

**EXHIBIT 6**  
**ROSLYN RIDGE WEST PLANNED UNIT DEVELOPMENT**  
**PROJECT NARRATIVE**

The Kittitas County Planned Unit Development Rezone Application and Short Plat Application require the following: *Please include at minimum 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.*

*Roslyn Ridge West is a proposed planned unit development rezone and project that is being planned and permitted through the planned unit development rezone process as allowed for in KCC 17.36. The purpose of the Roslyn Ridge West Planned Unit Development Rezone and Project is to provide a residential location as an extension to the existing Roslyn Ridge Planned Unit Development. This will be a residential and recreational location for residents and potential guests that may stay within the community.*

*For location, see Exhibit 1 – Legal Description and Exhibit 2 – Vicinity Map.*

*The proposed planned unit development would provide a unique destination for upper Kittitas County locals and enthusiasts. Residents and their guests would have the opportunity to explore a vast array of recreational opportunities, including but not limited to hiking and biking trails, open spaces for wheeled motorized recreation, and a short drive to recreational activity spaces such as Lake Cle Elum and various Sno-Parks. The planned unit development site will be located on a 164.32-acre plot of land (See Exhibit 10 – Tax Parcels) of largely undeveloped property that is currently home to undeveloped and forested property.*

*Water supply will be provided by the Evergreen Valley Water System, Inc.*

*Sewage disposal will be provided by the Evergreen Valley Sewer System, Inc.*

17.36.030(7): A Project narrative addressing the following:

17.36.030(7)(a): Adjacent natural areas;

*Map 6A has a listing of the properties adjacent to the proposed project.*

*Area A on Map 6A: This area lies to the north of the proposed project. This property is owned by Central Cascade Forest LLC on the northeast side which in turn is owned by the Nature Conservancy and will remain natural forested area left in open space. There are a number of larger parcels with housing located to the northwest of the property. This area is shown on the following map which contains an aerial photo.*

*Area B on Map 6A: This area lies to the east of the proposed project. This property is owned by Central Cascade Forest LLC which in turn is owned by the Nature Conservancy and will remain natural forested area left in open space. This area is shown on the following map which contains an aerial photo of the discussed area.*

*Area C on Map 6A: This area lies to the west of the proposed project and contains the Pineloch Sun housing development which is mostly built. There are some natural areas left within this housing development. This area is shown on the following map which contains an aerial photo of the discussed area.*

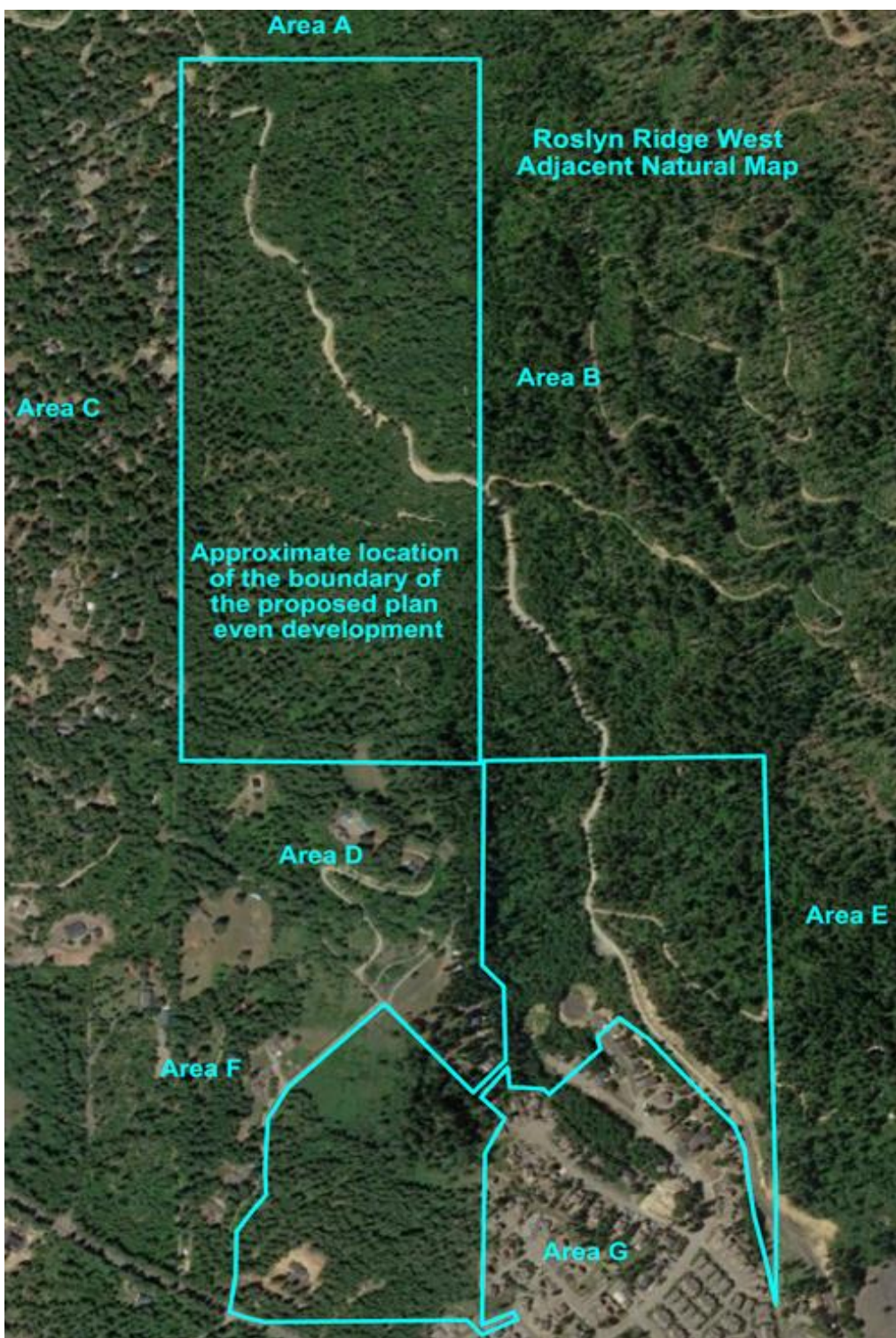
*Area D on Map 6A: This area contains large lot homes with natural areas surrounding said homes. This area is shown on the following map which contains an aerial photo of the discussed area.*

*Area E on Map 6A: This area is owned by the applicant and currently maintained in its natural state. This area is shown on the following map which contains an aerial photo of the discussed area.*

*Area F on Map 6A: This area contains small and large lot homesites with natural areas surrounding said homes. This area is shown on the following map which contains an aerial photo of the discussed area.*

*Area G on Map 6A: This area contains the development known as Roslyn Ridge and contains small lot homes with some maintained natural areas. This area is shown on the following map which contains an aerial photo of the discussed area.*

## MAP 6A



*The listed areas and boundary of the proposed planned unit development are approximately shown above*

17.36.030(7)(b): The type, design, and characteristics of the surrounding properties;

*Map 6B has a listing of the properties adjacent to the proposed project.*

*Area A on Map 6B: This area lies to the north of the proposed project. This property is owned by Central Cascade Forest LLC including the land that lies on the northeast side of the proposed planned unit development which in turn is owned by the Nature Conservancy and will remain natural forested area left in open space. There are a number of larger parcels with housing located on the northwest side of the property of the proposed planned unit development. These houses are mostly built of wood with steep roofs. This area is shown on the following map which contains an aerial photo of the discussed area.*

*Area B on the following map: This area lies to the east of the proposed project. This property is owned by Central Cascade Forest LLC which in turn is owned by the Nature Conservancy and will remain natural forested left in open space. This area is shown on the following map which contains an aerial photo of the discussed area.*

*Area C on the following map: This area lies to the west of the proposed project and contains the Pineloch Sun housing development which is mostly built. Most of the houses in this area range from 1500 to 2000 square feet, are constructed of wood, and have relatively steep roofs. There are some natural areas left within this housing development. This area is shown on the following map which contains an aerial photo of the discussed area.*

*Area D on the following map: This area contains large lot homes with natural areas surrounding said homes. These houses are mostly built of wood with steep roofs. This area is shown on the following map which contains an aerial photo of the discussed area.*

*Area E on the following map: This area is owned by the applicant and is currently maintained in the natural state. This area is shown on the following map which contains an aerial photo of the discussed area.*

*Area F on the following map: This area contains large and small lot parcels with homes and natural areas surrounding said homes. These houses are mostly built of wood with steep roofs. This area is shown on the following map which contains an aerial photo of the discussed area.*

*Area G on the following map: This area contains the development known as Roslyn Ridge. This area contains small lot homes with steep roofs and some maintained natural areas. This area is shown on the following map which contains an aerial photo of the discussed area.*



MAP 6B



17.36.030(7)(c): Developer's intent with regard to providing landscaping and retention of open spaces;

*The applicant will provide natural landscaping within areas that will be disturbed after the construction of various subdivisions. Much of the northern area will be left in its natural state. All undisturbed areas, except for recreational lands, will be left in their natural state for recreational land used mostly for wheeled motorized recreational vehicles.*



17.36.030(7)(d): Future land ownership patterns within the development including homeowner's associations if planned;

*The individual lots created within this proposed planned unit development will be individually owned single-family dwellings and/or multiple-family dwellings. The applicant, or an associated entity, may continue to own and manage all of the recreational open space and natural areas. There may be a homeowner's association which would be responsible for financing the maintenance of the recreational and natural areas. In addition, the homeowner's association would be responsible for all the roads and landscaping needs within the project. See Exhibit 3 - Development Plan which shows a map of the proposed designated land use areas.*

17.36.030(7)(e): Proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;

*The water supply, storage, and distribution will be provided by Evergreen Valley Water Systems Inc., a Group A water system. This meets the requirements of the Washington State Health Department.*

*Sewage Disposal: This will be provided by Evergreen Valley Sewer System, Inc. Each home will be required to have a septic tank and a pump chamber placed on each lot. Treated black water from each lot will be pumped on demand from the septic chamber into a collection pipe which will be transported to a collection system as approved by the Washington State Department of Ecology and/or the Washington State Department of Health.*

*Solid Waste: The community provides a transfer station for all the residents of Evergreen Valley and Roslyn Ridge. This proposed PUD will also have access to this transfer station. There is a monthly charge to the owners for the use of the transfer station. Solid waste is then taken from this transfer station and delivered to the Kittitas County Transfer Station in Cle Elum for final disposal.*

17.36.030(7)(f): Documentation from the Director that environmental review (SEPA) has been completed or will be completed;

*The corresponding completed SEPA checklist was simultaneously submitted to the Director with this proposed planned unit development application. The submitted SEPA checklist can be found in Section 6.*

17.36.030(7)(g): An explanation and specification of any nonresidential uses proposed within the project;

*The northern portion of this proposed plan in the development will be maintained as recreational space for activities including but not limited to motorized and nonmotorized wheeled vehicles. General commercial recreation throughout the planned unit development will be allowed.*

*Recreational storage facilities may be constructed for individuals that own property in the community. These facilities may be located throughout the planned unit development as identified in Exhibit 3 – Development Plan.*

17.36.030(7)(h): Planned residential densities expressed in terms of dwelling units per building and per net acre (total acreage minus dedicated rights-of-way);

*See Exhibit 9 – Density and Exhibit 12 – Transfer of Development Rights Code Response for further information.*



17.36.030(7)(i): The method proposed to insure the permanent retention and maintenance of common open space;

*This proposed planned unit development does not include any common open space. The recreational areas, roads, trails, and access points will be owned and maintained by either the applicant, an entity associated with the applicant, and/or the homeowner's association.*

17.36.030(7)(j): Proposed development standards, including an analysis of the public benefit provided in exchange for the deviations from the standards of the underlying zone;

*The development standards for this proposed planned unit development will be similar to the development standards set for the Roslyn Ridge Community that now exist and to which this project is adjacent. The development standards as shown in the CCRs for the Roslyn Ridge Community are shown in this portion of the narrative as a sample of what the development standards for this project will entail.*

*The public benefits provided in exchange for the deviations from the standards of the underlying zone for this proposed planned unit development are as follows:*

- 1. Concentrating the housing development within parcels 20202 and 12065, or the development area, allows for the development of a large open space area for recreation, including but not limited to motorized and nonmotorized recreational wheeled vehicles. This could not be done under the existing zoning standards.*
- 2. The development area is serviced by the Evergreen Valley Water System, Inc. which has a water right large enough to serve this proposed planned unit development without having to acquire any additional water rights or increase the size of the supply system.*
- 3. By concentrating the housing development in the development area, each parcel will be served by a hard surface road with access points as required by the International Fire Code and county fire safety standards and will be served by fire flow as provided in the Washington State Group A water system plan which is approved by the Washington State Department of Health.*
- 4. By concentrating the housing development in the development area, the applicant will be using less material including but not limited to asphalt, piping, copper wire, and crushed rock to develop the same number of housing units.*
- 5. This planned unit development is located in a mountainous region of Kittitas County. The land elevation of this proposed planned unit development ranges from about 2300 feet at the southern portion of the proposed planned unit*

*development to just over 2900 feet at the furthest northern portion. By moving the density to the development area, there will be considerably less snow that will require removal from the roads.*

17.36.030(7)(k): Timing for the construction and installation of improvements, buildings, other structures and landscaping;

*See Exhibit 5 for the complete Phasing Plan pertaining to the development of this project.*

17.36.030(7)(l): 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;

*The proposed planned unit development will be phased and constructed as described in Exhibit 5 – Phasing Plan.*

*A reduced size of the development plan/master plan can be found in its entirety in Exhibit 3 of this application.*



17.36.030(7)(m): 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.

*Yes. The proposed planned unit development will allow for an increase in density as provided for in Kittitas County Code 17.13. See Exhibit 12 – Transfer of Development Rights Code Response for a full code response, definition, and explanation of the allowed increase in density.*