

**Ronald Planned Unit Development
Kittitas County Rezone Number Z-07-17
Final Development Plan Submittal
August 10, 2021**



Submitted by BFP, LLC
Dayna Ridlon, Manager
August 10, 2021

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Kittitas County CDS

Final Development Plan

BFP, LLC through this document, submits the Ronald Final Development Plan as required by [Kittitas County Code 17.36.040](#).

Statement Regarding the Kittitas County Approval of The Ronald Planned Unit Development and Chain of Ownership

The original application submittal for the Ronald Planned Unit Development was made by Teanaway Ridge, LLC on February 29, 2008. The application was deemed complete on March 14, 2008 and attached hereto as Exhibit A. The Kittitas County Hearing Examiner on July 7, 2011, provided Recommendations of Findings Of Fact Conclusions Of Law, Decision and Conditions Of Approval for the Ronald PUD as attached hereto as Exhibit B. The Kittitas County Commissioners approved the Ronald Planned Unit Development as rezone number Z -07- 17 as stated in Kittitas County Ordinance Number 2011-009 attached hereto as Exhibit C. BFP, LLC acquired the property and all rights to the PUD as a successor in interest to Teanaway Ridge, LLC on March 11, 2021.

For the sake of clarity BFP, LLC will be identified as the Applicant in this document.

1. The Ronald Planned Unit Development may be also identified as the “Project” or “PUD” throughout this Final Development Plan Document.
2. The accompanying map(s) of this project provided herein are required by [Kittitas County Code Section 17.36.040\(2\)](#) and shall be known as “Site Plan(s) ” or “map(s)” throughout this Final Development Plan Document.
3. The [Kittitas County Code](#) and [Conditions](#) placed on this project are included in this document for clarity. These items and requirements are identified in blue type and italic print throughout this document.
4. Hotels as defined for the purposes of this document include hotels, motels, rental units, condominiums used as rentals, and or bed and breakfast operations and may be identified as “Hotels” or Lodging Facilities”.
5. Project Area is that area defined by the legal property boundary of this PUD.
6. Period of Development means that period of time that it is expected for the project to be fully completed being 30 years. Evergreen Valley and Roslyn Ridge began development in 1995; about 26 years ago and is just now entering the final stages of development. We project a similar timeline for this PUD to be completed.
7. KCC means Kittitas County Code.

Kittitas County Code Section 17.36.040(1)

1. A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval;

Ronald Planned Unit Development Staging Plan & Construction Sequencing:

As originally submitted by Teanaway Ridge LLC on February 29, 2008 and deemed complete on March 14, 2008 the Ronald Planned Unit Development application contained a Staging Plan. A copy of the staging plan is included within Exhibit A. The section of the original application that identifies the staging plan is provided below for reference as Note 1 and is located below at the end of this section and highlighted in blue.

During the Kittitas County approval process there were no requests for modifications or change to the proposed staging plan by the county, the Applicant or any other individual or entity. Therefore, the Applicant adopts the Staging Plan as submitted to Kittitas County with the original application to represent the Staging Plan for the Ronald Planned Unit Development Final Development Plan.

The following expands the information provided in the original application and provides additional details regarding the staging and construction sequence for the Ronald Planned Unit Development occurring during the identified Phases 1 and 2 of the Project:

1. **Period of Development.** The development of this Project is projected to take a period of up to 30 years (Period of Development) to reach the final completion of both Phase 1 and Phase 2. The development timeline of this Project may be reduced or lengthened depending, but not limited to the following:
 - a. Additional permitting required by any governmental body.
 - b. Changing market conditions.
 - c. Changing financial conditions.
 - d. Changing climate.
 - e. Changing needs of the community.
 - f. Approvals required by permitting agencies.
 - g. Construction delays for any reason.

2. **Site Plan.** The attached Site Plan, as required by [KCC 17.36.040 \(2\)](#), is a graphical representation of the proposed development. The Project is expected to be modified over the development period as it is affected by items identified in the section titled Period of Development as stated in 1 a. through g. identified above.
 - a. The Phase 1 portion of the Project includes a large portion of the residential single-family development and is located throughout the boundaries of the Project as is shown on the Site Plan. During the Period of Development, the

following stages of development may be accelerated or delayed as provided for in the items provided in the section titled Period of Development as stated in 1 a. through g. identified above.

1. Stage 1 of Phase 1 of the Project will be the cleanup of the existing grounds where the initial development will occur. Over history the property has been used as a mining site, log yard, veneer plant and construction staging site. Portions of the site may be cleaned up and developed prior to other areas of the Project.
2. Stage 2 of Phase 1 of the Project will be to construct a road and run utilities including but not limited to water, sewer, power, telephone, and data lines to and possibly through that portion of the initial property chosen for development and platting. Portions of the Project site may be developed prior to other portions of the site.
3. Stage 3 of Phase 1 of the Project will be to construct the first entrance to the Project. There will be two entrances to the project with one being the Rockrose entrance and the other being the Ridgecrest entrance. Applicant may develop either the Rock Rose entrance or the Ridgecrest entrance at separate times depending on where the development is planned to occur and how the Project is affected by the items provided in the section titled Period of Development as stated in 1 a. through g. identified above.
4. Stage 4 of Phase 1. During the Period of Development there will be times that the completed development will only be served by one of the entrances. At completion of the Project there shall be two entrances serving the Project with those being the Rockrose entrance and the Ridgecrest entrance.
5. Stage 5 of Phase 1 of the Project will be to begin to construct residential portions of the property which may include single family, cottages and/or multiple family structures for monthly or daily rent, lease, or sale. This development will be done by creating plats of various sizes for final approval by Kittitas County. Decisions as to the size of each plot plat the size and dimensions of the parcels within the plat and the timeline for the development of same may be affected by the items provided in the section titled Period of Development as stated in 1 a. through g. identified above. Off-site parking may be developed during this stage and

any other stage to serve the community. This off-site parking may be located on property to the east of the Project area.

6. Stage 6 of Phase 1 of the Project will be the continued development of residential plats for single and/or multiple family homes for sale, daily and monthly rents and or leases. This stage may include the development of small pocket parks and recreation sites throughout the Project. The attached Site Plan shows some possible park locations within the project but said parks may be expanded and other parks may be added that do not show on the Site Plan. An Activity Center that provides recreation activities may be constructed and may include food service, rentals and sales of sporting equipment and other items, a Property Management Office, Sales Office, and other services that the community may require may also be developed in this Stage.
- b. The Phase 2 portion of the Project includes the possible construction of Lodging Facilities to serve the Roslyn Ridge community. This phase will also include the continued development of single-family residence and multiple family residences for sale, daily and monthly rentals and or leases.
1. The Site Plan shows multiple possible locations for Lodging Facilities. One of the locations is at the west entrance to the Project, the second location is at the east entrance to the Project with a possible third location for Lodging Facilities to be located in the northern portion of the Project. These possible locations of the Lodging Facilities may be modified during the Period of Development to reflect the changing needs of the community.
 2. A small community commercial area that may provide a location for commercial recreation services including but not limited to food service, rentals of sporting equipment, Property Management Office, Sales Office, and other services that the community may require may also be developed in this Stage. If developed this service will be located in the residential area.
 3. As provided for in the original application and as approved by Kittitas County if the identified locations for the Lodging Facilities are not constructed for the intended purpose, then these areas as showing on the Site Plan and/or describe herein, will revert to single or multiple family residential use.

3. As provided for in the original application for the Ronald PUD the Applicant shall, upon submitting the first plat for this PUD, dedicate 10% of the acreage included within the defined boundaries of this project to open space. Open space may be used for recreation purposes.
4. Trail locations within the Project are private and meant to serve the Roslyn Ridge Community only. Trail locations will not be included within the plat documents filed with Kittitas County for approval but instead be identified by easements filed by the Applicant at the time of plat submittal. These trails will provide links to other existing trails that have been previously developed and are existing within the boundaries of the adjacent PUD's.
5. As noted herein there are two Phases to the Project. There are multiple Stages within each Phase. As this project is constructed over the next 30 years the various stages within the two phases may be constructed out of sequence as proposed herein. The sequence of construction and development of the stages may be affected by the items provided in the section titled Period of Development as stated in 1 a. through g. identified above.

Note 1. The original Application as it was presented to and approved by Kittitas County identified the staging of the Project reads as follows:

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 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.

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 area 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 hotels as defined above 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 hotels, as defined above. If it is decided that any of the previously identified hotels are not the best use for the area, as solely determined by the applicant, 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 200 units.

Water, sewer and access will be provided for in the same manner as phase 1.

Kittitas County Code Section 17.36.040(2)

2. A map or maps of the site drawn at a scale no smaller than one hundred (100) feet to one (1) inch showing the following:

- a. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;
- b. Arrangement of all buildings which shall be identified by type;
- c. Preliminary building plans including floor plans and exterior design and/or elevation views;
- d. Location and number of off-street parking areas including type and estimated cost of surfacing;
- e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;
- f. The location and total area of common open spaces;
- g. Proposed location of fire protection facilities;
- h. Proposed storm drainage plan;

Two full sized Site Plans at the scale of 1 inch to 100 feet are provided with this Submittal also included are reduced copies of same which are attached hereto as Exhibit D1 and D2.

The Site Plans will show the Project area as it is conceptually laid out at this point in time. The Site Plans consist of architectural type drawings. These drawings are not required or expected to be in the form of a preliminary or final plat map as they are preliminary and conceptual. These Site Plans show the locations of residential areas, possible Lodging Facilities, community commercial area, roads, open space, parks utilities and other Project facility locations. As previous agreements have specified this type of drawing will be sufficient for the Final Development Plan approval and will allow for the future review and approval of final plats (individual divisions within each phase of the PUD) that are consistent with the Project as approved by Kittitas County.

Kittitas County Code Section 17.36.040(2)

2. a. Preliminary Engineering plans including site grading, road improvements, drainage and public utilities:

This Final Development Plan provides two Site Plans with the first showing the conceptual layout, road and transportation layout and a preliminary stormwater layout.

The First Site Plan titled “Conceptual Layout with Roads and Stormwater” shows the overall layout of the property included within the Planned Unit Development. In addition, it shows the preliminary layout of the road and transportation system as follows:

1. The proposed properties, as shown on the Conceptual Layout with Roads and Stormwater Site Plan are as follows.
 - a. 101 individual parcels marked with numbers 1 through 101 on this Site Plan. These parcels may be adjusted in size and location during the final platting process. Any of these parcels may be combined with any adjacent parcel(s) to provide a larger building area. Parcels may be developed as single family or multiple family residences. Each of the residences built within this identified area will have a minimum of one parking space per residence which may be on or off site. Additional parking may be provided offsite in the area identified on the Site Plan as additional parking.
 - b. There are 11 multiple family units marked as MF1 through MF11 located within the project boundaries. These multiple family units may have between one and sixteen units per location. Each of the residences built within these identified locations will have a minimum of one parking space per residence which may be off-site. Additional parking may be provided off-site in the area identified on this Site Plan as additional parking. During the final planning process the applicant may eliminate one or more multiple family buildings and instead plan these locations as single-family parcels.
 - c. Lodging facilities, as described herein, may be developed at the following locations
 - i. Parcels 1 , 2, 3, 29, 28 and 27
 - ii. MF 11
 - iii. MF6
 - iv. MF1 through MF5
 - v. Parcels 24,25, 26, 52, 51 and 50
2. The PUD is adjacent to and north of “Bluerose Drive” (name used to identify this road on the site plan). Bluerose Drive is not within the boundary of the PUD as it is part of the

Ronald Mill Site IV Binding Site Plan BS-08-00002. Bluerose Drive is a planned private road connecting Rockrose Drive to Ridgecrest Road. As currently planned parcels 1 through 26 will use Bluerose Drive for access. Rockrose Drive provides the westerly entrance into the Roslyn Ridge Development with Ridgecrest Road providing the easterly access into the Roslyn Ridge Development. The roads within the project will be developed to the Kittitas County private road standards except the right of ways which will be limited to 40 feet in width (Exhibit F provides a cross section of the roads to be designed and constructed).

3. Ridge East Drive, to be named in the future, will intersect with Bluerose Drive on the west and Ridgecrest Road on the east. It will have a right of way of 40 feet and a traveled surface of 22 feet with 1 foot shoulders (Exhibit F provides a cross section of the roads to be designed and constructed). Ridge East Drive may be identified as a one way road at the conclusion of construction.
4. Ridgecrest Road is a private road that accesses the Cle Elum Ridge area and properties that lay to the north of the PUD boundaries. As currently configured parcels 69 through 101 and MF6 are accessed from Ridgecrest Road. Ridgecrest Road has a right of way of 60 feet, currently a gravel road, and has a traveled surface of 22 feet with 2 foot shoulders.
5. Road B, to be named in the future, will intersect with Ridgecrest Road on the west and Patrick's Mine Road on the east. It will have a right of way of 40 feet and a traveled surface of 22 feet with 2 foot shoulders. As properties further north of the Project are planned and developed and with the possibility of Ridgecrest Road being reconfigured as a county road that could access the Teanaway Valley, Road B may be reconfigured to better serve these northern properties, the Teanaway Valley and access to other recreation properties and recreation areas.
6. Driveway and access to each parcel off any of the roads identified herein shall be allowed with no minimum spacing between driveway center lines for single family development. Single family development may have dual access along shared property lines. Multifamily residents may have driveway access off the roads identified herein as required by the building designs.
7. Exhibit F provides a cross section of the roads to be designed and constructed, all of which are private.
8. The first site map also includes a preliminary and conceptual layout of the proposed stormwater system for the PUD. Stormwater will be collected in ditches as shown by the blue lines within the right of way of the roads with the direction of travel of the stormwater shown by an arrow. Stormwater will be collected and processed in the stormwater pond located on the east side of Ridgecrest Road near the intersection with

Highway 903. Prior to the final platting Applicant will submit to the county civil plans, including stormwater plans, for that portion of the road under development.

A Second Site Plan titled "Conceptual Layout and Utilities" shows the preliminary layout of the utilities including water, sewer, data and power. The water utility is owned and operated by Evergreen Water System, Inc., a Washington State Department of Health approved Water System. The sewer/septic system is owned and operated by Evergreen Valley Sewer System, Inc., a Washington State Department of Health approved sewer/septic System. Power to the PUD will be provided by Puget Sound Energy with data, phone and television provided by Inland Telephone and R&R Cable Company.

This second Site Plan shows the proposed layout of the utilities as follows:

1. Water lines and dry utilities lines will be located together in the same ditch with the location shown as a blue line on the Site Plan. As stated above water for the Planned Unit Development is provided by the Evergreen Valley Water System Inc., a privately owned and operated group A water system approved by the Washington State Department of Health. Fire protection facilities and fire hydrants are located throughout the Planned Unit Development as provided for in the approved group A water system plan and shall be no less than 500 feet spacing between fire hydrants. Fire hydrants shall provide a minimum of 500 gallons per minute. Ridge East Drive shall have 3 fire hydrants placed with one at the intersection of Ridge East Drive and Bluerose Drive, one at the intersection of Ridge East Drive and Ridgecrest Road and one spaced equally (plus or minus 15%) between the two intersections as identified herein. Sprinkler systems are not required for the residential buildings within the Plan Unit Development.
2. Sewer collection lines in green. As stated above sewage collection and treatment for the Planned Unit Development is provided by the Evergreen Valley Sewer System Inc., a privately owned and operated group a water system has approved by the Washington State Department of Health.

Arrangement of building type:

The planned arrangement of buildings and building type on each parcel will be shown via a small circle with an identification letter within the circle. The arraignment of buildings and parcels may be affected by the items provided in the section titled Period of Development as stated in 1 a. through g. identified above.

1. A circle with a "R" identifies residential units. These units may be single family dwellings or multiple family dwellings for rent or sale.
2. A circle with a "L" identifies the possible location of a lodging facility.
3. A circle with a "P" identifies the possible location of development of a pocket park or recreation area.

4. A circle with an "C" identifies the possible location of commercial space.
5. A circle with an "O" identifies the possible location of open space.
6. A circle with an "PK" identifies the possible location of additional off-site parking for the Planned Unit Development.

c. Preliminary building plans including floor plans and exterior design and/or elevation views;

The Ronald Planned Unit Development is adjacent to the Roslyn Ridge Community. Therefore the applicant hereby adopts, by this reference, the preliminary building plans submitted and approved for the Evergreen Ridge PUD. In addition to those adopted preliminary building plans additional preliminary building plans may be submitted through the Development Period by the Applicant as community needs change. The adopted building plans may be modified from time to time as the market changes and the need of the community changes. Non-Residential and Lodging Facilities will be designed to meet the needs of the Roslyn Ridge Community. Lodging capacity will be determined at the time of building planning. Generalized footprints of the building site are included herein as Exhibit E. Building footprints may be adjusted to fit the specific building planned for any parcel(s).

d. Location and number of off-street parking areas including type and estimated cost of surfacing

Location of off-street parking areas and:

1. The location of off-street parking for the proposed Lodging Facilities will include 1 parking space per room. These spaces may be located off-site. Lodging facilities may be designed with a drop off and loading zone with parking provided off-site in the area identified as additional parking.
2. units that will be using the pocket parks. If a larger recreational facility is constructed for the use of the residences, parking spaces, if any, would be provided off-site.
3. Each residential unit will have 1 parking space provided. Residential units may be planned with drop off and loading areas with parking provided off-site. Additional parking may be provided off-site.
4. Driveways and parking areas may be gravel or hard surfaced as determined by the Applicant with a surfacing cost estimated at \$.75 to \$2, at this time, per square foot.

e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;

Location and dimension of road and driveways including type and estimated cost of surfacing:

1. The location of roads are shown on the Site Plan.

- a. Ridge East Drive and Road B will have right of ways of 40 feet with a paved surface of 20 feet.
 - i. Ridge East Drive may be designed as a one-way road with the direction from west to east.
 - b. Multiple Family Unit Access Roads will have right of ways of 22 feet with a paved surface of 20 feet.
 - c. Ridgcrest Road is an existing private road with a gravel running surface of 22 feet in a 60 foot right of way.
2. The current cost of surfacing the road is approximately \$2 per sq foot.
 3. Road Maintenance shall be managed and maintained by the home owners association to be formed.
 4. Roads requirement for Preliminary Design
 - a. Standard road cross sections are attached hereto as Exhibit F. The submission of these cross sections meets the intent of preliminary design for this Final Development Plan requirement.
 - b. Final plats and civil designs will be submitted to Kittitas County as required by the Kittitas County Code at the time of development.
 - c. At the time of building permits being applied for the parcel site plan will show the driveways located on each specific lot.
 5. The driveway locations are planned to be:
 - a. In the center of the lot; or
 - b. One driveway located on either side of the lot.
 - c. Permanent driveway locations will be shown on the parcel site plan submitted with the building permit to the county for approval. The application for addresses and access submitted to the Public Works Department will also include the location of the driveway. Driveways will be designed and located in such a manner to meet the specific building requirements of each parcel.
 - d. Duplexes and fourplexes are multiple family buildings which may require more than one driveway per parcel.
 - e. See Exhibit E which shows a generalized drawing of a lot showing the possible locations of the driveway.
 - f. Minimum driveway width shall be 12 feet.
 - g. The current cost of surfacing a driveway is approximately \$2 per sq foot.

f. The location and total area of common open spaces;

Location of total area of common open spaces:

The location of the common open space is shown on the Site Plan. The common open space shall be owned by the applicant or its designated entity. The homeowners association to be established shall pay for all of the maintenance of the open space.

g. Proposed location of fire protection facilities;

Proposed location of fire protection facilities:

Fire hydrants are placed throughout the project as required by the Evergreen Valley Group A Water Plan. The Site Plan shows the approximate location of the hydrants. These locations may change with the final design of the plats.

h. Proposed storm drainage plan;

Storm Drainage Plan:

Upon approval of the Ronald Final Development Plan and prior to the first plat of the Project Civil Development Plans for identified areas of the Project will be submitted to the Kittitas County Public Works Department for approval. The Stormwater Plan will be included with the civil development plans. This plan will implement the Best Management Practices of the Eastern Washington Stormwater Manual addressing all stormwater needs pertaining to the Ronald Final Development Plan. A conceptual stormwater drainage plan is included with the submittal of the Ronald Final Development Plan. The stormwater generated within the project boundaries may be held and treated on adjacent land outside of the Project area.

Kittitas County Code Section 17.36.040(3)

3. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;

The Project is served by the Evergreen Valley Water System, a Group A water system which has been approved by the Washington State Health Department. Exhibit G shows the current status of said system. The Project is also served by Evergreen Utilities which provides the sewer system for the project as shown on Exhibit H.

Kittitas County Code Section 17.36.040(4)

4. Provisions to assure permanence and maintenance of common open spaces;

Maintenance Of Common Open Spaces:

BFP, LLC as Applicant for the Ronald Planned Unit Development agrees that at the point of final platting of any division of any phase of the Ronald Planned Unit Development to transfer any required open space to Roslyn Ridge Recreation, LLC for ownership, or successor organization. The Activity Center at Roslyn Ridge, Inc., or successor organization, shall manage the recreation centers including, but not limited to, parks, open space, trails and pool(s) within the PUD boundaries.

Kittitas County Code Section 17.36.040(5)

5. *Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting;*

Estimated Cost For Landscaping

Great care will be taken by the Applicant regarding the construction of the roads and infrastructure. Where practical, all utilities will be placed within the road right of way. The Applicant is estimating a cost of \$2.50 per lineal foot of developed road for restoration of areas disturbed by construction activities and for landscaping.

Kittitas County Ordinance 2011-009 Response To Conditions

17.36.045 Review criteria.

2. Final development plan: The Director shall evaluate and the Board shall approve final development plans for the PUD, provided the conditions imposed on the preliminary PUD approval, if any, have been satisfied. (Ord. 2013-001, 2013)

As stated in Kittitas County Code 17.36.045(2), as shown above, the conditions established in the approving Kittitas County Ordinance 2011-009 are required to be satisfied during the development of the Ronald Planned Unit Development. The following review conditions imposed on the Ronald Planned Unit Development provides information as to how said conditions will be satisfied by the Applicant during the development process.

III. RECOMMENDED DECISION

Based on the Recommended Findings of Fact and Recommended Conclusions of Law, the Hearing Examiner hereby recommends that Application, RZ-07-1 7 & SP-07-168 Ronald PUD, be APPROVED subject to the following Recommended Conditions of Approval.

IV. RECOMMENDED CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. The project shall proceed in substantial conformance with the plans and application materials which were deemed complete on March 14, 2008 except as amended by the conditions herein.

Applicant's Response: Agrees

2. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.

Applicant's Response: Agrees

3. All current and future landowners must comply with the International Fire Code and its Appendices.

Applicant's Response: Agrees

4. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final short plat approval.

Applicant's Response: Agrees

5. Proof of potable water must be shown prior to final short plat approval.

Applicant's Response: Agrees

6. A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read: "Per RCW 17 .10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."

Applicant's Response: Agrees

Zoning and Platting Standards:

7. Final mylars shall be submitted in accordance to KCC 16.32.080: Final Approval. All applicable survey data and dedications shall be reflected pursuant to KCC 1 6.24: Survey Data-Dedications.

Applicant's Response: Agrees

8. Final mylar sheets shall reflect the Short Plat number: SP-07-168.

Applicant's Response: Agrees

9. Conditions, Covenants, and Restrictions: Prior to final development plan approval, a copy of the new and proposed final Conditions, Covenants, and Restrictions shall be submitted to Community Development Services for review and approval.

Applicant's Response: Agrees

Critical Areas:

10. The project site has steep slopes up to 25% to 50%. To address difficulties inherent to construction on steep slopes, the following note shall be placed on the face of the final plat:

The placement of buildings and structures on or adjacent to ascending or descending slopes steeper than 1 unit vertical in 3 units horizontal (33.3-percent slope) shall conform to the building setback requirements of current adopted building codes (IRC Section R403. I. 7 and /BC Section 1805.3.1). Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate the requirements necessary to construct a building on or adjacent to ascending or descending slopes. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.

Applicant's Response: Agrees

Transportation and Infrastructure

11. All development shall conform to Kittitas County Road Standards. The department of Public Works shall review all future development related to this PUD for conformance with Kittitas County Road Standards, current edition at the time of development. Roads must be built per Public works requirements or bonded for prior to the issuance of a building permit.

Applicant's Response: Agrees

12. Private Road design requirements shall be determined by the number of lots and/or units served, as determined by the County Engineer.

Applicant's Response: Agrees

13. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system construction and a copy of the design shall be included with the road certification and is required prior to the issuance of a building permit. The stormwater system may also be bonded for as provided in KCRS 12.01.150.

Applicant's Response: Agrees

14. The developer shall comply with all Washington State Department of Transportation requirements.

Applicant's Response: Agrees

Water and Sewer

15. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.

Applicant's Response: Ronald PUD is served by the Evergreen Valley Sewer Systems LLC. As there will be no septic systems on site this requirement does not pertain to this PUD.

16. An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

Applicant's Response: Agrees

17. This NPDES Construction Stormwater General Permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

Applicant's Response: Agrees

SEPA Mitigation

I. Transportation

A. Any future subdivision or development of the properties involved within this rezone will result in the enactment of road standards review and will require road improvements to be made that comply with all applicable agency standards including Kittitas County Road Standards in place at the time of development.

Applicant's Response: Agrees

B. All development shall conform to Kittitas County Road Standards. The Department of Public Works shall review all future development related to this PUD for conformance with Kittitas County Road Standards, current edition at the time of development. Roads must be built per Public Works requirements or bonded for prior to the issuance of a building permit.

Applicant's Response: Agrees

C. Private Road design requirements shall be determined by the number of lots and/or units served, as determined by the County Engineer.

Applicant's Response: Agrees

II. Water

A. On-site stormwater management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system construction and a copy of the design shall be included with the road certification and is required prior to the issuance of a building permit. The stormwater system may also be bonded for as provided in KCRS 12. 01.150.

Applicant's Response: Agrees

B. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction storm water Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan.

Applicant's Response: Agrees

C. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.

Applicant's Response: Agrees

D. Withdrawals of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.

Applicant's Response: Agrees

E. An existing Group "A" public water system will provide domestic water for this proposal as approved by the Washington State Department of Health and Washington State Department of Ecology.

Applicant's Response: Agrees

F. The applicant will provide community septic systems for the initial phases of the project. The community septic system will be designed by a licensed septic designer and approved by the Kittitas County Environmental Health Department or the Washington Department of Health. These community systems will be designed for a seamless transition into a Class "A" Reclaimed Water System Facility to be planned, approved and constructed for future phases of the project.

Applicant's Response: Applicant has constructed a large on site septic system for the entire Roslyn Ridge Development area which will also serve this Planned Unit Development.

III. Cultural

A. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas County Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.

Applicant's Response: Agrees

IV. Land Use

A. The subject property has recently been designated as a Limited Area of More Intense Development (LAMIRD), specifically a Type 1 LAMIRD, Ord. 2009-35, therefore this proposal is consistent with the Comprehensive Plan and land use already within the Type 1 LAMIRD area.

Applicant's Response: Agrees

Attachments

Ronald Planned Unit Development Final Development Plan Exhibit List

- Exhibit A – Ronald Planned Unit Development Application
- Exhibit B - Hearing Examiner Recommendation for Ronald PUD
- Exhibit C - Kittitas County Ordinance Number 2011-009 Exhibit 3 – Ronald PUD Staging Plan
- Exhibit D 1 - Ronald PUD Site Plan - Conceptual Layout with Roads and Stormwater - Large
- Exhibit D 2 - Ronald PUD Site Plan - Conceptual Layout and Utilities - Large
- Exhibit E - Arrangement of Buildings on lot(s)
- Exhibit F - Ronald PUD Cross Section of Proposed Roads
- Exhibit G – Water System Approval
- Exhibit H – Sewer System Approval