

EXHIBIT 7
PROJECT NARRATIVE

SPRINGTREE RANCH
COMPREHENSIVE PLAN MAP AMENDMENT
PLANNED UNIT DEVELOPMENT REZONE

Project Narrative: The purpose of this proposed map amendment to the Kittitas County Comprehensive Plan is to rebuild and improve the existing residential, farming, and ranch operations that are currently and have historically occupied this property through a Planned Unit Development Rezone.

The Applicant, through the PUD (KCC 17.36) and the Transfer of Development Rights (KCC 17.13) processes, will be re-configuring the property to better serve the residential, ranching, and equestrian operations while allowing for increased residential use by family members and others.

For additional critical area information, see Exhibit 21 – Washington State Department of Fish and Wildlife Priority Habitat and Species Map.

In the winter of 2021/2022, there was a heavy snowfall in the Nelson Siding Road area. This was an unexpected event where over a period of 72 hours up to 7 feet of snow fell on some properties located in this area. This heavy snowfall caused the collapse of the then existing indoor arena, barns, seven outbuildings, and many of the fences, all being destroyed.

There are three (3) existing parcels within the boundary of the proposed Planned Unit Development with four (4) residences located upon them. Each of these existing residences have separate addresses as provided below. At this time, it is planned to reconfigure these three (3) existing parcels. This provides a total of three (3) parcels that cover the existing residential uses.

In addition, it is planned to create six (6) new parcels through the PUD and Transfer of Development Rights process as follows:

- A. One of these parcels will be for the rebuilding of the destroyed indoor arena. This indoor arena is for personal and commercial use as was the old previously existing indoor arena that was destroyed by the snow.
- B. One of these parcels will be for a new barn/boarding facility for the applicants' growing herd of horses and for outside boarders.
- C. Four of these parcels will be for four (4) additional residential units.

The total density for this proposed Planned Unit /Development including the transferring of development rights will be 9 parcels as described above.

This proposed Planned Unit Development is specifically designed to allow the continued operation and improvement of the residences, ranch, farmlands, equestrian facilities. This proposed Planned Unit Development provides for the proposed residential density to be placed in such a manner that it does not interfere with the continued operation of the ranch, farmlands, equestrian facilities, and equestrian recreation facilities.

Project Location: The project is located approximately 1.2 miles west of the Nelson Siding Road and Golf Course Road intersection. There are four addresses and three approved accesses off Nelson Siding Road attached to the property of the proposed PUD which are as follows:

- A. 1890 Nelson Siding Road, Cle Elum, Washington
- B. 1942 Nelson Siding Road, Cle Elum, Washington
- C. 2020 Nelson Siding Road, Cle Elum, Washington
- D. 2022 Nelson Siding Road, Cle Elum, Washington

The proposed PUD property occupies approximately 750 feet of road frontage which is located on the southside of Nelson Siding Road. The property then runs due south with the southerly border of the property being the canal owned by the Kittitas Reclamation District. The property is approximately 1,840 feet deep. The property is approximately 27.27 acres in size. The land use of the property designated by Kittitas County's Rural Residential, and the Zoning is Agriculture 5.

The northerly 60% of the property is relatively flat with the elevation of the northeast corner of this property being approximately 2,086 feet above sea level and as the property runs to the south to a

point, approximately 950 feet to an elevation of approximately 2,088, to the hillside where the property rises to approximately 2,168 feet above sea level.

Project Traffic Information:

- A. As described above there are four (4) existing residences within the proposed PUD boundary. These residences do not count towards increased traffic.
- B. There will be four (4) new residential parcels added to the property. These four (4) residences do count towards increased traffic.
- C. The applicants will be adding two additional parcels for personal ranch use.
 - 1. One of these parcels will be used to construct a replacement for the large indoor arena that was destroyed in the 2021/2022 snowstorm. This parcel will not count towards increased traffic as the indoor arena is replacing the preexisting indoor arena that was destroyed.
 - 2. One of these parcels will be for the construction of a new equestrian barn for personal use. This parcel will not count towards increased traffic as it is replacing preexisting paddock.

Project Traffic Calculations: Kittitas County uses 9.44 trips per day per residence for design criteria which equals a total of 37.76 total additional trips per day for the addition of the 4 residential units.

Kittitas county calculates that each residence adds 1 PM Peak Hour Trip and .76 AM Peak hour trip. Therefore, this proposed PUD will be adding four (4) additional PM Peak Hour Trips and 3.04 AM Peak Hour Trips.

7a: ADJACENT NATURAL AREAS;

The property within the proposed PUD has been farmed and logged over the past 100 years. There is no definition of Natural Areas in the zoning code. Kittitas County Planning staff was not able to provide a precise definition of "Natural Areas". The most natural space on the property and on the adjacent properties is the small ridgeline that borders the KRD Canal to the north of the farming and ranching land that lies at the bottom of the ridgeline.

The upper portion (south) of the property, as it now and in the past has existed, is forested. This portion of the property was logged approximately 75 years ago and has logging roads and trails

throughout this portion of the property. There is a home on the top of this ridge on the south portion of the property. A residential parcel is proposed to be created on the southeastern corner of the property.

On the most northwesterly portion of the forested land the property drops off down towards the bottom of a ravine. The property boundary approaches the bottom of the ravine but stays about 25 feet east of and above the bottom of said ravine.

There are existing buildings and land uses on the property that are accessed from the 1890 Nelson Siding Road address entrance. On this portion of the property there is a barn with 12 stalls, a well and well house, hay storage, three loafing sheds for horses, paddocks for turning horses out for exercise, an outdoor sand arena for training horses and a round pen for working young horses as well as living quarters above the stalls. Included within this portion of property is the farming and pastureland. There was damage done to the barn during the snowstorm of 2021/2022. This damage is in the process of being repaired.

Located on the property accessed at 1942 Nelson Siding Road is a home that was built in the late 1950s and is approximately 1,900 square feet, in addition there is a garage shop that is approximately 1,000 square feet. The property has a separate well and well house. There was a barn and equestrian paddocks located on this parcel that was destroyed by the heavy snowfall during the winter of 2021/2022. This home may be replaced in the future.

The property accessed by the 2020 Nelson Siding Road address, including the property addressed 2022, has two homes located upon it. These homesites are provided domestic water by existing wells.

7b: THE TYPE, DESIGN AND CHARACTERISTICS OF THE SURROUNDING PROPERTIES;

The adjacent property to the north is the Kittitas Reclamation District main branch of the canal.

The adjacent property to the west is as follows;

- 1) Parcel number 826036 is approximately 8 acres in size and mostly wooded with no structures. See following page for additional information:

SPRINGTREE RANCH PUD Exhibit 7 (b)

As required by KCC 17.36.030 7(b)

Parcel ID: 826036
Map Number: 20-14-27030-0008
Recorded Area: 8 a
Owner Name: BOGACHUS, EDWARD J & MARCIA J
Name Cont: TRUSTEES
Mailing Address: 2680 NELSON SIDING RD
City/State: CLE ELUM, WA
Zipcode: 98922-9472
COE Gas Service: No

Over the Counter Water: Yes, Suitability Map...

This parcel consists of forestland



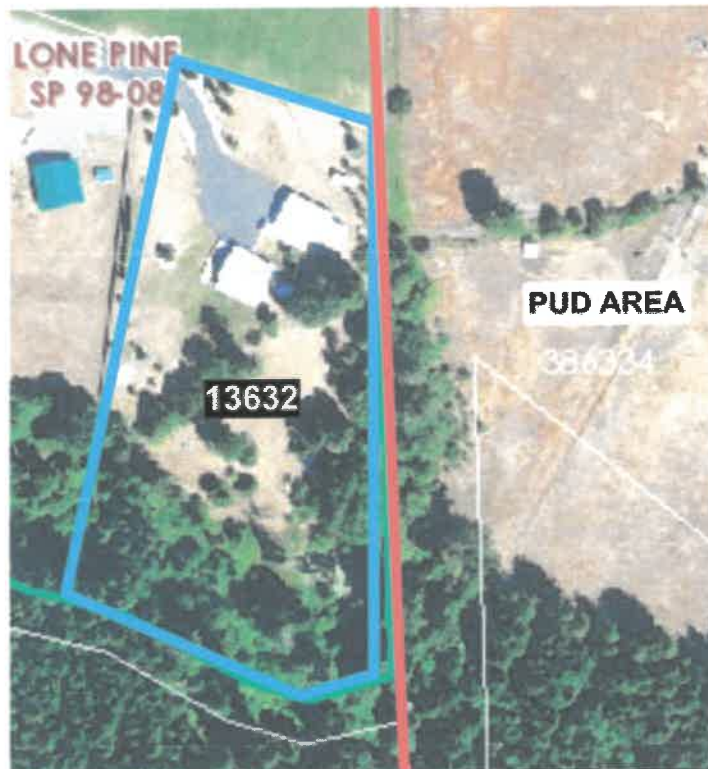
2) Parcel number 13632 is approximately 3.02 acres in size with a Home and other improvements located on it. See following page for additional information:

**SPRINGTREE RANCH PUD
Exhibit 7 (b)**

As required by KCC 17.36.030 7(b)

Parcel ID: **13632**
Map Number: 20-14-27059-0004
Recorded Area: 3.02 a
Owner Name: CHRISTENSON, MICHAEL A & DEBBIE
Name Cont: N/A
Mailing Address: 2144 NELSON SIDING RD
City/State: CLE ELUM, WA
Zipcode: 98922-8544
COE Gas Service: No

There is a residential home with a shop and some forest land on this parcel



3) Parcel number 13630 is approximately 3.03 acres in size and is mostly grass with one building on it used as a shop. See following page for additional information:

SPRINGTREE RANCH PUD Exhibit 7 (b)

As required by KCC 17.36.030 7(b)

Parcel ID: 13630
Map Number: 20-14-27059-0002
Recorded Area: 3.03 a
Owner Name: OLSEN, ROGER B &
Name Cont: WATLAND, KAREN S
Mailing Address: 2130 NELSON SIDING RD
City/State: CLE ELUM, WA
Zipcode: 98922
COE Gas Service: No

Over the Counter Water: Yes, Suitability Map...

There is a shed on this parcel



- 4) Parcel number 13629 is approximately 3 acres in size and is mostly grass with a residence and two other structures located on it. See following page for additional information:

SPRINGTREE RANCH PUD Exhibit 7 (b)

As required by KCC 17.36.030 7(b)

Parcel ID: **13629**
Map Number: 20-14-27059-0001
Recorded Area: 3 a
Owner Name: OLSEN, ROGER &
Name Cont: WATLAND, KAREN
Mailing Address: 2130 NELSON SIDING RD
City/State: CLE ELUM, WA
Zipcode: 98922-8544
COE Gas Service: No

Over the Counter Water: Yes, Suitability Map...

There is a residence with a shop on this parcel



5) The north border of the property is the Nelson Siding Road and directly north of the Nelson siding Road is parcel 13434 which is approximately 3.3 acres in size and is vacant land. See following page for additional information:

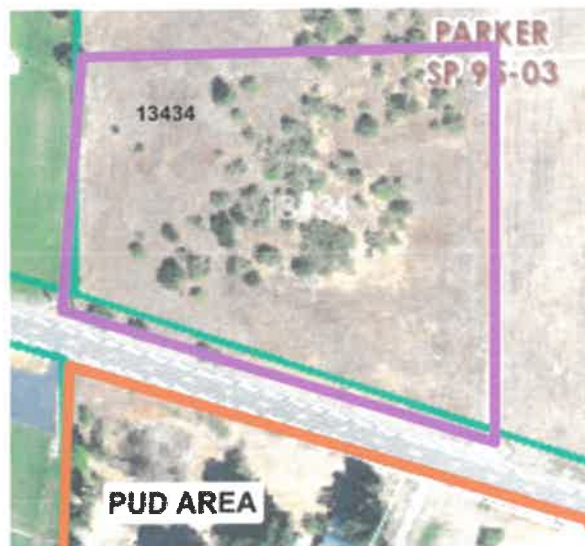
**SPRINGTREE RANCH PUD
Exhibit 7 (b)**

As required by KCC 17.36.030 7(b)

Parcel ID: 13434
Map Number: 20-14-27058-0002
Recorded Area: 3.3 a
Owner Name: PARKER, LUTHER G ETUX
Name Cont: N/A
Mailing Address: PO BOX 13
City/State: SNOQUALMIE, WA
Zipcode: 98065
COE Gas Service: No

Over the Counter Water: Yes, Suitability Map.

This parcel contains agricultural land only



- 6) The property to the east is parcel 032236 and it is approximately 10.43 acres in size. There is a residence with a shop on the property and several additional outbuildings. In addition, there are horse grazing in areas. See following information:

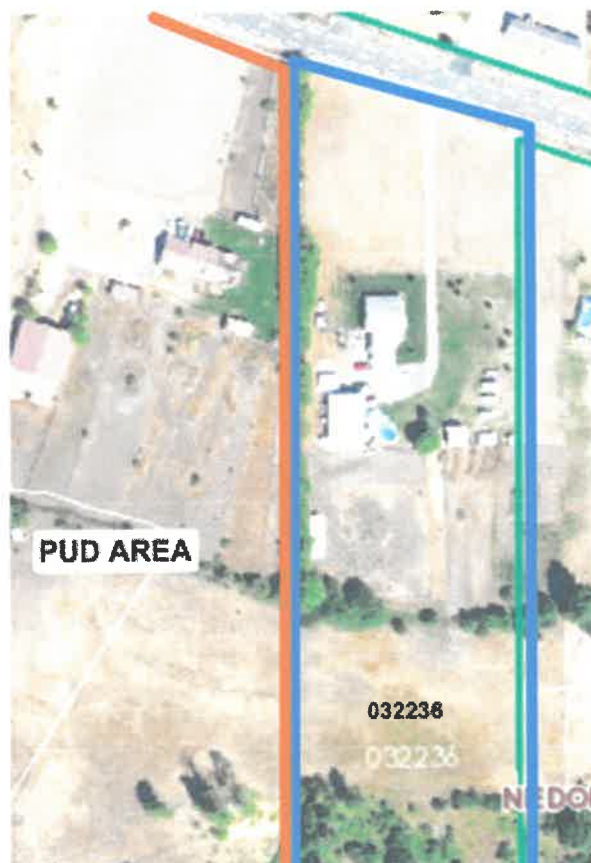
SPRINGTREE RANCH PUD
Exhibit 7 (b)

As required by KCC 17.36.030 7(b)

Parcel ID: 032236
Map Number: 20-14-27040-0019
Recorded Area: 10.43 a
Owner Name: SUTTON, MICHAEL ETUX
Name Cont: N/A
Mailing Address: 1780 NELSON SIDING RD
City/State: CLE ELUM, WA
Zipcode: 98922
COE Gas Service: No

Over the Counter Water: [Yes, Suitability Map...](#)

This picture shows the North half of parcel 032236.
This half consists of a residential home with a shop and pasture land.



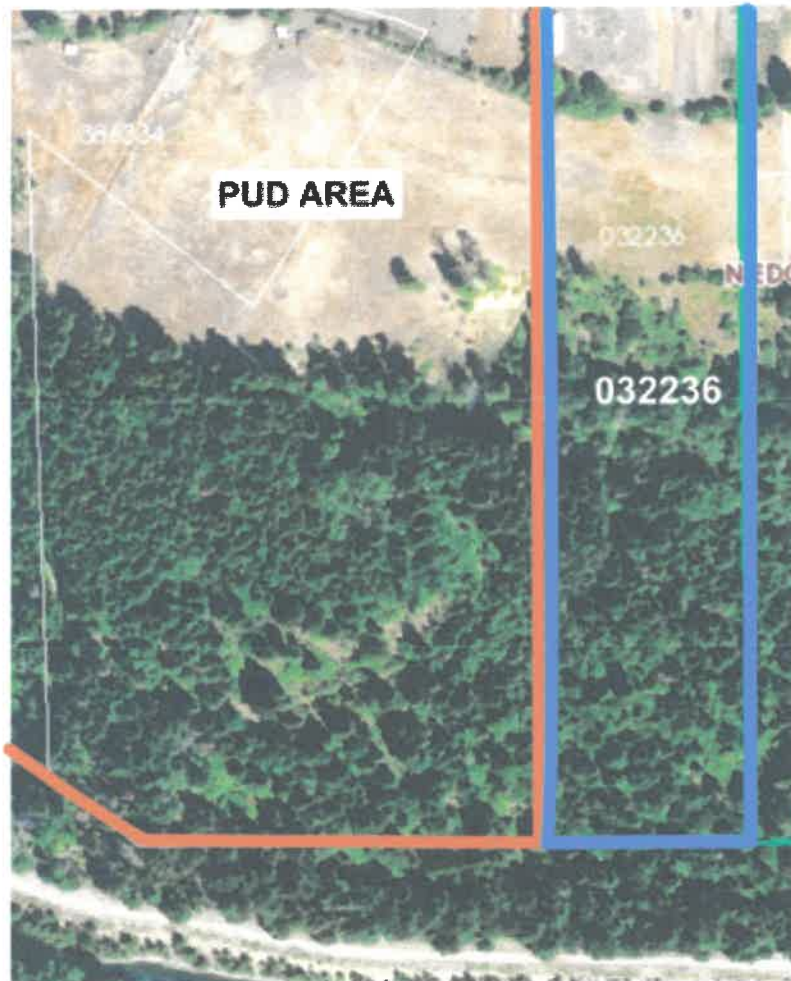
SPRINGTREE RANCH PUD Exhibit 7 (b)

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Parcel ID: 032236
Map Number: 20-14-27040-0019
Recorded Area: 10.43 a
Owner Name: SUTTON, MICHAEL ETUX
Name Cont: N/A
Mailing Address: 1780 NELSON SIDING RD
City/State: CLE ELUM, WA
Zipcode: 98922
COE Gas Service: No

Over the Counter Water: Yes, Suitability Ma

This picture shows the South half of parcel 032236.
This half consists of agricultural, pasture and forest land.



The proposed PUD is being designed in such a manner that the number of allowed building sites is in accordance with the underlying zoning and increased by 4 units as provided by Kittitas County Code 17.13 (see Exhibit 8H) which limits the building sites. Where the current zoning requires a 5-acre parcel to place a residence upon the proposed PUD will reduce the size of this requirement for each of the parcels which, in turn, will increase the size of the remaining land that includes the ranching, farming, equestrian and recreation lands. The design of the proposed PUD allows the continued operation of the farm and ranch for equestrian uses.

7c: DEVELOPER'S INTENT WITH REGARD TO PROVIDING LANDSCAPING AND RETENTION OF OPEN SPACES;

The Landscaping Plan in the ranching area will be mostly pastures. Landscaping in the residential area will be mostly naturally occurring vegetation. As this property lays close to the Cascade mountains it is in Zone Four for plants and other vegetation so most of the nonnative plants will be those that can survey in Zone Four. The proposed PUD does not identify any open space. All of the property that is not being used for residential buildings, farm buildings or ranching buildings will be used for pasture lands and for timber growth.

7d: FUTURE LAND OWNERSHIP PATTERNS WITHIN THE DEVELOPMENT INCLUDING HOMEOWNERS ASSOCIATIONS IF PLANNED;

There is a homeowners association planned for a portion of residential area. See Development Plan which identifies the Residential area and the Ranch and Farm area.

7e: PROPOSED WATER SUPPLY, STORAGE AND DISTRIBUTION SYSTEM.

The property, as a whole, is served by two irrigation sources. The first irrigation source for the property is from a senior water right from Little Creek. This irrigation water right is diverted from Little Creek and runs approximately 3,800 feet through a ditch and then enters the property on its western boundary approximately 735 feet South of the Nelson Siding Road.

The second source of irrigation water is provided by the Kittitas Reclamation District which has a lateral from the main canal that runs to the western boundary of the property approximately 1,100 feet

south of the Nelson Siding Road. This point is on or near the western line of the southeast quarter of Section 27, Township 20N, Range 14E W.M. This lateral serves the southern farmland (south of the Little Creek irrigation ditch) on the proposed PUD property. This irrigation diversion also serves other water users further downstream.

Domestic water rights for the property are as follows:

The 1890 Nelson Siding Road property has a well that was drilled in 1985 and has been continually used for domestic, agriculture, ranching and farming uses. This is a shared well with the home located at 2022 Nelson Siding Road.

The 1942 Nelson Siding Road property has a shared well with two users that was drilled in 1979 and has been continually used for domestic, agriculture, ranching and farming uses.

The applicant owns additional water rights in the Big Creek Water Bank that may be transferred to the PUD for domestic water as needed.

The necessary dry utilities are located on the south side of Nelson Siding Road with the property being served by Puget Sound Energy for electricity with CenturyLink providing telephone and internet services. In addition, there is an underground Puget Sound Energy powerline and Bluespan data line running along the western boundary of the property from Nelson Siding Road to the Kittitas Reclamation District and beyond. This line provides access to power and data.

7f: SEWAGE DISPOSAL/TREATMENT PLAN, SOLID WASTE COLLECTION PLAN;

Each home will be serviced by a septic system as approved by Kittitas County. Homes may share drain fields as allowed by Kittitas County.

All solid waste will be taken to the Kittitas County transfer station either by private delivery or through contracted solid waste pick up.

7g: AN EXPLANATION AND SPECIFICATION OF ANY NONRESIDENTIAL USES PROPOSED WITHIN THE PROJECT;

The Proposed PUD plan calls for the following:

Item 1. The outdoor arena will be improved with the addition of increased sprinklers to keep the dust down while riding is taking place. Rows of trees will be planted on the north side of the arena to block off the Nelson Siding Road from interfering with equestrian use of the outdoor arena. A fence may be constructed around all or part of the outdoor arena.

Item 2. A grazing area will be improved on the west side of the property.

Item 3. The 12-stall barn will be renovated. This will include new lighting, new footing and new stalls. In addition, the siding on the outside of the barn will be renovated. A new barn with stalls may be constructed.

Item 4. The existing snow damaged paddocks will be rebuilt, improved, and possibly enlarged. Additional paddocks may be constructed. Additional barns may be constructed to house additional animals. A new boarding facility may be constructed and operated.

Item 5. A new indoor arena will be constructed to replace the indoor arena that collapsed in the winter of 2021/2022 due to the heavy snow. It will be relocated on a parcel created through this PUD process it is planned to be located in the center of the residential property on the western border as shown on the Development Plan as attached as Exhibit 4

Item 6. The southern pasture will receive new irrigation equipment that will allow for horses to be in the fields while the irrigation is in operation.

Item 7. As allowed in the PUD code 17.36 a recreational vehicle storage area may be constructed.

7h: PLANNED RESIDENTIAL DENSITIES EXPRESSED IN TERMS OF DWELLING UNITS PER BUILDING AND PER NET ACRE (TOTAL ACREAGE MINUS DEDICATED RIGHTS-OF-WAY);

One dwelling unit per building.

With the Transfer of Development Rights as provided for in Kittitas County Code 17.13 there will be 9 residential parcels created which will provide 1 unit per 3.05 acres. The Nelson Siding Road area was zoned Agriculture 3 for many years with the Agriculture 5 zoning as a recent addition. With the proposed PUD averaging 1 unit to 3.05 acres the density is equal to that of most of the surrounding property.

7i: THE METHOD PROPOSED TO INSURE THE PERMANENT RETENTION AND MAINTENANCE OF COMMON OPEN SPACE;

This project does not include any "Open Space". All the land not used for residential building sites and farm, ranch, equestrian and recreation use will be used as pastureland and/or forest growing area. There is no common open space.

7j: PROPOSED DEVELOPMENT STANDARDS, INCLUDING AN ANALYSIS OF THE PUBLIC BENEFIT PROVIDED IN EXCHANGE FOR THE DEVIATIONS FROM THE STANDARDS OF THE UNDERLYING ZONE;

The proposed development standards are as follows:

1. All residences constructed will have a minimal footprint of 1,500 sq feet.
2. All residences may include, at a minimum, a 2-car garage, either attached or unattached.
3. All driveways will have a gravel or hard surfaces.
4. All power and other dry utilities will be underground.
5. All homes shall be served by domestic water.
6. All new homes shall meet the Washington State Energy Code.

7k: TIMING FOR THE CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS, BUILDINGS, OTHER STRUCTURES AND LANDSCAPING;

See Exhibit 6 - Phasing plan with identified timelines.

7l: 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.

[See Exhibit 4 - Development Plan \(Master Plan elements included in Development Plan\)](#)

7m: IF THE PROPOSED PUD REZONE WILL RESULT IN AN INCREASE IN UNIT DENSITY OVER THE EXISTING ZONE, INCLUDE A NARRATIVE OF THE TRANSFER OF DEVELOPMENT RIGHTS IN ACCORDANCE WITH KCC CHAPTER [17.13](#), TRANSFER OF DEVELOPMENT RIGHTS. ([ORD. 2013-001](#), 2013; [ORD. 2010-006](#), 2010 ; ORD. 2007-22, 2007; ORD. 90-6 (PART), 1990: RES. 83-10, 1983)

[The applicants plan to add four \(4\) additional Units of Density to the proposed PUD pursuant to KCC 17.13. For a full response to this code, see Exhibit 8H.](#)