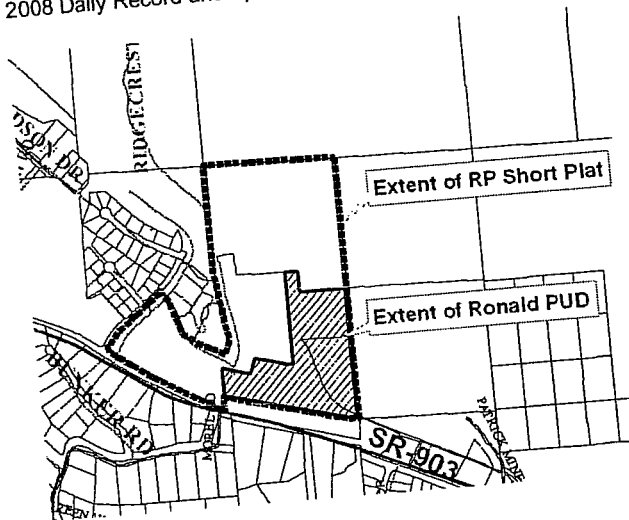
Pursuant to 15A.03 K.C.C., NOTICE IS HEREBY GIVEN that Kittitas County did on March 14, 2008 deem complete applications for the following: 1. Ronald PUD (Planned Unit Development) Rezone (File No. Z-07-17), a rezone of 21.13 acres to Planned Unit Development, and 2. RP Short Plat (SP-07-168), which is a 2-lot short. Proponent: Terra Design Group and Jeff Slothower, authorized agent for Teanaway Ridge LLC, landowner. The subject property is approximately a total of 88.99 acres (the rezone is for 21.13 acres only) and is located east of the Evergreen Ridge Planned Unit Development and is located at milepost 8 on Highway 903, west of Ronald and north of Highway 903, Ronald, WA 98940 in Section 12, T20N, R14E, WM in Kittitas County. Map numbers 20-14-12010-0002, 20-14-12010-0004 and 20-14-12010-0011.

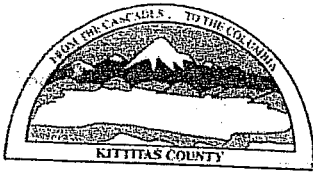
Any person desiring to express his /her views or to be notified of the action taken on this application should contact Kittitas County Community Development Services (CDS). The submitted application and related filed documents may be examined by the public at the CDS office between 8:00 A.M. and 5:00 PM at 411 N. Ruby St., Ellensburg, WA 98926. Staff Planner: Joanna Valencia. Information is also available online at <http://www.co.kittitas.wa.us/cds/current/>.

Written comments from the public may be submitted to CDS no later than May 16, 2008 at 5:00 pm after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act) and WAC 197-11-355 (Optional DNS Process). This may be the only opportunity to comment on the environmental impacts of this proposal pursuant to SEPA, as a Determination of Non-Significance, (DNS), is expected to be issued. A copy of this subsequent threshold determination will be available to the public upon request. This proposal may include, incorporate or require mitigation measures under applicable codes regardless of whether a Determination of Significance (DS) is issued and subsequent Environmental Impact Statement (EIS) is prepared. Written comments may be sent to the CDS Office, 411 N Ruby Suite 2, Ellensburg, WA 98926, or emailed to [cgs@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us), or faxed to 509-962-7682.

An open record hearing will be scheduled after a SEPA threshold determination has been made. A Public Hearing Notice with the exact date, time and location will be issued.

Dated: April 14, 2008, Publish: April 17, 2008 Daily Record and April 17, 2008 Northern Kittitas County Tribune





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

REZONE APPLICATION

(To change from the existing zone to another zone)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST

FEE:

\$1725.00 (\$1500 Rezone + \$225 SEPA) to Kittitas County Community Development Services Department

FOR STAFF USE ONLY

I CERTIFY THAT I RECEIVED THIS APPLICATION AND IT IS COMPLETE.

SIGNATURE:

DATE:

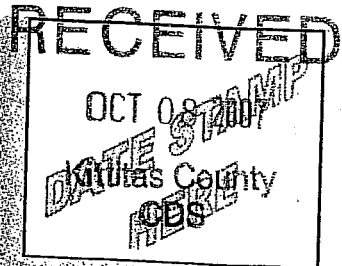
RECEIPT #:

[Handwritten Signature]

10.8.07

653922

NOTES:



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

1. Name, mailing address and day phone of land owner(s) of record:

Name: Teaway Ridge LLC
Mailing Address: PO Box 808
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: _____
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

Agent Name: Terra Design Group
Mailing Address: PO Box 686
City/State/ZIP: Cle Elum, WA 98922
Day Time Phone: 509-857-2044
Email Address: _____

Jeff Slothower
PO Box 1088
Ellensburg, WA 98926
509-925-6916
509-925-8093 (fax)

3. Contact person for application (select one):

Owner of record Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: 9291 SR 903
City/State/ZIP: Ronald, WA 98940

5. Legal description of property:

A portion of 20-14-12010-0002, which is an 88.99-acre parcel.

6. Tax parcel number:

A portion of 20-14-12010-0002

7. Property size:

Approximately 21.13 acres.

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8. **Narrative project description:** Please include 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 (be specific, attach additional sheets as necessary):

This proposal for a Planned Unit Development is adjacent to the east of the existing Evergreen Ridge Planned Unit Development and is located at milepost 8 on Highway 903 just west of Ronald and north of Highway 903.

This application proposes a new Planned Unit Development consisting of approximately 21.13 acres of land. This proposal will be similar to the Evergreen Ridge Planned Unit Development so that it can be planned in such a way that allows continuous and orderly development between the this proposal and the existing PUD.

The land in this proposal has a land use designation of Urban Residential under the Kittitas County Comprehensive Plan and would include attached and detached housing at urban densities, a possible hotel, and will include active and passive recreation as defined under KKC 16.09. Since the land use designation for the project site is Urban Residential, it makes this proposal consistent with the Kittitas County Comprehensive Plan.

This planned unit development will include attached and detached residential housing as well as associated uses such as, but not limited to, condominiums, parking, passive and active recreation opportunities, open space to further facilitate a park or picnic area, and a possible hotel/motel site as allowed by the Planned Unit Development zoning for this property.

This proposal will be served by the Evergreen Valley Group "A" Water System. This water system is currently designed and built and has adequate capacity to serve this proposal along with its existing service area, which includes the Existing Evergreen Ridge Planned Unit Development. The Evergreen Valley Class "A" Water System meets the Washington State Department of Health requirements, including testing protocols, water monitoring, engineering, fire flows etc, and completed its 6 year comprehensive plan amendment process in 2006.

The sewage needs for this proposed planned unit development will be handled by LCU Inc. through community septic systems. As the volume of sewage effluent increases to sufficient levels (approximately 10,000 gallons per day), a Class "A" Reclaimed Water System will be constructed to provide for the sewage needs for this proposal and the existing Evergreen Ridge Planned Unit Development. This system is currently approved and is in the design process; the facility is planned to be operational by summer of 2008.

All roads within this proposed planned unit development will be privately owned and maintained, thereby relieving the county of any additional road maintenance expenses. All of the new roads will be engineered and built to Kittitas County Road Standards as private roads and will connect with the existing Evergreen Ridge PUD.

Recreational opportunities for the owners and guests of this proposed Planned Unit Development will be provided on site and may include, but not be limited to; passive recreation including pocket parks, picnic areas, active recreation including trails and/or play grounds. Additional recreational opportunities are available and located within the Evergreen Ridge Planned Unit Development, which includes an existing activity center which provides a 25 meter swimming pool, spa, tennis court, sports court, basketball, volley ball, training room, family room and a picnic area. The CC&Rs will be written to ensure that all facilities and recreational opportunities provided for in the Evergreen Ridge PUD will also be available to the residents and guests of this proposed PUD.

This proposal will be completed in two phases as follows:

Phase 1:

The initial part of phase 1 will be the designation of 10% of the total proposal as open space for perpetuity. This will help ensure that the open space is linked with the open space in the adjacent properties. At this time the trails will also be established making sure they connect to the existing trails on adjacent property.

The residential units will be built during the first stage and they may include single family, multifamily and condo/stacked flat units. It is proposed that the total unit range for phase 1 will be 30 to 238 units. Water is already established for this proposal, as the Evergreen Valley Group A Water system will service this property since it is located within the service area.

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It is anticipated that the reclaimed water facility will be operational at construction of this proposal. If it does not meet the effluent demands as described above at the time of construction, then the residential units will be served by community septic systems which are managed by LCU, Inc.

Access to the property is off of Hwy 903 leading onto the private road, Ridge Crest Road. Private roads will be established on the subject property meeting all Kittitas County Private Road Standards and will connect to Ridge Crest Road.

Buffers and landscaping will be completed as needed.

Phase 2:

Phase 2 will consist of the possibility of the development of a hotel on a portion of the subject property. It is not clear at this time the actual perimeters of this possible hotel building. Prior to starting phase 2, the applicant will work closely with the CDS staff to determine sizing, setbacks, number of parking spaces, and other facilities or requirements needed to develop a hotel. If it is decided that a hotel scenario is not the best use for the area, then single family multifamily and/or condo/stacked flats units will be developed in the same manner as phase 1. It is proposed that the total unit range for phase 2 will be 12 to 100 units.

Water, sewer and access will be taken care of in the same manner as phase 1.

KCC 17.36.030(5)(a): A narrative relating the development plan to adjacent development and natural areas:

The adjacent land use is primarily used for residential development or recreational activities. To the north of the subject proposal is land used for recreational purposes currently and beyond that is Plum Creek Timber Land. The property to the east is used for recreational and residential purposes, ranges in size and is in very close proximity to the unincorporated town of Ronald. South of this proposal is general commercial property where the Ronald John L Scott office is located. Across SR903 from the proposal are developed residential lots in Evergreen Valley, Cle Elum River Trails, and other plats used for residential and recreational purposes. To the south and west beyond the private residences is land owned by Suncadia and is part of their Master Planned Resort. Also to the east are residential and recreational lands in the Pine Loch Sun II development and Wildwood development areas.

The current land use of these parcels includes industrial property that includes the Old Veneer Plant Building, and other vacant lands with a Rural-3 designation. For almost 100 years this site was used for industrial purposes, relying exclusively on the surrounding natural resources so that the raw materials could be processed on the industrial site. This industrial area is directly adjacent to urban densities and has not been used for industrial processing for years.

By using the Planned Unit Development zoning option, this proposed project will bring this land into conformance with the adjacent land uses and reduce the chance that activities on the property will be materially detrimental to the adjacent properties.

The following uses are allowed in the Rural – 3 and/or General Industrial zone which will not be allowed under the Planned Unit Development zone:

- Wholesale business, storage buildings and warehouses;
- Freighting and trucking yard or terminal;
- Research, experimental or testing laboratories;
- The manufacturing, processing, compounding, storage, packaging or treatment of such products as drugs, bakery goods, candy, food and beverage products, dairy products, agricultural products, cosmetics and toiletries;
- The manufacture, assembly, compounding or treatment of articles or merchandise from the following materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, yarns and paint;
- Any use not listed, which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days

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- of notification to the county board of adjustment pursuant to Title 15A of this code, Project permit application process;
- Uses customarily incidental to any of the above listed, including dwellings or shelters for the occupancy of the operators and employees necessary to the operation of a business or agricultural use.
 - Agriculture, livestock, poultry or hog raising, and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
 - Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
 - All mining including, but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located within an established mining district;
 - Campgrounds, guest ranches;
 - Gas and oil exploration and production;
 - Home occupations which involve outdoor works or activities or which produce noise, such as engine repair, etc. This shall not include the cutting and sale of firewood which is not regulated by this code;
 - Mini-warehouses subject to conditions provided in Section 17.56.030. (Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 92-4 (part), 1992)

The above uses will not be allowed in this Planned Unit Development thereby protecting the adjacent properties and the properties in the immediate vicinity from the above activities.

This planned unit development will incorporate the designation of approximately 10% of the land into open space throughout the property. This open space will preserve the land and allow the continued use of recreational activities to occur within the area.

KCC 17.36.030(5)(b): A narrative of the developer's intent with regard to providing landscaping and retention of open spaces;

Landscaping of portions of the project will be designed to use naturally occurring vegetation where applicable. Some landscaping around the recreation areas of the property will use vegetation that is not naturally occurring. The Covenants, Conditions and Restrictions will include the entire proposal acreage and will require that the bulk of the landscaping be native vegetation, which will also provide for more open space that could be incorporated with trails and used to support habitat for native wildlife. This planned unit development proposal will designate 10% of the land into open space for perpetuity. The open space will include trail systems and recreational activities along with ensuring that the trails are linked together with the adjacent trails in the Evergreen Ridge Planned Unit Development.

KCC 17.36.030(5)(c): A narrative outlining future land ownership patterns within the development including homeowners associations if planned;

The Planned Unit Development will consist of a mix of ownerships, individual lot owners, community owned land, owners with an undivided interest in the land, and jointly owned land. As allowed under the planned unit development, density can range from all residential uses, multifamily residences to condominiums where there could be undivided interest in the underlying property and associated open space and other amenities associated with said attached and detached housing. This area will have urban type densities as allowed by the Urban Residential designation. At this time, it is planned that there will be one all encompassing Homeowners Association for this proposal.

KCC 17.36.030(5)(d): A narrative outlining the proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;

Water:

The proposed Planned Unit Development site is served by the existing Evergreen Valley Group "A" Water System. This water system is currently designed and built, has adequate capacity to serve the existing/established urban residential density on the properties included in the water system's service area and

contains the ability to serve the proposed property included in this application. The Evergreen Valley Group "A" Water System meets the Washington State Department of Health requirements, including testing protocols, water monitoring, engineering, and fire flows etc. This system includes two 60,000-gallon storage tanks; 8" looped main lines with fire hydrants placed at the required intervals meeting the appropriate standards. Furthermore this system is constantly monitored by a Satellite Management Agency approved by the WA ST Dept. of Health and Kittitas County.

Sewage:

The sewage needs for the existing Planned Unit Development are handled by LCU Inc. through community septic systems. As the volume of sewage effluent increases to sufficient levels (approximately 10,000 gallons per day), a Class "A" Reclaimed Water System will be constructed to provide for the sewage needs for the existing and Evergreen Ridge Planned Unit Development and this proposed Planned Unit Development. This system is currently in the design and approval process, and is proposed to be operational by summer of 2008. The Class A Reclaimed Water System Comprehensive Plan was approved on November 6th, 2006.

This system has the same service area as the approved Evergreen Valley Group A water system.

KCC 17.36.030(5)(e): Documentation from the Community Development Services department that environmental review (SEPA) has been completed or will be completed;
SEPA will be completed as part of this Planned Unit Development request.

KCC 17.36.030(5)(f): An explanation and specification of any nonresidential uses proposed within the project;
This application is proposing that 10% of the total acreage be designated as open space for perpetuity. This nonresidential use will allow for recreation activities and the preservation of wildlife habitat. Care will be taken to ensure that the trails and openspace areas of this proposal are linked with the adjacent properties open space and trail areas to create a connected, flowing community.

KCC 17.36.030(5)(g): Timing for the construction and installation of improvements, buildings, other structures and landscaping;

This project is ready to begin as soon as it is approved and the appropriate permits are obtained by the applicant from county and/or state offices. It is anticipated that phase 1 of this proposal is completed within two to three years of this proposal's approval. Landscaping will be provided during phase 1 of this project. It is anticipated that phase 2 will begin within 5 years of this application being approved.

KCC 17.36.030(5)(h): The method proposed to insure the permanent retention and maintenance of common open space;

There will be an all encompassing homeowners association that will be required to ensure that the Conditions, Covenants, and Restrictions are being abided by. The CC&Rs will be written in such a manner as to ensure the permanent retention and maintenance of the common open space.

KCC 17.36.030(5)(i): Proposed Setbacks;

At this time the applicant is proposing the zero lot line scenario so there would be no setbacks required. It is possible that the open space percentage, as part of this proposal, could be used as a buffering mechanism within this proposal.

KCC 17.36.030(5)(j): A master plan of the site, if the proposed PUD is to be developed in phases. The master plan need not be fully engineered, but shall be of sufficient detail to illustrate the property's physical features and probable development pattern. The master plan will serve as a guide in each successive stage of development until its completion;

This application is proposing a Two Phase build-out plan. Phase 1 will include the designation of open space and trails, developing the private road system, along with constructing the residential units. Landscaping will be provided around the residential units and buffers will be created as deemed necessary by the applicant and CDS staff.

Phase 2 will provide a possibility of the construction of a hotel on the subject property. Details have not been decided or determined for this hotel and the applicant will work closely with CDS staff to determine if and/or how the hotel should be designed and built. If a hotel scenario is not used on this proposal then additional residential units will be developed in phase two. They will follow the same guidelines as phase 1.

KCC 17.36.030(5)(k): A narrative of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way).

It is proposed that the density allowed in this proposal be between 2 and 16 units per acre. This density could be within single family, multifamily, condominium and/or hotel scenario.

9. What is the present zoning district?

Rural 3 and General Industrial

10. What is the zoning district requested?

Planned Unit Development

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.

This rezone is consistent with the Urban Residential Land Use (Chapter 2) of the Kittitas County Comprehensive plan which allows for a variety of rural densities.

The property is within the land use designation of "Urban Residential" as described in Chapter 2 of the comprehensive plan. The proposed rezone meets the general policies and objectives of the Urban Residential Land Use designation of the Kittitas County Comprehensive plan, specifically

GPO 2.92C: "Encourage and accommodate future expansion of utilities and roadways for urban densities."

With this proposal being within the existing Urban Growth Node and designated as urban residential further supports this goal, policy and objective. This proposal is already within the service area of the existing and operating private Evergreen Valley Water System that has the capacity to serve this proposal along with additional fire hydrants etc. and the Class A Reclaimed Water Plan thus the expansion of utilities for this proposal has already been met. As for roadways they will be built to the private road standards and privately maintained meeting all the requirements of the Kittitas County Department of Public Works.

GPO 2.93: "Innovations in housing development should be encouraged, this includes but is not limited to cluster development, master planned developments/resorts, shadow platting, fully contained communities, transfer of development rights and planned unit developments."

This proposal is consistent with this GPO as it is being proposed as a planned unit development. Furthermore this proposal is within the urban residential land use designation, which allows for urban residential densities, and is adjacent to existing and approved Planned Unit Developments within the Ronald Urban Growth Node thus being consistent with the comprehensive plan of Kittitas County.

GPO 2.94: "A consideration for all future development should be the adaptability of a proposal to both public and private utilities such as municipal water systems."

This proposal is also consistent with this goal, policy and object since it is within the service area of the Evergreen Valley Private Water System service area and has the capability of providing potable water to this proposal. This proposal is also consistent with the approved Class A Reclaimed Water Plan, being within its service area which will eventually provide sewer service to this proposal.

It must be noted that the Ronald Urban Growth Node is still operating under the comprehensive plan as a

urban growth node until a review is completed determining whether or not Urban Growth Nodes in general should be re-designated as Urban Growth Areas or LAMIRD. Currently this proposal is consistent with the Urban Growth Node (UGN) and the urban residential land use designation that encompasses the UGN.

GPO 2.97: The UGN's shall be consistent with the following general goals:

- a. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;

This proposal is consistent with GPO 2.97 (a) since it's proposing to concentrate urban type density within a currently designated urban area, the Ronald Urban Growth Node. This area is dedicated, by the current UGN and urban residential land use designation, for urban density like this proposal. It is the intent of this proposal to hopefully prevent the inappropriate conversion of undeveloped land into sprawling low-density development by concentrating density in an urban designated area with the appropriate services.

- b. Provide for the efficient provision of public services;

This proposal is already within the service area of the existing and approved Evergreen Valley Water System, which provides potable water and fire flow, and within the approved Class A Reclaimed Water service area that will provide sewer service.

- c. Protect natural resource, environmentally sensitive areas;

This proposal is within a designated urban growth node, where proposals like this should be. Therefore by already having an area already designated for urban residential, Kittitas County has already taken into consideration the importance of protecting the natural resource and environmentally sensitive areas. Furthermore this proposal will be required to go through critical areas review etc.

- d. Promote a variety of residential densities;

This proposal is consistent with (d) as it is promoting a variety of densities from 2 to 16 units to the acre also being consistent with the adjacent approved planned unit development and the urban residential land use designation.

- e. Include sufficient vacant and buildable lands.

The urban growth node of Ronald is allocated a percentage of the growth population; furthermore this proposal is land that is already within the urban growth node, which is to accommodate that percentage of growth. This planned unit development proposal will be taking vacant and buildable land and develop it to accommodate the percentage of growth that has been allocated. Therefore this proposal is consistent with (e).

GPO 2.98A states that UGNs and or UGA's shall be consistent with the following criteria:

- a) Each UGN shall provide sufficient urban land to accommodate future population projections through designation planning period.

The urban growth node of Ronald is allocated a percentage of the growth population; furthermore this proposal is land that is already within the urban growth node, which is to accommodate that percentage of growth. This planned unit development proposal will be taking vacant and buildable land and developing it to accommodate the percentage of growth that has been allocated. Therefore this proposal is consistent.

- b) Land included within UGNS shall either be already characterized by urban growth or adjacent to such lands:

This amendment is consistent in the fact that (1) This area is already characterized with urban growth by having approved PUD's in the vicinity and commercially zoned land within the vicinity to the subject proposal.

- c) Existing urban land uses and densities should be included with UGN's:

This proposal is already designated in the Kittitas Comprehensive Plan as Urban Residential Land Use thus already being consistent.

- d) UGNs and/or UGAs shall provide a balance of industrial, commercial, and residential lands.

This proposal is providing additional residential and commercial lands; pursuant the KCC 17.36 permitted uses, to the exiting urban growth node, which already contains other commercially zoned property. As for Industrial zoned property this proposal is removing this zone to create more consistency with the surrounding/developing commercial and residential character of the area. First, there has been a substantial change in circumstances: For over 100 years this property has been used for industrial purposes. It has relied exclusively on the surrounding areas natural resources for the raw materials to be processed at the industrial site. Not only do some citizens of the surrounding area continue to request a reduction of the industrial uses of this property, but also the raw materials from the region have become unavailable for industrial processing.

The industrial uses of this property have changed over the past 100 years as the industrial needs of the community have changed. The industry of the Upper County for the first 60 years of the 1900's was mining and the site was used for that purpose. As mining died out and timber became king, the site morphed in to a lumber manufacturing location. This property was zoned Industrial in 1974, a time when timber from the surrounding Federal, State, and Private forests was abundant for processing into wood products specifically veneer sheets for plywood manufacturing. During the 1970's and early 1980's the site provided an industrial base that provided employment opportunities for the area.

As the Federal Forests were closed down to logging and the major lumber companies began pulling out of the Upper County, the raw log product was not available to be processed so the veneer manufacturing industry faded away. Now the upper Kittitas County has again transformed itself. There is growing residential, both primary and secondary, pressure throughout the upper Kittitas County area with the SR903 corridor being impacted more because of the proximity to King County and the easy access to recreation areas.

The clear facts are that the mining industry no longer exists. The land is no longer served by rail, the abundant federal forest area have all but shut down to the timber industry. Plum Creek Timber Company has sold vast Timber production areas to be used as resort developments and residential developments. Clearly the use of this property as a place to process the areas natural resources has come to an end. Circumstances have changed dynamically and the land use for this portion of the property has to change with the times.

Some members of the community have spoken clearly at a number of public hearings and public meetings opposing the use of the property for industrial development. The Kittitas County Board of Adjustment has ruled against the use of the property for expanded industrial uses. There has been a significant change in the public opinion against continuing the use this industrial zoned land for industrial purposes even though it is a private property owners right to exercise the uses allowed within the industrial zone.

Consistency with the Kittitas County Countywide Planning Policies (KCCPP):

Number 5, Policy A states all growth in the county shall be accomplished in a manner that minimizes impacts on agricultural land, forestry, mineral resources, and critical areas. By proposing this project within an existing urban growth node, we are minimizing impacts to these types of lands. By having this proposal located within an existing UGN we are reducing the number of wells that could be drilled in the county. More importantly, this property is already in the existing service area of the Evergreen Valley Water System, which contains an existing well with an existing water right. Additionally this proposal would direct growth where it should occur, in this case within urban growth nodes.

According to RCW 36.70A.030(16)(Attachment F): Rural Development refers to development outside of the urban growth area and outside agricultural, forest and mineral resource lands designated pursuant to RCW 36.70A.170. The property being rezoned is not designated as a resource land. RCW 36.70A.030(16) states "Rural

development can consist of a variety of uses and residential densities, including clustered residential development.

Please see Attachment G for entire wording of GPOs.

Kittitas County Countywide Planning Policies – Contiguous and Orderly Growth Policy 4A states; “PUD’s which include commercial and/or industrial uses in addition to residential uses shall be located in UGAs or UGNs...”

The definition of “urban lands” included in the Glossary of Terms in the County Wide Planning Policies states: “Urban lands are located inside urban growth areas, urban growth nodes, or cities and are generally characterized by densities of more than three units per acre and municipal services provided.”

The proposed rezone is compatible with the Kittitas County Comprehensive Plan.

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

Though this application is only required to show a substantial relationship to one of the above, this project bears a substantial relationship to each of the following:

In regards to the Public Health; the county has adopted the high population projections as provided by the Washington State Office of Financial Management (OFM) to guide growth in the county for the next twenty years. These projections provide for substantial growth in the county outside of the cities, the UGAs and the UGNs. In addition to the OFM population projections for full time residential growth there is a rapid increase in the growth and development of second homes.

One of the main concerns in regards to Public Health in the county, expressed by Kittitas County Citizens, the Department of Ecology, the County, and Upper County Cities, is the continued development of unmonitored, untested and uncontrolled exempt wells. Every new exempt well that is drilled increases the possibility of aquifer pollution, reduction of the usable aquifer, and the possibility to interfere with existing water rights. In the past four years there has been in excess of 1,200 exempt wells drilled in Kittitas County, which serve both primary and secondary homes.

This proposed Planned Unit Development is within the existing service area and the future service area of the Evergreen Valley Water System, which has already been approved by the Washington State Department of Health. This Group A Water System provides greater public health protection than individual exempt wells or Group B water systems due to increased federal and state testing requirements. By approving this application, a portion of the county’s projected residential and second home growth will be directed from other rural areas of the county where multiple individual exempt wells could be drilled to serve multiple homes and the growing population, where with this Planned Unit Development proposal a Group A Water System already exists with existing water rights and the ability to serve this growth. This redirection of the population growth from areas that may require the development of individual exempt wells to an area served by an existing and approved Group A Water System bears a substantial relation to the public health, safety, or welfare.

Another of the main concerns regarding Public Health in the county is the continued growth in the rural areas of the county. There is an increase in use of individual septic systems that could pollute the aquifer and/or surface waters of the Upper Yakima River basin. Kittitas County Citizens, County Government, Washington State Department of Health, Washington State Department of Ecology, and the Upper County Cities have expressed this view. An additional benefit to the Public Health is that this project provides a reduction of individual septic systems constructed throughout the county by providing community drain fields, and when flows reach approximately 10,000 gallons per day the community drain fields will be replaced by a Class A Reclaimed Water Facility.

A Class “A” Reclaimed Water System will be constructed to provide for the sewage needs for this Planned Unit Development. This proposed Class A system has received approval by the State of Washington department of Health and the Department of Ecology for its sewer plan and is currently in the design process, and is proposed to be operational by summer of 2008 or as required by the volume created by construction on the parcels that have been previously created.

This facility will be constructed to meet the requirements of the Washington State Department of Health and Department of Ecology. This facility will take effluent from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses including irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire fighting/protection. The standards for Class "A" Reclaimed Water, established by Department of Health and Department of Ecology, require treatment and disinfections to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria.

The Class "A" Reclaimed Water Facility includes the same coverage area as the Evergreen Valley Group A Water System current and future service area.

This project provides at least three Public Safety benefits:

1. This proposal will be using the existing/approved Evergreen Valley Group A Water System. The water system is currently designed with enough capacity to serve the existing service area and the proposed Planned Unit Development. The infrastructure will need to be expanded to provide water service to certain areas for this proposal.
2. The Evergreen Valley Group A Water System is designed to provide fire protection to its current users and existing and future service areas of the water system, as required to do so by the approved WA ST Dept. of Health water plan. Approval of this application will allow the redirection of a portion of the projected population growth, both primary and secondary homes, from other rural areas of the county which has limited or no water rights, no fire suppression storage, no ability to deliver fire fighting water, and no fire hydrants to an area that will provide all of the above.
3. In addition, this proposal will provide safe year round access for health and personal safety emergencies on paved and well maintained private roads. Under Kittitas County Road Standards, the roads for this proposal must meet or exceed private road standards and will be constructed to a higher standard and provide greater public safety than is typically found in other rural areas of the county. These improved roads not only reduce the risks to individual users, but also reduce the risks to the community at large. This is because county resources such as police, fire, and ambulances are able to serve these residences more efficiently than the same number of residential units spread out over a larger area of three to twenty acre tracts in other rural portions of the county.

There is a higher potential for fire to get out of hand in an area without adequate water supplies or without easy access then there is in an area that meets or exceeds the State and County requirements for fire flows and road access. Any of the above mentioned components of the project by themselves meets the criteria for providing Public Safety benefits and combined, provide a standard that cannot be achieved in many other areas of the rural county.

The Public Welfare of the county will also be benefited by approval of this proposal. As stated above, the County has adopted the high population projections as provided by the Washington State Office of Financial Management. These projections provide for substantial growth in the county outside of the Cities, UGAs and UGNs. This project will provide residential units within a Planned Unit Development with sophisticated water and sewer systems. In addition, this project provides for recreational opportunities within the boundaries of the project for its residents thereby reducing the pressures on the Federal, State, County, and City's recreational facilities. The provided recreational opportunities and recreational facilities will be privately funded, reducing the public funding of recreational facilities and recreational opportunities.

Another benefit to the Public Welfare is that the applicant will designate a minimum of 10% of the land into open space for perpetuity, which will preserve the newly proposed trails and recreational activities on the property. Subsequent benefits include wildlife protection corridors; pedestrian trail systems; open space and recreational opportunities.

Again, speaking directly to the issue of this proposed amendment bearing a substantial relation to the welfare of Kittitas County, this proposal stops, forever on the land that is dedicated to open space, the continued

conversion of productive commercial forest operations into residential housing as has happened along the Hwy 903 corridor and throughout other areas of Kittitas County. The open space land that is provided for in this proposal will be managed as open space under the Planned Unit Development Policies.

Again, as stated above to meet this criteria, "The proposed amendment bears a substantial relation to the public health, safety, or welfare" only one substantial relation needs to be shown and this proposal clearly provides benefits to all three elements; the public health, safety, and welfare of the county.

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

The proposed rezone of the property provides merit and value to Kittitas County, as it will add to and increase the tax base while minimizing the impacts to its operational costs. The Planned Unit Development will provide private roads, private utilities and private recreational opportunities for its residents as it increases the tax base for the county.

A recent small study of a developed residential development in Upper Kittitas County showed that the development produced in excess of \$500,000.00 in tax revenue. In addition, the study found that the development created over \$222,000.00 in tax revenue for the local and state schools within a 6-year period (Attachment J).

Kittitas County has adopted the high population projections as provided by the Washington State Office of Financial Management to guide growth in the county for the next twenty years. It can be predicted, based on these population projections that a large portion of this population growth as well as most of the growth of the second home market will be occurring in the Rural Lands of the county. There is merit and value in directing this growth to a location that can provide the services that will substantially reduce the impact to the environment through state of the art utility systems. This is done as stated above by providing for a Group A Water System and a Class "A" Reclaimed Water Facility as well as providing for open spaces and buffers between the existing population and the anticipated growth in the population. By situating a portion of the anticipated growth in this area with these services, open spaces, and buffers increases merit and value for Kittitas County and meets the Planned Unit Development Comprehensive Plan Policies.

Furthermore, this proposal substantially creates merit and value for Kittitas County by connecting trails and open space on this proposal to the adjacent existing Evergreen Ridge Planned Unit Development.

It is clear that by providing an increased tax base, privately funded roads, privately funded recreation areas, privately funded utilities that provide for fire protection, environmental enhanced sewage treatment, limiting rural sprawl, and creating/preserving open space, this proposal provides merit & value to Kittitas County.

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.

Though a proposal need only meet one of the criteria above; this proposal meets all three criteria contained in the above statement as demonstrated by the following:

First, there has been a substantial change in circumstances: For over 100 years this property has been used for industrial purposes. It has relied exclusively on the surrounding areas natural resources for the raw materials to be processed at the industrial site. Not only do some citizens of the surrounding area continue to request a reduction of the industrial uses of this property, but also the raw materials from the region have become unavailable for industrial processing.

The industrial uses of this property have changed over the past 100 years as the industrial needs of the community have changed. The industry of the Upper County for the first 60 years of the 1900's was mining and the site was used for that purpose. As mining died out and timber became king, the site morphed in to a lumber manufacturing location. This property was zoned Industrial in 1974, a time when timber from the surrounding Federal, State, and Private forests was abundant for processing into wood products specifically

veneer sheets for plywood manufacturing. During the 1970's and early 1980's the site provided an industrial base that provided employment opportunities for the area.

As the Federal Forests were closed down to logging and the major lumber companies began pulling out of the Upper County, the raw log product was not available to be processed so the veneer manufacturing industry faded away. Now the upper Kittitas County has again transformed itself. There is growing residential, both primary and secondary, pressure throughout the upper Kittitas County area with the SR903 corridor being impacted more because of the proximity to King County and the easy access to recreation areas.

The clear facts are that the mining industry no longer exists. The land is no longer served by rail, the abundant federal forest area have all but shut down to the timber industry. Plum Creek Timber Company has sold vast Timber production areas to be used as resort developments and residential developments. Clearly the use of this property as a place to process the areas natural resources has come to an end. Circumstances have changed dynamically and the land use for this portion of the property has to change with the times.

Some members of the community have spoken clearly at a number of public hearings and public meetings opposing the use of the property for industrial development. The Kittitas County Board of Adjustment has ruled against the use of the property for expanded industrial uses. There has been a significant change in the public opinion against continuing the use this industrial zoned land for industrial purposes even though it is a private property owners right to exercise the uses allowed within the industrial zone.

Third, this proposal provides for the reasonable development of the property: The proposed Planned Unit Development is adjacent to urban densities, such as the Evergreen Valley Planned Unit Development, Pine Loch Sun, Sunshine Estates, Wildwood, Cle Elum River Trails Planned Unit Development and the Unincorporated Town of Ronald. In the adjacent approved Evergreen Ridge Planned Unit Development, which this proposed Planned Unit Development will be granted access to, there is the Mountain Ridge Activity Center which is an active recreational facility that includes a 25 meter swimming pool, basketball courts, tennis court, volleyball court, other court sports, a spa, picnic area, trail facilities, family meeting room, and large changing areas. The proposal will also include connectivity to the Mountain Ridge trail system, which include hiking and biking trails. All of these recreational opportunities will serve the subject site. On the east side of the property is the unincorporated town of Ronald that also includes urban densities. With the inclusion of the activity center and recreational uses and the adjacent urban residential lands and the second home market phenomena this proposal of a Planned Unit Development is consistent with the Kittitas County Comprehensive Plan and clearly is a reasonable use of the land.

As this proposal is only required to meet one of the above criteria and as shown, meets all of the required, it is clear that the proposal meets and exceeds the requirements of this section.

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

The proposed Planned Unit Development zone is one of the planning tools available that will allow for the creation of open space for the continued preservation of the Cle Elum Valley corridor, while allowing for the existing urban residential development and future urban residential development to occur on this property being consistent with the Growth Management Act 36.70A.030(16) and the Planned Unit Development Zone, KCC 17.36.

Further, this property is suitable for development in general conformance with zoning standards for the proposed zone as supported by the Kittitas County County-Wide Planning Policies. These Policies clearly support the designation of this property as a Planned Unit Development. By designating this property as a planned unit development the uses that are allowed within this zone also create the flexibility to achieve the goals of Kittitas County Comprehensive Plan and GMA 36.70A by allowing innovative development techniques to occur, such as the Planned Unit Development (PUD). The PUD allows you to maximize your land use capabilities for efficiencies of utilities, densities, housing structures, open space areas and preservation of land therefore creating a more appealing and livable community.

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

The proposed rezone is consistent with and characteristic of the existing development in the immediate vicinity of the subject properties. The adjacent property has been developed by the applicant into a resort-based development. The proposed Planned Unit Development will enhance the adjacent property.

The property to the north and west is a mixture of residential parcel and high urban density developments such as Pine Loch Sun, Pine Loch Sun 2, Sunshine Estates and Wildwood developments. This proposal will not be materially detrimental, as the residential housing units will be placed appropriately on the property, eliminating impacts to the adjacent property owners.

The land to the east, which will be buffered by the existing tree line that will be protected in this proposed project, contain residential parcels, high urban density developments like Pine Loch Sun 3 and the Unincorporated Town of Ronald.

The land adjacent to the south of the proposal is general commercial and SR903 and will not be negatively impacted by this proposal. Further to the south of this proposed PUD zone (south of State Route 903) lies urban residential style development, such as Cle Elum River Trails PUD. Care will be taken to ensure that there will be connectivity between the open space areas within this proposal and the existing development in the area.

By using the Planned Unit Development zoning option, this proposed project will bring this land into conformance with the adjacent land uses and reduce the chance that activities on the property will be materially detrimental to the adjacent properties.

The following uses are allowed in the Rural – 3 and/or General Industrial zone which will not be allowed under the Planned Unit Development zone:

- Wholesale business, storage buildings and warehouses;
- Freighting and trucking yard or terminal;
- Research, experimental or testing laboratories;
- The manufacturing, processing, compounding, storage, packaging or treatment of such products as drugs, bakery goods, candy, food and beverage products, dairy products, agricultural products, cosmetics and toiletries;
- The manufacture, assembly, compounding or treatment of articles or merchandise from the following materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, yarns and paint;
- Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within ten working days of notification to the county board of adjustment pursuant to Title 15A of this code, Project permit application process;
- Uses customarily incidental to any of the above listed, including dwellings or shelters for the occupancy of the operators and employees necessary to the operation of a business or agricultural use.
- Agriculture, livestock, poultry or hog raising, and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots;
- Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
- All mining including, but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located within an established mining district;
- Campgrounds, guest ranches;
- Gas and oil exploration and production;

- Home occupations which involve outdoor works or activities or which produce noise, such as engine repair, etc. This shall not include the cutting and sale of firewood which is not regulated by this code;
- Mini-warehouses subject to conditions provided in Section 17.56.030. (Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 92-4 (part), 1992)

The above uses will not be allowed in this Planned Unit Development thereby protecting the adjacent properties and the properties in the immediate vicinity from the above activities.

This proposal will not be materially detrimental to the properties in the immediate vicinity of this subject proposal.

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

No irrigation delivery structures or delivery systems that service other properties will be impacted by this rezone.

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Signature of Authorized Agent:

x *Kimberly M. Ozburt*

Date:

10/8/07

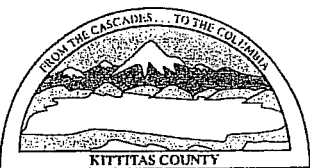
Signature of Land Owner of Record

(Required for application submittal):

x *[Signature]*

Date:

10-8-07



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

SEPA ENVIRONMENTAL CHECKLIST

FEE \$225.00

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:
Ronald Planned Unit Development

2. Name of applicant:
Teanaway Ridge LLC, Ronald Mill Site II & IV Inc.

3. Address and phone number of applicant and contact person:

PO Box 808, Cle Elum WA 98922, 509-857-2044

**Contact person: Terra Design Group, Inc, PO Box 686, Cle Elum, WA 98922
509-857-2044**

4. Date checklist prepared: **October 2, 2007**

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

5. Agency requesting checklist:

Kittitas County Community Development Service Department

6. Proposed timing or schedule (including phasing, if applicable):

Depending on the weather and ground conditions the project is ready to start as soon as approvals are granted

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

All uses will be within the Planned Unit Development Proposal. As for activity connected with this proposal there are existing approved developments that are adjacent to this proposal that are currently being serviced by the same Evergreen Valley Group A Water System and once fully operational will also be served by the same Class A Reclaimed Water Facility.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

The Washington State Department of Ecology has conducted the public process and site visits in order to remove land adjacent to this proposal from the MTCA list.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

As part of rezoning this property to a Planned Unit Development (PUD) along with any future development within this PUD it is anticipated that a storm water permit will be required and issued by the Washington State Department of Ecology.

Access permits could possibly be required and issued by Kittitas County Department of Public Works.

Building permits issued by Kittitas County will be required for all new structures constructed on the property.

Access permit may be required from the Washington State Department Of Transportation for access from Highway 903.

11. Give brief, complete description of your proposal, including the proposed uses

and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a proposal to designate the subject property as a Planned Unit Development Zone. As required by the Planned Unit Development Policies, there will be a mixture of residential uses such as single family, multifamily structures, condominiums, time-shares, and fractionally owned accommodations of all kinds. All uses will be allowed pursuant to KCC 17.36 .

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**See map for location and boundaries of parcels included.
See parcel list submitted with application.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

This project site ranges from flat to steep slopes.

- b. What is the steepest slope on the site (approximate percent slope)?

The subject property varies in slope from 0% to 45%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Numerous types of soil could be within the site. These types are as follows:

Roslyn-Racker Complex, 0 to 5 % slopes

Nard Loam, 25 to 45 % slopes

Dumps, Mine

Roslyn Sandy Loam, 5 to 25% slopes

This is non-irrigated agricultural land and is not considered prime farm land

- d. Are there surface indications or history of unstable soils in the immediate vicinity?

As part of the adjacent/existing and approved planned unit development there has be grading etc as part of construction activities within that existing Planned Unit Development. To our knowledge there are no unstable soils in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.

Grading will be necessary for the construction of access to the proposed residential areas. Some fill will be needed to create the road base. In most places the creation of the road base will be through balancing the cut and fill areas of the road system. The road system may require an estimated 50,000 plus or minus cubic yards of fill.

All or the majority of the fill may come from on-site sources of material including possible excess material from the creation of storm water retention facilities, community septic fields, ponds, building sites and roads. If these sources do not provide adequate quantities of material or if the material does not meet county specifications, then the fill will be imported from off-site sources.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

During the course of construction, some erosion could occur. Necessary storm water erosion controls will be incorporated to mitigate any soil erosion run-off. Implementation of the Best Management Practices (bmp's) will be used addressing storm water and erosion control. A storm water permit will be applied for and issued by the Washington State Department of Ecology for this property.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The roads and other infrastructure as well as buildings and residences will be the only impervious surfaces. It is estimated that 25% of the site would be covered with impervious surfaces. Methods of reducing the impervious surfaces will be explored. This may include reducing the width of the road surfaces while providing for a road structure capable of bearing traffic loads while also allowing storm water to penetrate the surface thereby reducing storm water run-off.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

As part of the Washington State Department of Ecology's storm water permit, the applicant is required to develop a storm water pollution prevention plan (swpp) utilizing/implementing best management practices therefore reducing and controlling possible erosion issues during storm water events.

Regarding the long-term impact to the earth, the applicant will re-vegetate with native vegetation and will also be placing 10% of the land into Open Space .

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The normal construction work would cause a certain amount of emissions to the air. During the construction phase, best management practices will be used for dust abatement.

When the project is complete, the only emissions would be automobile exhaust, possible wood smoke from fire stoves and fireplaces and/or other home emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There could be the possibility of off-site emissions affecting the subject property from the traffic on Hwy 903 along with possible smoke from adjacent properties and residences that have fire places.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust abatement will be in place during the construction phase addressing dust issues. At the same time, standard emission control devices will be used as part of the measures to control emissions.

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

There are no natural creeks etc that run through the subject Property, and no saltwater, lakes, ponds, or wetlands

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The designation of this property to a Planned Unit Development will not require any work over, in or adjacent to any described water. (As stated above there are no natural watercourses that run through the subject property and no saltwater, lakes, ponds, or wetlands on or near the project.)

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

No filling or dredging will occur.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

There will be no surface water withdrawals or diversions with this proposal.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

There is no 100-year floodplain associated with this proposal

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

There will be no discharges of waste materials to surface waters.

If there is not enough volume of effluent created from the development to allow for the construction and operation of a Class A Reclaimed Water facility then in the first phase of the project there may be the use of approved Washington State Department of Health or Kittitas County Environmental Health Department Community Septic Systems to treat the initial needs of the development. A licensed septic designer or a licensed professional engineer will design these systems. These systems will discharge treated waste water in the amount allowed by Washington State law and process the domestic water that is produced by the Group "A" Water System.

When the sewage volumes reach adequate levels to support its operation, the community septic systems will be absorbed into a newly constructed, Class A reclaimed water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will serve the Planned Unit Development proposal. The reclaimed water facility's service area is compatible with the existing and future service area of the Group "A" Water System that will also be serving the property that this proposal covers.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses and may be used for any of the uses provided by law within this project including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, aquifer recharge, stream enhancement, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by the Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of individual septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group "A" Water System that serves this property.

A Class A Reclaimed Water sewer plan has been approved by the Washington State Department Of Health and the Washington State Department of Ecology for the area covered by this proposal.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

The proposed Planned Unit Development is within the service area of the Evergreen Valley Class A Water System. This System has been approved by the WA ST Dept. of Health with the water right being approved by the Washington State Department of Ecology. This system has the capability to serve all of the proposed development within proposal. If and when development occurs, storm water will be discharged from the site to surface waters. Bmp's will be used to design and build a storm water control plan that meets Kittitas County standards. All withdrawals of water from the ground associated with this project are allowed by an existing ground water right.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

During the early phases of this development the sewage may be treated through community septic systems with discharges to the ground as allowed by Washington State Law.

When the sewage volumes reach adequate levels to support operation, the community septic systems will be absorbed into a newly constructed Class A reclaimed water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will serve the Planned Unit Development proposal. This service area will be consistent with the existing approved Evergreen Valley Group "A" Water System that this proposal covers.

The Class A Reclaimed Water facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of individual septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group "A" Water System that serves this property.

Construction of this reclaimed water facility will include a central treatment facility, underground collection and distributions systems, and storage facilities. The system will continue to use the community drain fields as an alternate location to dispose of the reclaimed water as allowed by the Class "A" Reclaimed Water plan for this project.

- c. Water Runoff (including storm water):
 - 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).
Where will this water flow? Will this water flow into other waters?
If so, describe.

There are three naturally occurring sources of run off for this land.

- Summer Precipitation run-off:
- Winter Precipitation run-off:
- Spring Thaw (Snow melt) Precipitation run-off:

When precipitation occurs during the summer months the runoff infiltrates into the exiting ground and also flows down existing roadside ditches.

During the winter months, snow accumulates on the property. Rain on snow events can also occur during the winter, which creates additional runoff on the property. This rain on snow storm water event flows on top of the existing snow pack, as it has historically occurred, eventually reaching existing road side ditches.

Finally, during the spring thaw/snow melt events, the historical spring snowmelt creates runoff from the property, which travel in ditches that eventually lead to roadside ditches.

After infiltration has reached its saturation point, the excess water will continue to flow down existing roadside ditches.

A storm water permit will be required by the Washington State Department of Ecology and a storm water pollution prevention plan (SWPP) will be developed for implementing measures to reduce and control storm water. The SWPP will describe the methods and collection systems (if required) that will help control storm water events (runoff). The SWPP also allows for flexibility, thus changes can be made if certain preventative measures (BMP's) need changing.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials, excluding sewage, are not expected to enter ground or surface waters.

This Planned Unit development will use the existing approved community septic systems that serve other adjacent projects. The community septic systems will treat the existing sewage that discharges to the ground as allowed by Washington State Law.

When the sewage volumes reach adequate levels to support operation, it is intended to construct a reclaimed water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will also serve this proposal as part of its approved service area. It is important to note that

this Class A Reclaimed Water facility service area is compatible with the service area of the Evergreen Valley Group "A" Water System.

This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed Water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire fighting/protection. The standards for Class "A" Reclaimed Water established by Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities, served by the Group "A" Water System. This system it proposed to be operational by summer of 2008.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

As this Planned Unit Development proposal progresses, storm water runoff will be addressed through the development of a storm water pollution prevention plan designed and constructed in accordance with the Best Management Practices (Bmp's) that meet the Washington State Department of Ecology requirements. This will include sediment and erosion control measures to address any runoff water impacts.

Roads that serve the development will be narrowed. This will decrease the impervious surfaces that contribute to storm water run off. Other new technologies such as pervious asphalt, pervious concrete, and grasscrete will be investigated and possibly used in and around the proposed project where their application is appropriate.

In lieu of paved sidewalks, trails will have gravel or bark material as top surfaces. Surfaces will be constructed in a way that will also reduce storm water runoff.

4. PLANTS

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered?

As development progresses, clearing and grading could occur as well as disruption of some of the deciduous and evergreen trees and some grasses and shrubs that populate the proposed site.

Once construction is completed, these affected areas will be re-vegetated with naturally occurring species.

c. List threatened or endangered species known to be on or near the site.

None that we are aware of at this time.

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

As part of this proposal, the property will be covered by protective covenants that will limit the amount of vegetation that can be removed for any reason including the construction of homes, roads, or driveways. The use of native plants will be required to be replanted in many areas around the development as it proceeds in an effort to maintain the natural state of the project. There will be areas where non-native vegetation will be used. A landscaping plan will be designed and implemented by a landscaping professional.

Construction on any part of the property included within this proposal will be required to meet the protective covenants, which could limit the amount of vegetation that may be removed.

These protective measures allow the applicant to preserve or enhance the vegetation on the site and keep or return most of the landscape to its natural state.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ___ birds: hawk, heron, eagle, songbirds, other:
- ___ mammals: deer, bear, elk, beavers, other:
- ___ fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

None that we are aware of. There are spotted owl locations in the upper county but not on the subject property.

c. Is the site part of a migration route? If so, explain.

Elk and deer range through this area

d. Proposed measures to preserve or enhance wildlife, if any.

It is the intent of this proposal to maintain 10% of open space area in its natural state. The open space is planned in such a way to provide connectivity to other adjacent lands and open space areas.

As part of this Planned Unit Development the placement of homes outside of the established open space achieves two goals: #1) Establishing the best location for residences and #2) Preserving as much open space as possible. In addition, there will be natural connected corridors around the home sites to allow for continued wildlife activity, wildlife corridors and preservation of the native/natural habitat throughout this development.

The use of native plants for a natural landscape setting will be required.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and propane will be used in the residences to be built. It is possible that solar energy and wood stoves will be included in the residences as well.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

There will be no affect on neighboring solar energy uses by this project

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The protective covenants will include provisions to conserve water use. All newly constructed buildings will meet the requirements of Kittitas County relating to energy conservation.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No environmental health hazards are anticipated with this project. There is the potential forest fire risk, but as allowed in the past the landowner will continue to provide space and water use for the temporary housing of fire fighters. Furthermore as required in the Evergreen Valley Group A Water System, fire flow is designed into the system.

1) Describe special emergency services that might be required.

Fire Department services would be provided by the local Fire District #6. As part of the Group "A" Water System plan through the Washington State Department of Health, fire flow is required to be designed into the system. The local fire district also will have access to existing/onsite fire hydrants for fire fighting purposes. Emergency services related to Police and Medical would be provided for through the local County contact facility through the 911 service. A first responder and first aid facility will be provided on site. The use of

medical facilities would be utilized within the County either in the City of Cle Elum or the City of Ellensburg.

2) Proposed measures to reduce or control environmental health hazards, if any.

There will be no environmental health hazards located on the property. As for possible issues, the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Services Department or the Department of Ecology.

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Traffic noise from Hwy 903 could affect this proposal.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short-term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on-site. These noises typically would be from dawn to dusk. On a long-term basis, there would be automobile noise from homeowners.

3) Proposed measures to reduce or control noise impacts, if any.

In an effort to reduce or control possible noise impacts during the construction period, construction hours would be limited to the hours between 7:30 am to dusk.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Currently, the uses within the subject property are vacant land, industrial zoned land which includes the Old Veneer Building, and urban residential land use. Adjacent properties are urban residential properties such as Evergreen Valley Planned Unit Development, Pine Loch Sun, rural residential and the unincorporated town of Ronald (urban residential lots) and existing approved Planned Unit Developments south of Hwy 903. The subject property is also bordered by a small strip of commercially zoned land that fronts hwy 903.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

The subject property includes the Old Veneer Building .

d. Will any structures be demolished? If so, what?

It could be possible that the Old Veneer Building will be demolished, but that determination has not been made as of yet.

e. What is the current zoning classification of the site?

Rural-3 and General Industrial

f. What is the current comprehensive plan designation of the site?

The proposed site has an Urban Residential land use designation by Kittitas County. This proposal is within the existing Ronald Urban Growth Node.

g. If applicable, what is the current shoreline master program designation of the site?

There is not a shoreline master program designation associated with this proposal.

h. Has any part of the site been classified as an:
 environmentally sensitive area?

No

i. Approximately how many people would the completed project displace?

None

j. Approximately how many people would reside or work in the completed project?

The Planned Unit Development density shall range from 2 to 16 units per acre. The amount of people that could possibly work within the completed project could vary.

k. Proposed measures to avoid or reduce displacement impacts, if any.

Impacts will be assessed and if appropriate, measures to avoid or reduce impacts will be implemented, if any are required. None are expected at this time.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any

This proposal is consistent with the Kittitas County Comprehensive Plan Designation of Urban Residential land uses, which allows the development of a Planned Unit Development at urban densities. It is also compatible with the existing residential development that has occurred on adjacent property under the Planned Unit Development concepts, which falls under the existing land use designation of Urban Residential and is also consistent with the Kittitas County-County Wide Planning Policies. The measures that are allowed under KCC 17.36 Planned Unit Developments provide for the ability to develop while protecting all natural resources as much as possible.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

The number of units within this Planned Unit Development shall range from 2 to 16 units per acre and will be for middle to high income housing

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

None. There will be no units eliminated by the project

c. Proposed measures to reduce or control housing impacts, if any. Additional measures that will reduce or control housing impacts will be addressed in the implementation of the CC&Rs. Regarding the types of housing structures, vegetation requirements via landscaping etc., housing color etc.

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any proposed residential structure would be 80 feet. The principal exterior building material would be wood or materials with a wood look and native stone and masonry products.

b. What views in the immediate vicinity would be altered or obstructed?

No views would be impacted by this project. The majority of the home sites will be situated in a manner that will not alter or obstruct any views in the immediate vicinity. Strict guidelines will be set for any additional removal of trees during the construction process along with strict protective covenants and an associated committee to review any requests to remove or alter any existing trees or vegetation on the proposed property.

c. Proposed measures to reduce or control aesthetic impacts, if any.

The protective covenants of the project will control aesthetic impacts

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with wattage controlled by the protective covenants.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. More importantly, due to the topography and timbered area, there will be limited areas where residential units would be seen. The wattage of all lighting would be controlled by the protective covenants.

c. What existing off-site sources of light or glare may affect your proposal?

There could be the possibility of light or glare from existing residences from adjacent developments and from traffic on Hwy 903, which could affect this proposal.

d. Proposed measures to reduce or control light and glare impacts, if any.

The protective covenants would require downward facing outdoor lighting on residences and yards with no large, halogen yard lights. The wattage of all lighting would be controlled by the protective covenants.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Hiking, hunting, snowmobiling, fishing and horseback riding. It must be noted that the existing recreation amenity, in the form of a Recreational Activity center that includes a 25 meter swimming pool, basketball court, tennis court, volleyball court and other court sports, a picnic area, family/conference meeting rooms and shower/changing rooms, adjacent to this proposal will also be available for usage by this planned unit development.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No, the project will enhance existing recreational uses. The open space designation will add additional recreational activity with various types of recreational uses. These uses will be for the use of the homeowners within the proposal and the existing residences that are being served by the Group A Water System. This will reduce the burden, maintenance costs, and recreational uses on existing recreational areas in the vicinity. Although there could be the possibility for future residences, outside of the existing developments served by the Group A Water System to be able to use the recreational facility.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

As part of this proposal and the existing approved planned unit development we have and will incorporate at least two types of recreational activities, Passive Recreation, and Active Recreation. Passive and Active recreation will include trails throughout the property. These trails will meander through the trees within the proposal. Also along these trails, there will be areas designated as picnic location and viewpoints. There is already a formal recreation use available, within the existing Recreational Activity Center, in the form a community center/meeting center.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

To our knowledge, there are no sites that are listed or proposed for listing on national, state, or local preservation registers.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

At this time we know of no evidence of historic, archaeological, scientific, or cultural importance

c. Proposed measures to reduce or control impacts, if any.

Since there is no indications of historic, archaeological, scientific or cultural importance known to be on the site there are no proposed measures to reduce or control impacts.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The main access to the site will be at the intersection of State Hwy 903 and Ridgecrest Road. Please note that Ridgecrest Road is an easement that accesses other parcels beyond this proposed Planned Unit Development. Also this possible alternative access point would provide for additional ingress and egress in case of emergency situations. As part of the adjacent approved Planned Unit Development it was required that the intersection of Morrel Road, Hwy 903 and Ridgecrest Road be re-aligned and a Right Hand turn in lane onto Ridgecrest Drive be built, which has been completed as required by mitigation measures.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No public transit in the area.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The project would have the normal amount of parking spaces associated with residences. Each unit will have a minimum of one parking space associated with each unit. The existing recreational activity center has 10-15 existing parking spaces along with handicap spaces available. Additionally there is overflow parking area for 100-200 cars directly across from the recreational activity center for users and residences within the proposed PUD and this proposed PUD. It is currently proposed that all single-family residences will have 2 parking spaces each, all multi-family and condominium units will have 1 parking space per unit combined with the use of the overflow parking area

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes. There will be a new road system that will meet the Kittitas County Private Road Standards.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No, the site is away from water, rail and air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The project, at full build out, will generate approximately 422.6 to 3380.8 trips per day at a worst-case scenario. Please keep in mind that these traffic estimates are at the worst case scenario. This proposal is a Planned Unit Development that will eventually cater to

the second home market phenomenon thus it can be safely stated that 1/2 the trips could occur. A transportation study will also be completed identifying and addressing any impacts that could possibly occur. Because of the nature of the second home market, the peak volumes would most likely occur on weekends and holiday periods.

g. Proposed measures to reduce or control transportation impacts, if any.

No measures are proposed at this time. It must be noted that the landowner, through a previously approved Planned Unit Development was required to realign the intersection of Morrel Road, Hwy 903 and Ridgecrest Road and build a Right Hand turn lane onto Ridgecrest Drive, which has been completed as required mitigation measures. The applicant will hire a transportation consultant to perform a traffic study to identify any impacts that might occur due to this project.

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

In developing new building lots, the proposal could result in an increased need for police and fire protection. It must be noted as part of the existing Group A Waters System it is required to have the appropriately designed fire flow in place. There are existing fire hydrants, which are also required that allow the outside fire districts the ability to connect to and draw water for fire fighting purposes. It is possible that there would be impacts on health care and schools.

b. Proposed measures to reduce or control direct impacts on public services, if any.

There is an existing Group "A" Water System serving the existing urban residential development and this proposal that has established fire hydrants and water storage for fire flow as required by the Washington State Department of Health in which the developer has borne the cost to build. The increased tax base will help to offset the public costs of the increased need for services. The development of the internal roads will be financially borne by the MPR/applicant and built to Kittitas County Private Road Standards thus relieving the county from any costs of construction or maintenance. A first responder and first aid facility will be constructed on the site.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project will require electricity, telephone, cable or satellite television and Internet services. This will require ditches to be dug to locations that are adjacent to this property so this property can be connected to the various utilities.

Puget Sound Energy will provide the electric power. Inland Telephone will provide phone, cable and internet service. LCU Inc. will provide the septic/sewer systems and potable water through the existing Group "A" Water System will expand infrastructure to serve new phases of development within the Planned Unit Development.

There are currently 5 approved community Septic Permits for the development of community septic systems. Currently there is one community septic system installed and in use. Once a new community septic system is required, that system will be designed by a licensed septic designer and installed on-site by a Kittitas County approved installer and managed by LCU Inc.

When the sewage volumes reach adequate levels to support operation, it is intended to eliminate the community septic systems and construct a Class "A" Reclaimed Water facility approved through the Washington State Department of Health and permitted by the Washington State Department of Ecology. This reclaimed water facility will serve the property included within this proposal. That service area is compatible with the service and future service area of the Evergreen Valley Group "A" Water System that will also be serving the property that this proposal covers.

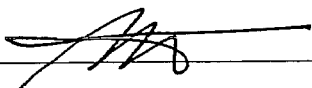
This facility will take domestic sewage from the project and treat it to a level that meets or exceeds Class "A" Reclaimed Water, the highest standard recognized by Department of Health and Department of Ecology and allow that water to be put to beneficial use. Class "A" Reclaimed water is suitable for many beneficial uses including, but not limited to, irrigation of food and non-food crops, landscape irrigation, impoundments for landscape and recreational uses, construction water, and fire-fighting/protection. The standards for Class "A" Reclaimed Water established by the Department of Health and Department of Ecology require treatment and disinfection to a level that is far above what conventional wastewater treatment facilities are required to provide. The standards also require automated alarms, redundancy of treatment units, emergency storage, and stringent operator training and certification to meet reliability criteria. Elimination of the community septic systems and treatment of wastewater from the project to these high standards provides for increased benefit to Public Health far above that seen in conventional wastewater treatment plants or soil based treatment of septic systems.

The system will be sized to adequately treat and reclaim the domestic sewage from the residences and facilities served by the Group "A" Water System that serves this property.

Construction of this Class "A" Reclaimed Water facility will include a central treatment facility, underground collection and distribution systems, and storage facilities. The system will continue to use the community drain fields and alternate location to dispose of the reclaimed water as allowed by the Class "A" Reclaimed Water plan for this project. It is intended that the Class A Reclaimed Water System Facility will be operational by summer of 2008.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date: 10-8-07

Print Name: Patrick Deneen

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.

FOR STAFF USE

This Planned Unit Development zone, KCC 17.36, establishes uses and allowed densities. The proposal already has a designation of Urban Residential. The Planned Unit Development permitted uses could all result in increases or decreases to emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. It can be anticipated that changing the zoning from Rural-3 and General Industrial to a PUD zone will in and of itself reduce the potential impacts from the allowed and conditional uses of the Rural-3 and General Industrial zones at the same time becoming consistent with it's existing land use designation of Urban Residential. If in the future the allowed uses were implemented as allowed under the permitted uses section of the PUD zone, then any future discharges to waters, discharge of emissions to the air, and the production, storage or release of toxic or hazardous substances, or production of noise will be subject to applicable Federal, State and Local rules and regulations governing those events. In addition, if and when development occurs, impacts will be controlled through the covenants existing and to be established and filed on the property.

The change of zone itself will not impact water, air, production, storage, or release of toxic or hazardous substances; or production of noise.

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.

The Planned Unit Development (PUD) rezone itself will not affect plants, animals, fish or marine life. As mentioned in the SEPA checklist, there are no floodplains associated with this proposal. There are some seasonal drainages on the property and appropriate measures will be taken if and/or when development occurs.

In the event the property is utilized for any of the allowable uses within the current zones or the new zone being sought, the use of the property will be subject to applicable Federal, State and Local rules and regulations designed to protect and conserve plants, animals, fish or marine life, including but not limited to the Shoreline Management Act, rules and regulations promulgated by the Department of Ecology regarding water use, rules and regulations by the Washington State Department of Health with respect to the discharge of waste and rules and regulations by a variety of Federal Agencies governing the Endangered Species Act, etc.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

This Planned Unit Development (PUD) zone will not deplete energy or affect natural resources. This PUD zone uses would be less intense than those allowed within the current Rural-3 and General Industrial zones. However, in the event the property is utilized for allowable uses within the current zones or the new zone being sought as it is becoming consistent with the existing land use designation of Urban Residential, the use of the property will be subject to applicable Federal, State, and Local rules and regulations designed to protect natural resources and conserve energy. In addition, if and when development occurs, impacts will be controlled through the

protective covenants established and recorded on the property.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.

This Planned Unit Development (PUD) rezone itself will not affect areas of this kind. As mentioned in the SEPA document, no negative affects will occur. This proposal will do the opposite, by designating 10% of the property as open space, therefore protecting the view shed of the Cle Elum Valley. This open space will also be creating or continuing wildlife corridors throughout the property. The property may also be re-vegetated with native plants conducive to the area. However, in the event the property is utilized for allowable uses within the current zones or the zone being sought, the use of the property will be subject to applicable Federal, State and Local rules and regulations designed to protect and conserve areas of this nature.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

This Planned Unit Development rezone will not affect the land and shoreline use. This proposal will enhance the land uses by reducing the intensity of uses allowed by the existing zones. Furthermore, shoreline uses will not be affected by this rezone, as there are no shorelines associated with the subject proposal.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).

This Planned Unit Development will create additional demand due to establishing the allowed density onto roads accessing the proposal. The applicant has already supplied mitigating measures, as required by earlier development proposals on a portion of this property by realigning the intersection of HWY 903, Morrel Road and Ridgcrest Road along with building a Right Hand Turning lane onto Ridgcrest Drive. All roads within the Planned Unit Development will be private roads and will be maintained privately.

Many of the public services will be provided privately including but not limited to road maintenance, snow removal, areas for passive recreation, and active recreational facilities. The development will meet the county and state requirements regarding fire flow and placement of fire hydrants. The project will provide increased demand for police services, emergency health services, fire protection, and schools. The tax base for the development property will help offset much of this cost.

There is a positive measure of efficiency created by directing growth to an area with these services such as water and sewer utilities that will be provided by the applicant. Inland Telephone will provide telephone, cable and internet service and Puget Sound Energy will provide power to the PUD. All of these utilities have adequate capacities to service this proposal.

As for the utilities such as septic systems and water systems the applicant has already borne the cost and received approval for the Group A Water System that will serve this proposal. The applicant will also borne the cost of implementing the community septic systems and the Class A Reclaimed Water Facility, which has been approved by the WA ST Dept. of Health and Ecology and is scheduled to be operational in the summer of 2008.

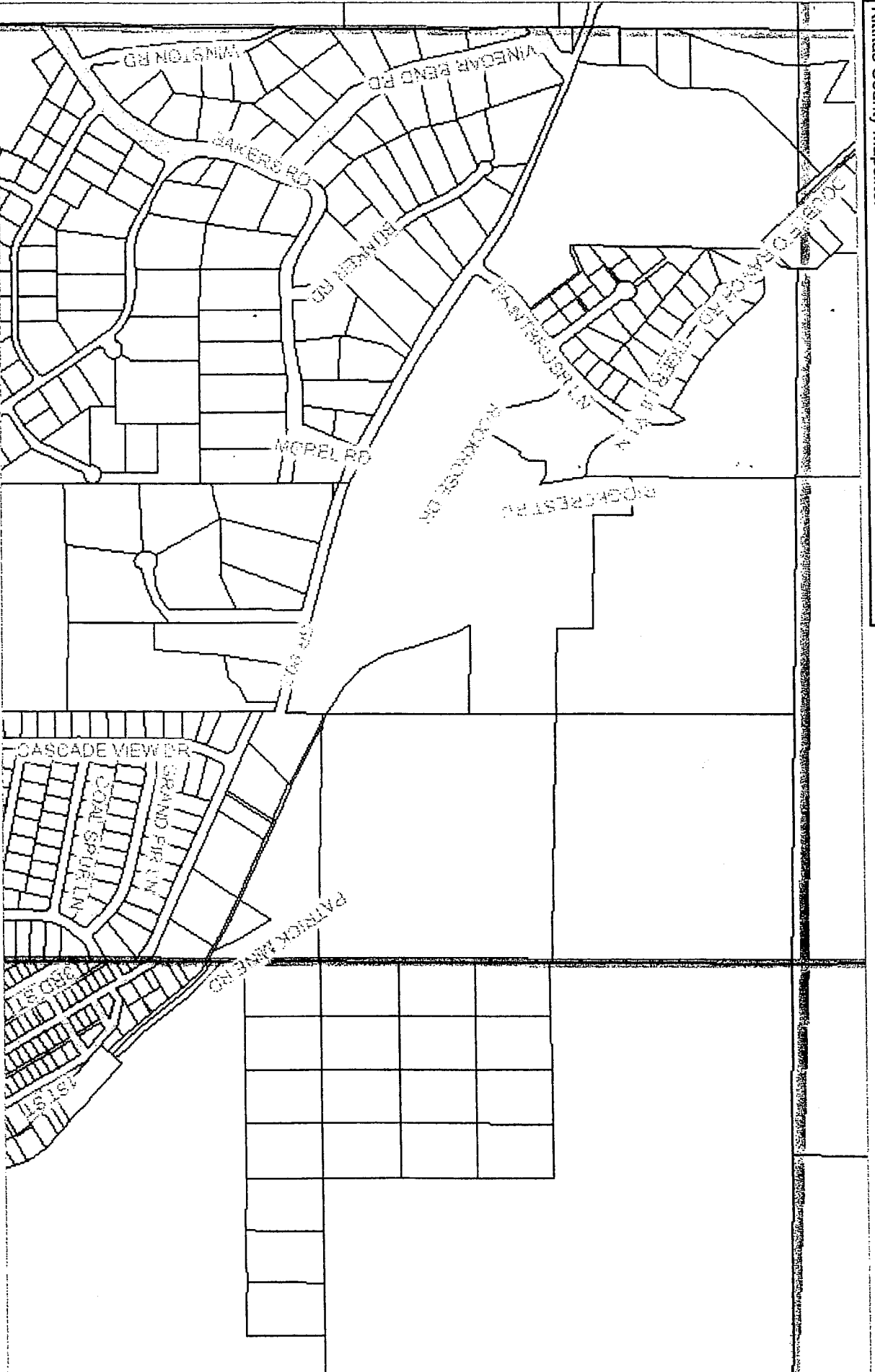
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts have been identified at this time.

Ronald PUD Attachments

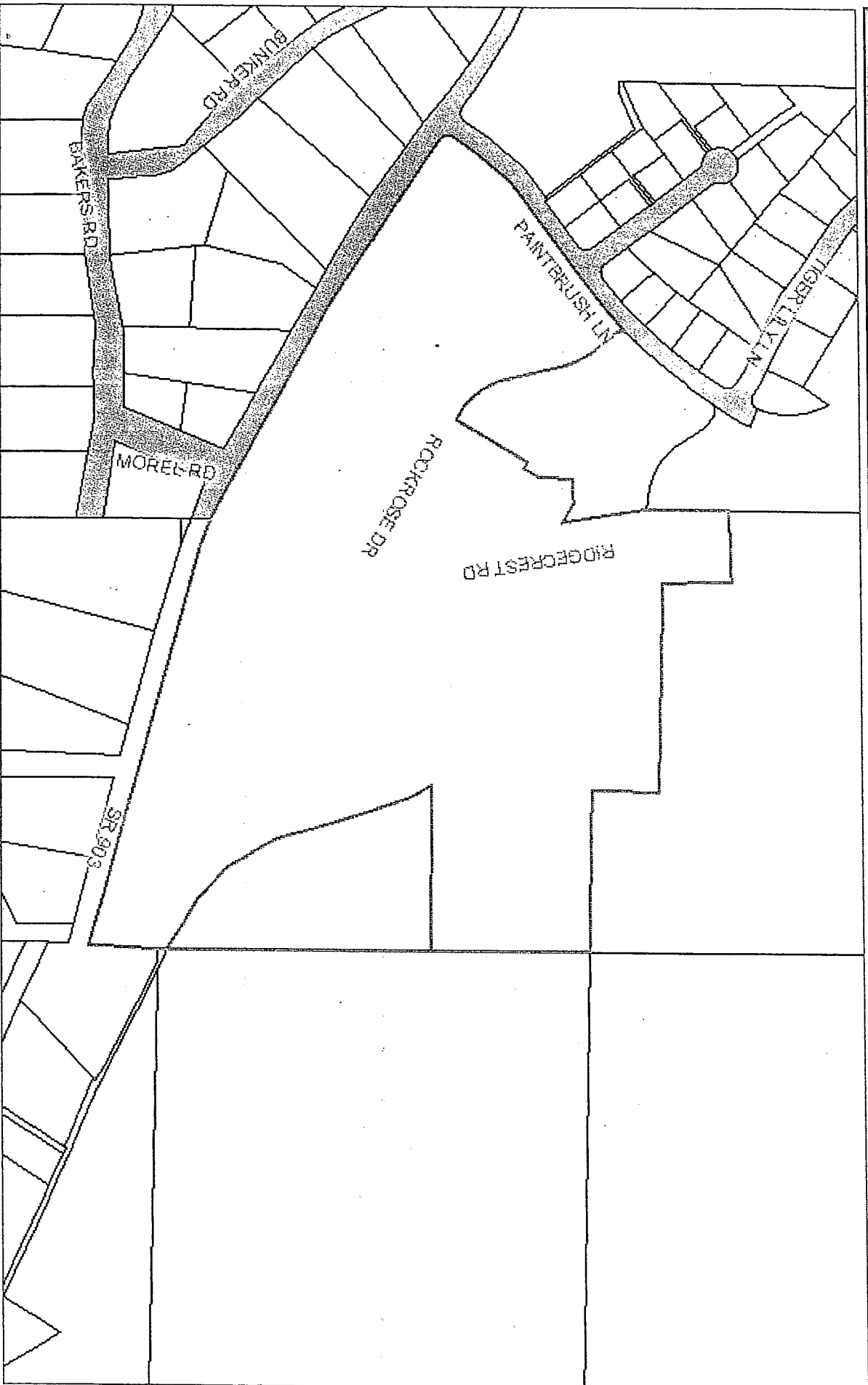
- A. Vicinity Map
- B. Parcel Map
- C. Zoning Map
- D. Conceptual Map
- E. Soils Map
- F. RCW 36.70A
- G. GPOs
- H. Zoning Codes
 - a. R3
 - b. PUD
 - c. General Industrial
- I. Kittitas County County Wide Planning Policies
 - a. Contiguous and Orderly Development #4 B, C, D and #5 A & B
- J. Tax Study and White Paper
- K. Court Cases
 - a. TUGWELL
 - b. HENDERSON
 - c. WOODS
- L. COG Population Forecast
- M. Adjoiners List

Kititas County MapSifter



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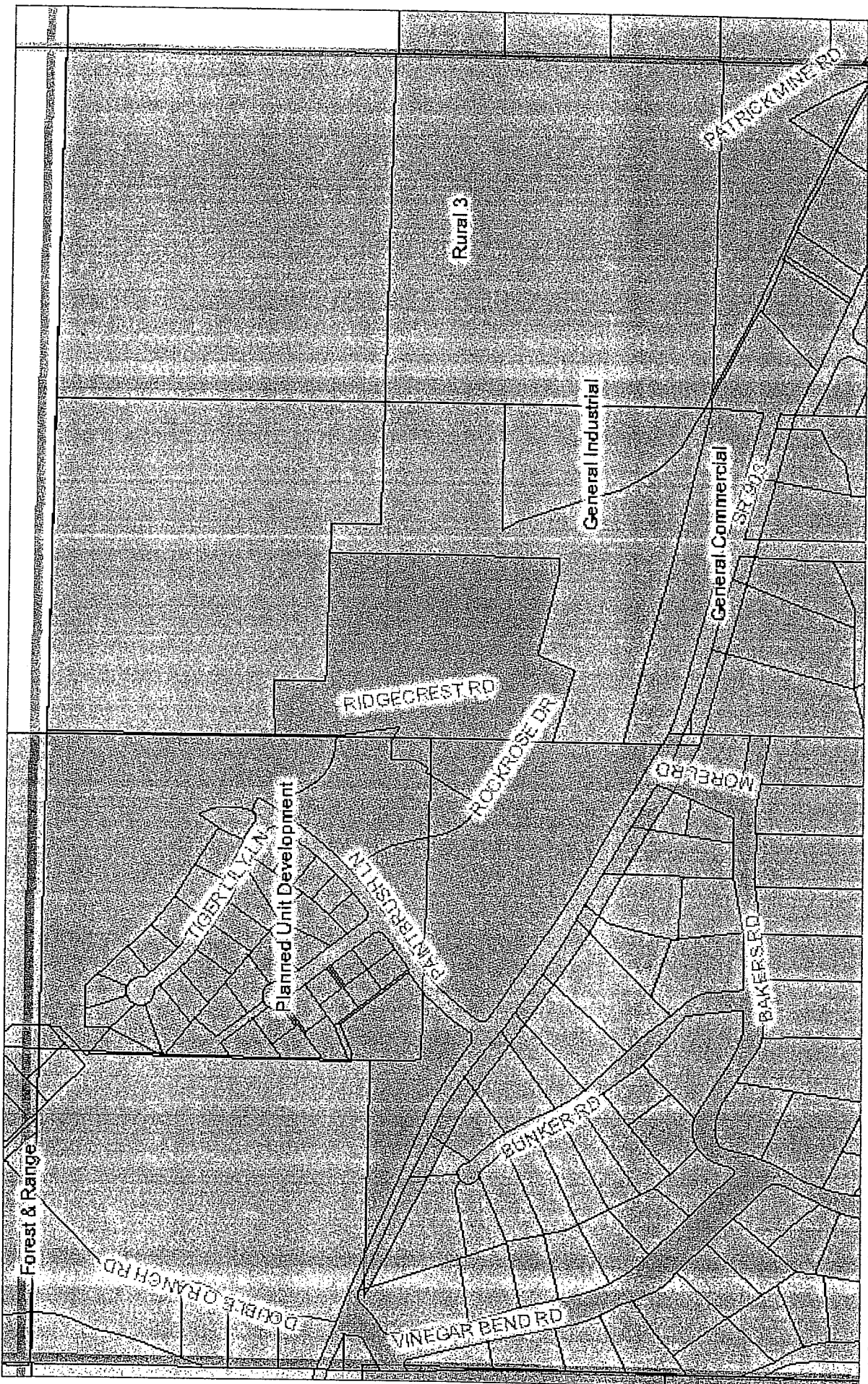
Kittitas County Mapsifter



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TerraScan Inc.

Ronald Planned
Unit Development

~21.17 ac

T. 20N, R. 14E, S. 12 WM

A portion of 20-14-12010-0004
20-14-12010-0011

RidgeCrest Rd
60 ft ROW (existing)

Rock Rose Drive
60 ft ROW (existing)

Phase 2
12 to
100 units

Uses: 1, 2B & 6

Phase 1
30 to
238 units

Uses: 1,
2B, & 6

Uses:
1, 2A,
2B & 6

Tentative Road Layout (60' ROW)

SR 903-60 ft ROW

RECEIVED

FEB 29 2008

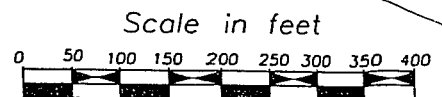
KITTITAS COUNTY
CDS

17.36.020 Uses Permitted

- Use 1: All residential uses including multifamily structures; 70-90% approx. 1-2 parking space per unit
- Use 2A: Hotels, motels; 0-10% Approx. 1 parking space per unit
- Use 2B: Condominiums; 0-20% Approx. 1 parking space per unit
- Use 3: Retail businesses; 0%
- Use 4: Commercial - recreation businesses; 0%
- Use 5: Restaurants, cafes, taverns, cocktail bars; 0%

Permitted use designated by applicant

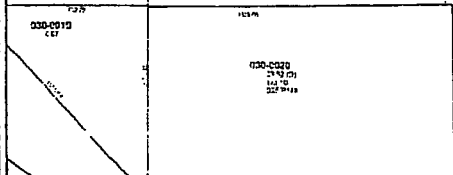
- Use 6: Open space; 10%





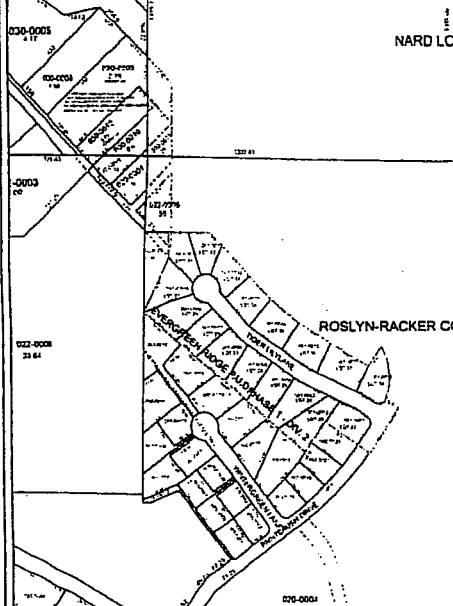
NARD LOAM, 5 TO 25 PERCENT SLOPES

NARD LOAM, 5 TO 25 PERCENT SLOPES



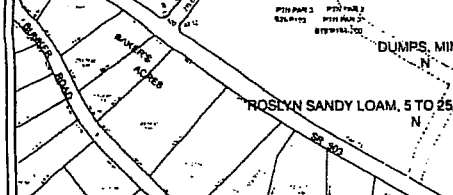
NARD LOAM, 25 TO 45 PERCENT SLOPES

PITS, MINE



ROSLYN-RACKER COMPLEX, 0 TO 5 PERCENT SLOPES

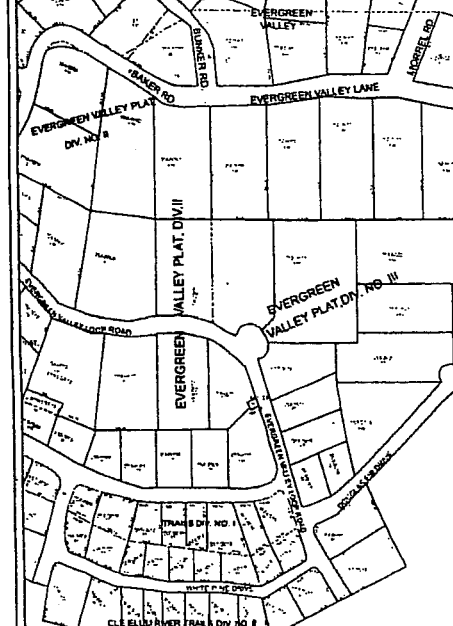
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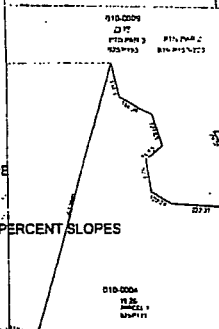
DUMPS, MINE

ROSLYN SANDY LOAM, 5 TO 25 PERCENT SLOPES

PITS, MINE



RACKER SANDY LOAM, 0 TO 5 PERCENT SLOPES



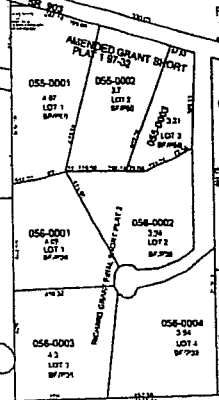
ALBION GRANT PLAT

ROSLYN-RACKER COMPLEX, 0 TO 5 PERCENT SLOPES

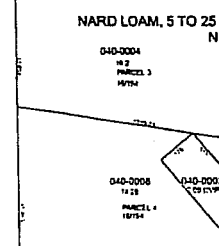
NARD LOAM, 5 TO 25 PERCENT SLOPES

000-0001 LOT 1 100' x 100'	000-0002 LOT 2 100' x 100'
000-0003 LOT 3 100' x 100'	000-0004 LOT 4 100' x 100'
000-0005 LOT 5 100' x 100'	000-0006 LOT 6 100' x 100'
000-0007 LOT 7 100' x 100'	000-0008 LOT 8 100' x 100'
000-0009 LOT 9 100' x 100'	000-0010 LOT 10 100' x 100'
000-0011 LOT 11 100' x 100'	000-0012 LOT 12 100' x 100'
000-0013 LOT 13 100' x 100'	000-0014 LOT 14 100' x 100'
000-0015 LOT 15 100' x 100'	000-0016 LOT 16 100' x 100'

GOVT. LOT 3



NARD LOAM, 5 TO 25 PERCENT SLOPES



XEROCHREPTS, 45 TO 65 PERCENT SLOPES

QUICKSELL LOAM, 0 TO 5 PERCENT SLOPES

