

SECTION 5
ROSLYN RIDGE WEST PLANNED UNIT REZONE DEVELOPMENT
RESPNOSE TO KITTITAS COUNTY CODE 17.98

17.98.020 Petitions.

1. A petition to amend this title shall be filed with the administrator on forms prescribed by the Director. If the petition is for an amendment to the zoning map it shall include a legal description and location of the property to be reclassified.

The required application has been filed on the forms prescribed by the Director including a legal description and location of the property. This completed application has been attached to this document.

2. A petition asking for a change from one zone to another must be signed by not less than seventy-five percent (75%) of the property owners and representing at least seventy-five percent (75%) of the assessed valuation of the area proposed for the zone reclassification.

The application is signed by the manager of the Blue Jay Land company who owns 100% of the property included within the boundaries of this proposed planned unit development.

3. Any member of the general public has the right to petition the Board or planning commission for consideration of text amendments or change from one zone to another for a general area. Such consideration is not mandatory.

Understood

4. Petitions shall be processed pursuant to Title 15A of this code, Project permit application process.

Understood

5. A petition requesting a change on the zoning map shall be processed consistently with the Annual Comprehensive Plan Docketing Process, pursuant to KCC Title 15B, unless the petition is consistent with the Comprehensive Plan land use designation of the property and accompanied by a specific development application.

This proposed planned unit development is accompanied with a specific development application for a preliminary and short plat as approved through this process.

6. A petition requesting a change on the zoning map from one zone to another must demonstrate that the following criteria are met:

17.98.020(6)(a)

The proposed amendment is compatible with the comprehensive plan;

The Kittitas County Comprehensive Plan and Kittitas County Code Title 17 - Zoning has been found by the Eastern Washington Growth Management Hearings Board to be compliant with the Growth Management Act (GMA).

The Kittitas County Development Code, specifically Chapter 17.36 - Planned Unit Development Zone, is contained within said code and referenced and supported within the Kittitas County Comprehensive Plan which has also been found compliant with the Growth Management Act. Therefore, Chapter 17.36 - Planned Unit Development Zone complies with and is compatible with the Kittitas County Comprehensive Plan.

Through these reasonings, this proposed land use action, which is being processed as required by Kittitas County Code Chapter 17.36, is compliant and supported by the Growth Management Act and is compatible and compliant with the Kittitas County Comprehensive Plan.

The following excerpts are taken from the Kittitas County Comprehensive Plan. These excerpts provide further information as to how this proposed planned unit development is compatible with the Kittitas County Comprehensive Plan.

Footnotes have been added to these excerpts which are identified by (XX) within the following text below. The footnotes follow the excerpts identified and copied below.

1.3 VISION STATEMENT

Kittitas County is a region with a distinct sense of place based on the quality and diversity of our natural (1) and built environment, valued recreational opportunities (2), respected rural working lands, unique regional character, and commitment to a high quality of life (3). Kittitas County addresses challenges of future growth in a direct manner. Coordinated planning and suitable density patterns ensure that rural areas, natural areas, and working lands are sustained for the benefit of current and future generations. An important factor in the County's growth is fostering a diverse economy with a variety of employment opportunities achieved through a balance of commercial, industrial, and manufacturing areas located and sized to ensure opportunities for rural-based employment (4). The diverse housing needs of current and future residents is met by providing a range of housing types that ensure adequate and affordable housing options (5). Kittitas County enhances its regional character by preserving the diversity of existing resource tourism (6) and promoting future opportunities for expansion and establishment of new resource tourism opportunities (7). The County protects, conserves, and responsibly manages natural resources through education, coordination, facilitation, and long-term planning.

2.2 GROWTH MANAGEMENT ACT GOALS (as stated in the Kittitas County Comprehensive Plan dated December 2021)

Page 12 paragraph 1 of the Kittitas County Comprehensive Plan states: “as housing prices and cost of living have increased in King and Snohomish counties, the desirability of Kittitas County as a location for long distance commuters has increased substantially (8). This trend is not expected to change over the next 20-year planning timeline (9).”

LU-P7: Promote infill development of vacant or under-utilized properties. (10)
Water Rights (11)

Water rights are property rights held by individual citizens, irrigation entities, municipalities, public and private utilities (12) and governments. Water rights are recognized by state law RCW 90.023.010 Surface Waters (13) and RCW 90.44.035

Ground Waters (14). Surface water rights within Kittitas County are being adjudicated in the action commonly known as Acquavella. Kittitas County does, under its authority from the Growth Management Act, have a duty and the authority to protect ground and surface water quantity and quality. To fulfil the duty of the County under the Settlement Agreement and the Growth Management Act, Kittitas County implemented the Permanent Measures in Kittitas County Code Chapter 13.35.027 on December 2, 2015 requiring all new uses of groundwater (15) to be mitigated and metered within the Yakima River drainage (Water Resource Inventory Area (WRIA)) 39.

Kittitas County operates a water banking (16) and metering program in the Yakima River Basin to provide rural domestic water mitigation to new groundwater uses to offset local impacts as well as the Total Water Supply Available in the Yakima River, as measured at the Parker gauge. Water use is metered, monitored and reported to Washington State Department of Ecology annually. Kittitas County offers two mitigation packages in the Green and Yellow zones of the Kittitas County Water Bank service area (17). The package available to each customer will be determined by the parcel's irrigation availability. Package A, only available to customers with access to other outdoor irrigation, will offer 275 gallons per day indoor domestic use only and Package B, only available to customers without access to outdoor irrigation, will offer 275 gallons per day indoor domestic only with 25 gallons per day for outdoor use up to 500 square feet. The packages offered through the Kittitas County Water Bank (18) were determined by a Citizen's Advisory Committee and adopted by the Board of County Commissioners. The County continues to seek and acquire additional water holdings throughout the county and expand its service areas. Kittitas County has acquired enough senior water rights, suitable for mitigating new domestic uses, to meet the development projections in the county for 20 years within the Kittitas County Water Bank service area. This number was conservatively calculated assuming only Package B mitigation certificates would be issued, although the trend is more of a 60/40 split, with package A being more prevalent. Private water banks (19) have overlapping and additional service areas within Kittitas County that offer mitigation that is not calculated

in the 20-year development projection. Kittitas County's does not require mitigation or metering for exempt well uses within the Columbia River Basin (WRIA 40).

LU-P40: Kittitas County may place limitations on the establishment of new uses of groundwater based on the county's authority to protect ground and surface water (20).

LU-P41: Kittitas County finds that new uses of groundwater that are not mitigated in the Yakima River drainage basin threaten to interfere with senior water rights and stream flows and create a public health and safety threat that warrants application of provisions set forth in Kittitas County Code to existing lots as allowed by RCW 58.17.170(3) (21).

2.5.1. Rural and Resource Land Use Designations

Page 24 paragraph 3 of the Kittitas County Comprehensive Plan states: Rural Recreation is the third land use designation of the Plan. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent (22).

3.4 HOUSING POLICIES (as stated in the Kittitas County Comprehensive Plan dated December 2021)

The Kittitas County community can accomplish its stated housing goals through their intentional integration into future county decisions and through the active implementation of the following policies. These policies have been developed to guide future housing development as envisioned by the Kittitas County community. Policies focus on the relationship of zoning and land use to housing needs rather than recommending specific designation alternatives (24).

H-P1: Establish development regulations and incentives that provide an equitable supply of housing types, sizes, costs, and densities which are affordable to all economic groups throughout the County (25).

H-P2: Promote a higher density of residential land uses by implementing innovative residential developments, such as cluster developments, master planned developments, and planned unit developments within urban growth areas (26).

H-P3: Identify lands within areas which are served by centralized water and sewer systems, paved streets, and have other public services provided to them which are suitable for higher density residential use, including multi-family and single family planned unit developments and clustered housing (27).

H-P7: Invest in the maintenance and expansion of water, sewer, streets, parks and fire protection services to adequate service levels in areas designated for higher density residential uses (28).

H-P8: Encourage home ownership within the community (29).

H-P15: Allow use of innovative technology in residential developments which promote sustainable practices and healthy lifestyles (30).

Most of the highly walkable areas in Kittitas County are in incorporated downtowns: Ellensburg, Cle Elum, and Roslyn all enjoy walkable downtowns with at least partial sidewalk coverage. South Cle Elum, Kittitas, and many of the unincorporated towns have significant sidewalk deficiencies that make walking and biking more difficult. Many rural routes lack facilities like sidewalks and wide shoulders altogether, and County ordinance allows speeds up to 50 mph on rural routes unless otherwise signed. High-speed roadways without separate nonmotorized facilities make walking and biking uncomfortable and less safe (31).

4.2.1 Pedestrian and Bicycle Network

Provision of facilities for walking and biking is essential to providing a functional, multimodal transportation system that accommodates all users (32).

T-G1: Safe Create a transportation network that can be shared safely by all users and provides sufficient access for emergency response (33).

T-P1: Require new development to provide multiple access points that are designed to support emergency access and evacuation (34).

T-P3: Develop and maintain a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements (35).

T-P4: Provide all weather, all-season use of the road system for the movement of goods and services (36).

T-P8: Encourage new development to provide for safe transportation alternatives (37).

T-G2: Efficient and Accommodates Growth, but Respects Rural Character Provide a transportation system network that works hand-in-hand with existing and planned land uses, supports farm-to-market and recreational tourism needs, but respects the rural character and wildlife that residents cherish (38).

T-P9: Ensure an efficient regional system of roads that is functional, safe, accommodates evacuation, and is consistent with adopted County policy and local comprehensive plans (39).

T-P12: Build and maintain a modern transportation network that expands and grows with the needs of its growing population (40).

T-P13: Identify transportation corridors to be preserved as part of the overall transportation plan by requiring right-of-way dedication or easements as part of development approval, and by acquiring right- of-way for future needs (41).

T-P14: Maintain level of service “C” in rural areas and “D” in county urban areas as measured during the PM peak hour for roadway segments along segments that are classified as collectors or higher (42).

Network:

T-P15: Provide a transportation system with a hierarchy of roads, with distinct purposes, forming a complete network (43).

Land Use:

T-P18: Evaluate the merits of a proposed land use action against the potential impacts on the transportation system by reviewing development proposals for potential impacts to the transportation system and requiring developments to identify and mitigate their transportation impacts through SEPA or other local regulatory reviews and county permits or actions (44).

T-P19: Provide a transportation system that corresponds to and is consistent with patterns of land development and which provides access to and from population centers and recreational opportunities identified in the comprehensive plans in accordance with adopted land use plans (45).

T-P20: Encourage land use development patterns and investments which reduce the demands on the roadway network (46).

T-G3: Complete, Multimodal, and Accommodates Outdoor Recreation Fill gaps in the system to accommodate safe and enjoyable travel by those choosing to walk, bike, or use transit, including recreational users (47).

T-P25: Consider alternative modes when reviewing development applications, incorporate multiple modes into transportation improvement projects, and establish development standards to support the use of alternative transportation modes (48).

T-P29: Encourage the expansion and use of non-motorized transportation by constructing and maintaining safe, efficient, and pleasant streets for pedestrian and bicycle use (49).

Recreation:

T-P30: Promote and support recreational activities throughout the County by providing adequate access to public lands (50).

T-P32: Support the construction of parking facilities at identified locations known for recreational and multi-modal use.

agencies, airports, businesses, and the public) to develop and operate the transportation system (51).

T-P39: Seek partnerships with other public or private agents when mutual benefits and significant cost savings are anticipated as a result of a coordinated transportation improvement project to maximize benefits while minimizing costs (52).

Funding/Costs:

T-P47: Improve the sustainability of the county's funding for maintenance, operations, and capital improvements. Periodically review funding status and consider either increasing revenues generated by existing sources or establishing new funding sources for transportation (53).

T-P48: Maximize local funds by pursuing outside funding sources for all transportation

improvement projects (54).

T-P51: Ensure the transportation system can support new development and that new development funds all new construction and improvements that might be necessary to maintain adopted level of service standards (55).

Walking:

Walking is the most fundamental transportation mode of all since virtually all trips include a walking component. Effective pedestrian facilities enable community building and social equity. While many of the County's roads do not need fully separate sidewalks or paths due to the lack of destinations in close proximity in rural areas, arterials and collectors in the Urban Growth Areas (UGA) and Limited Areas of More Intensive Rural Development (LAMIRDs) may warrant dedicated pedestrian infrastructure (56).

Bicycling:

The cities within the County already offer recreational bicycling options on the various trails spanning its length such as the Coal Mine Trail and Palouse to Cascade State Park Trail (formerly known as John Wayne Trail). Connecting to these routes from other areas of the County can be challenging, however, due to the lack of bicycle infrastructure. Bicyclists can share the road with motorists but high speeds, lack of paved shoulders, and lack of separation from auto traffic can be a deterrent. Table 4-3 establishes guidance in terms of the level of accommodation that the County wishes to provide for bicycles (57).

From Table 4-3 Bicycle Accommodation Descriptions:

Installation of facilities that provide more separation from vehicle traffic (58).

Maintain existing bicycle infrastructure and support city and regional entities in implementing improvements (59).

U-G1: Appropriately place utility facilities within public rights-of-way, where feasible (60).

U-G3: The County should coordinate with all utility providers (61).

U-G5: Multi-jurisdictional utility facility coordination and cooperation should include efforts to coordinate the procedures of making specific land use decisions to achieve consistency in timing inter-jurisdictional coordination in the planning and provisions of utilities (62).

U-G6: Decisions made regarding utility facilities should be consistent with and complementary to regional demand and resources and should reinforce an interconnected regional distribution network (63).

U-G8: Any and all easement rights shall be acquired under normal lawful procedures (64).

U-G11: The County should promote the joint use of transportation rights-of-way and other corridors consistent with the underlying private property rights and easement limitations (65).

U-P2: Expansion of improvement of utility systems should be recognized primarily as the responsibility of the utility providing the corresponding service (66).

U-P3: Decisions made by the Kittitas County regarding utility facilities will be made in a manner consistent with and complementary to regional demands and resources (67).

U-P4: Additions to and improvements of utilities facilities will be allowed to occur at a time and in a manner sufficient to serve growth (68).

U-P16: It is the position of Kittitas County that it is inappropriate for utilities to over or under build other utilities. A specific example of such requirements may be found in RCW 35A.14.900 and other state law (69).

U-P20: Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGA's, Master Planned Resorts, LAMIRDS, and Fully Contained Communities, including to and through rural areas of Kittitas County (70).

Rural Recreation:

RR-G26: Maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County (71).

RR-G27: Provide safe opportunities to develop public and private recreational spaces while preserving rural character (72).

RR-G28: Increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas (73).

RR-G29: Allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

Substantial amounts of recreation lands in this County are owned by the public and private parties (74). These provide more than ample opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation and wildlife viewing. In addition to publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands (75).

Rural recreation in Kittitas County is also largely provided in the form of recreational

residences, primarily in the upper western area of the County (76). These developments are often “second homes” for persons living in other parts of the State. These recreational residences are a significant contributor to the County’s economy (77).

R-P56: Developments located for commercial, residential/recreational purposes, such as Master Planned Resorts or Planned Unit Developments, shall have adequate water, septic and public facilities to service such development without over-burdening the County public services (78).

RR-P58: Developers should be required to approach project design which provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands (79).

RR-P59: Rural recreation development should be promoted where there is potential for limited infill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development (80).

RR-P62: International Wildland-Urban Interface Code should be enforced when approving a recreational residential structure for greatest protection of life and property (81).

RR-P63: Specific natural hazards in rural recreation areas shall be considered before creation of habitable or residential structure (82).

APPENDIX ONE GLOSSARY OF TERMS

Planned Unit Development – a planned unit development is the result of a site-specific zone change, based on a binding site plan. The planned unit development zoning district is intended to encourage flexibility in design and development that will result in a more efficient and desirable use of land (83).

The comprehensive plan of Kittitas County dated December 2021 is included within this application by reference.

FOOTNOTES

1. *The proposed planned unit development leaves a significant amount of property and recreational open space with its boundaries providing for the diversity of the natural environment.*
2. *The proposed planned unit development provides additional recreational opportunities within the boundaries of said development.*
3. *The proposed planned unit development is committed to providing a high quality of life through the development of recreational areas including a community pool, basketball courts, volleyball courts, hiking trails, off-road vehicle trails, and a playground for children.*
4. *The proposed planned unit development will provide additional rural recreation employment on-site.*
5. *The proposed planned unit development helps to ensure adequate housing as it will provide more market-based housing of various sizes and prices.*
6. *The proposed planned unit development will provide some housing for rural recreation and tourism.*
7. *The proposed planned unit development increases the opportunity for responsible resource tourism by providing trails through the existing forested land while educating residents about the importance of the surrounding natural resources.*
8. *The proposed planned unit development will provide residents with high-speed fiber internet connections decreasing the need to commute to the west side of Washington state.*
9. *The proposed planned unit development has provided a phasing plan with this application that shows how it will continue to provide housing over the next 20 years to meet the needs of the growing population.*

10. *The proposed planned unit development is providing infill of vacant land.*
11. *The proposed planned unit development is provided water from the Evergreen Valley water system which has sufficient water rights to serve said planned unit development.*
12. *There are multiple privately and locally held utilities that will be serving the proposed planned unit development including but not limited to Roslyn Telephone, R&R Cable, Evergreen Valley Water System, Evergreen Valley Sewer System, and the Activity Center at Roslyn Ridge.*
13. *The Evergreen Valley Water System is not required to transfer surface water to ground water.*
14. *The Evergreen Valley Water System is served by the original ground water that was developed within Roslyn Ridge.*
15. *The Evergreen Valley Water System that serves the proposed planned unit development has an existing water right and meets this code.*
16. *The Evergreen Valley Water System has adequate water and is not relying on the Kittitas County water banking system to provide water for this development.*
17. *The Evergreen Valley Water System has adequate water and is not relying on the Kittitas County water banking system to provide water for this development.*
18. *The Evergreen Valley Water System has adequate water and is not relying on the Kittitas County water banking system to provide water for this development.*
19. *The Evergreen Valley Water System has adequate water and is not relying on the private water banking system to provide water for this development.*
20. *The proposed planned unit development is being served by the Evergreen Valley Water System which has adequate existing ground water rights to serve this development.*
21. *The proposed planned unit development which is served by the Evergreen Valley Water System having senior ground water rights does not need any new uses of water nor does it need any additional mitigation for water rights.*
22. *The proposed planned unit development provides additional recreational resources to the community including a community pool, basketball courts, volleyball courts, tennis courts, hiking trails, motorized vehicle trails within its*

boundaries, a children's play area, and a short drive to many other recreational opportunities located within Kittitas County.

23. *There is no number 23.*

24. *The proposed planned unit development provides additional housing opportunities of various design alternatives. From smaller condominiums and townhouses to larger cabin-style homes, there are a multitude of options for potential buyers.*

25. *The proposed planned unit development provides various housing types, sizes, costs, and densities which are affordable to all economic groups throughout the county. This includes housing options which range from smaller, more affordable condominiums to larger parcels of land. The proposed planned unit development allows interested parties to have a wide variety of affordable options.*

26. *The proposed planned unit development promotes a higher density of residential land uses by implementing innovative residential developments such as the provided additional recreational resources to the community. These include a community pool, basketball courts, volleyball courts, tennis courts, hiking trails, motorized vehicle trails within its boundaries, a children's play area, and a short drive to many other recreational opportunities located within Kittitas County.*

27. *The proposed planned unit development has areas suitable for higher density residential use, including single-family and multi-family planned developments and clustered housing. This includes acres of land that are reserved for recreation and accessible streets that allow one- or two-lane traffic. At the same time, the roads, utilities, and services in the residential development are clustered in an area dedicated to residential use. This allows for the infrastructure to be developed much more efficiently.*

28. *The proposed land unit development invests in the maintenance and expansion of water, sewer, streets, parks, and fire protection services to adequate service levels in areas designated for higher density residential uses. For example, the southern area of this proposed plan in the development is serviced by the Evergreen Valley Water System 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. Furthermore, each parcel in the housing development concentrated in the southern portion of the proposed planned unit development boundaries will be served by a hard surface road with access points as required by the fire code and will be served by fire flow as provided in the Washington State Group A water system.

- 29. The proposed planned unit development encourages home ownership within the community through a number of homeowner's associations. There are also many different additional recreational resources to the community including a community pool, basketball courts, volleyball courts, tennis courts, hiking trails, motorized vehicle trails within its boundaries, a children's play area, and a short drive to many other recreational opportunities located within Kittitas County.*
- 30. The proposed planned unit development allows use of innovative technology in residential developments which promote sustainable practices and healthy lifestyles through upgraded water quality. The current sewer/septic system currently uses a LOSS (large on-site septic system) that has been approved by the Department of Health. This system is in the process of upgrading to a MBR (Membrane Bioreactor) treatment system. By using this existing and upgraded sewer/septic system this development is protecting water quality.*
- 31. The proposed planned unit development does not have significant sidewalk deficiencies that make walking and biking more difficult. In fact, there are an abundance of recreational trails and wide streets that permit many opportunities for biking and walking around the area enclosed by the development.*
- 32. The proposed land unit development provides the facilities for walking and biking that accommodate all users. These include numerous recreational trails that cover the entirety of the developmental area and create space for walking, biking, and off-road vehicle usage.*
- 33. The proposed planned unit development creates a transportation network that can be shared safely by all users and provides sufficient access for emergency response through its accessible main roads which are wide enough to accommodate all vehicles, including those used by emergency responders.*

34. *The proposed planned unit development provides multiple access points that are designed to support emergency access and evacuation. Not only are the main lanes accessible by all users but the main road leading to nearby cities such as Roslyn and Cle Elum, SR 903, is directly accessible through the main entrance of the planned unit development.*
35. *The proposed planned unit development develops and maintains a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements through the abundance of roads and lanes that are directly accessible by each home and lead straight to SR 903. This road allows users to be directly connected to nearby cities such as Cle Elum and Roslyn. All roads will comply with International Fire Code Appendix D.*
36. *The proposed planned unit development provides all-weather, all-season use of the road system for the movement of goods and services by allowing access for on- and off-road vehicles and providing plowing resources in the winter.*
37. *The proposed planned unit development provides for safe transportation alternatives by creating multiple recreational trails that are used for walking and off-road vehicles, thereby increasing the health of consumers as well as the overall environmental health for the surrounding forested area. Furthermore, the risks of increased snowfall in the winter puts those who drive at risk. Off-road vehicles, which are permitted on the streets, may provide safety in these circumstances.*
38. *The proposed planned unit development is efficient and accommodates growth through the continual development of the area as well as the different types of housing that provide efficient living for all groups. The abundance of roads and lanes are directly accessible by each home and lead straight to SR 903. This road allows users to be directly connected to nearby cities such as Cle Elum and Roslyn. However, it still maintains rural character through additional recreational resources to the community including a community pool, basketball courts, volleyball courts, tennis courts, children's play area, hiking trails, motorized vehicle trails within its boundaries, and a short drive to many other recreational opportunities located within Kittitas County.*

39. *The proposed planned unit development proposes an efficient regional system of roads that is functional, safe, accommodates evacuation, and is consistent with adopted county policy and local comprehensive plans through its system of lanes that lead to the main road, Rock Rose Drive, which then feeds directly into SR 903. This road allows users to be directly connected to nearby cities such as Cle Elum and Roslyn.*
40. *The proposed planned unit development builds and maintains a modern transportation network that expands and grows with the needs of its growing population through its continual growth and addition of roads and lanes, all of which feed directly into SR 903. This road allows users to be directly connected to nearby cities such as Cle Elum and Roslyn.*
41. *The proposed planned unit development identifies transportation corridors to be preserved as part of the overall transportation plan through the system of lanes and cul-de-sacs that connect to the main road and allow for a right-of-way system.*
42. *The proposed planned unit development will maintain level of service “C” as the road system throughout the property allows for a steady and regulated flow of traffic without a high probability for incidents.*
43. *The proposed planned unit development provides a transportation system with a hierarchy of roads through different lanes and cul-de-sacs which lead into connecting roads. These roads lead to the main road, Rock Rose Drive, which then feeds directly into SR 903. This road allows users to be directly connected to nearby cities such as Cle Elum and Roslyn.*
44. *The proposed planned unit development has evaluated the merits of a proposed land use action against the potential impacts on the transportation system by completing a SEPA document, which was submitted with this document.*
45. *The proposed planned unit development provides a transportation system that corresponds to and is consistent with patterns of land development and provides access to and from population centers and recreational opportunities. This can be seen through the interconnected roads which lead to the main road, Rock Rose Drive, which then feeds directly into SR 903. This road allows users to be*

directly connected to nearby cities such as Cle Elum and Roslyn. Also, there are additional recreational resources to the community including a community pool, basketball courts, volleyball courts, tennis courts, children's play area, hiking trails, motorized vehicle trails within its boundaries, and a short drive to many other recreational opportunities located within Kittitas County via direct access to surrounding cities through SR 903.

- 46. The proposed planned unit development encourages land use development patterns and investments through the many recreational trails and opportunities within the confines of the area, which reduces the demands on the roadway network.*
- 47. The proposed planned unit development accommodates outdoor recreation fill gaps in the system to accommodate safe and enjoyable travel by those choosing to walk, bike, or use transit, including recreational uses through the numerous accessible recreational trails that are found throughout the surrounding area.*
- 48. The proposed planned unit development has considered alternative modes when reviewing development applications, as can be seen through the implementation of numerous recreational opportunities and trails. It has incorporated multiple modes into transportation improvement projects through the implementation of numerous recreational opportunities and trails. It has established development standards to support the use of alternative transportation modes through the implementation of numerous recreational opportunities and trails.*
- 49. The proposed planned unit development encourages the expansion and use of off-road vehicle transportation by constructing and maintaining safe, efficient, and pleasant streets for pedestrian and bicycle use through the wide streets and lanes throughout the community as well as the numerous recreational trails provided throughout the property.*
- 50. The proposed planned unit development promotes and supports recreational activities throughout the county by providing adequate access to public lands through the numerous recreational trails provided throughout the property as well as access to additional recreational resources to the community including a community pool, basketball courts, volleyball courts, tennis courts, children's play*

area, hiking trails, motorized vehicle trails within its boundaries, and a short drive to many other recreational opportunities located within Kittitas County.

- 51. The proposed planned unit development supports the construction of parking facilities at identified locations known for recreational and multi-modal use through parking provided by driveways and wide streets, as well as the parking that is provided at the recreation center. This develops and helps the operation of the transportation system.*
- 52. The proposed planned unit development seeks partnerships with other public or private agents when mutual benefits and significant cost savings are anticipated. This is done through the Evergreen Valley Water System. The current sewer/septic system uses a LOSS (large on-site septic system) that has been approved by the Department of Health. This system is in the process of upgrading to a MBR (Membrane Bioreactor) treatment system. By using this existing and upgraded sewer/septic system, this development is protecting water quality. This is done as a result of a coordinated transportation improvement project to maximize benefits while minimizing costs.*
- 53. The proposed planned unit development improves the sustainability of the county's funding for maintenance, operations, and capital improvements through its continual reliance on recreational pursuits as its primary form of appeal. Through this, residents and users support small businesses with less reliance on public funding. While using this model, the proposed planned unit development will periodically review funding status and consider either increasing revenues generated by existing sources or establishing new funding sources for transportation.*
- 54. The proposed planned unit development maximizes local funds by pursuing outside funding sources for all transportation improvement projects through its continual reliance on recreational pursuits as its primary form of appeal. Through this, residents and users support small businesses with less reliance on public funding.*
- 55. The proposed planned unit development ensures the transportation system can support new development and that new development funds all new construction*

and improvements that might be necessary to maintain adopted levels of service standards through its preparedness of expansion. Through the first establishment of the original Roslyn Ridge development, the process determined new ways of improvement for this proposed planned unit development.

- 56. The proposed planned unit development recognizes that walking is the most fundamental transportation mode of all since virtually all trips include a walking component. Effective pedestrian facilities enable community building and social equity. While many of the county's roads do not need fully separate sidewalks or paths due to the lack of destinations, this development provides dedicated pedestrian infrastructure through its wide streets and numerous recreational trails separate from motorized vehicle paths throughout the area.*
- 57. The proposed planned unit development recognizes that the cities within the county already offer recreational bicycling options on the various trails spanning its length such as the Coal Mine Trail and Palouse to Cascade State Park Trail (formerly known as John Wayne Trail). Connecting to these routes from other areas of the county can be challenging, however, due to the lack of bicycle infrastructure. Bicyclists can share the road with motorists but high speeds, lack of paved shoulders, and lack of separation from auto traffic can be a deterrent. This development aligns with the green zone in Table 4-3 as it provides dedicated bicycling infrastructure through its wide streets and numerous recreational trails throughout the area that are separate from motorized vehicle paths.*
- 58. The proposed planned unit development provides installation of facilities that provide more separation from vehicle traffic through its wide streets and numerous recreational trails throughout the area that are separate from motorized vehicle paths.*
- 59. The proposed planned unit development maintains existing bicycle infrastructure and supports city and regional entities in implementing improvements by providing wide streets and numerous recreational trails throughout the area that are separate from motorized vehicle paths.*

60. *The proposed planned unit development appropriately places utility facilities within public rights-of-way, such as speed bumps in at-risk areas, in order to improve public safety.*
61. *The proposed planned unit development and the county have coordinated with all utility providers, including but not limited to Roslyn Telephone, R&R Cable, Evergreen Valley Water System, Evergreen Valley Sewer System, and the Activity Center at Roslyn Ridge.*
62. *The proposed planned unit development includes efforts of multi-jurisdictional utility facility cooperation to coordinate the procedures of making specific land use decisions through processes including the submission of this document and compliance with the code as well as the submission of the correlating SEPA checklist. This achieves consistency in timing inter-jurisdictional coordination in the planning and provisions of utilities.*
63. *The proposed planned unit development shows evidence that decisions made regarding utility facilities are consistent with and complementary to regional demand and resources and reinforce an interconnected regional distribution network through processes including the submission of this document and compliance with the code as well as the submission of the correlating SEPA checklist.*
64. *The proposed planned unit development shows evidence that any and all easement rights have been acquired under normal lawful procedures through processes including the submission of this document and compliance with the code as well as the correlating SEPA document.*
65. *The proposed planned unit development recognizes that the county should promote the joint use of transportation rights-of-way and other corridors consistent with the underlying private property rights and easement limitations. The planned unit development is improving the access of Double O Road, which currently is developed on an easement but through this action would become a private road developed to public road standards, with a request that said road would be added to the public road maintenance system. The planned unit development complies with the processes including the submission of this*

document and compliance with the code as well as the submission of the correlating SEPA checklist.

- 66. The proposed planned unit development complies with the fact that the expansion of improvement of utility systems should be recognized primarily as the responsibility of the utility providing the corresponding service. This can be observed as the primary responsibility of the development is to create an interconnected network of resources that can be utilized by consumers.*
- 67. The proposed planned unit development recognizes that decisions made by Kittitas County regarding utility facilities will be made in a manner consistent with and complementary to regional demands and resources. This can be seen through this proposed development's compliance to the code as well as the efforts made to connect the users of the development to county proceedings and resources.*
- 68. The proposed planned unit development utilizes additions and improvements of utilities facilities that are allowed to occur at a time and in a manner sufficient to serve growth through a number of past, current, and future projects. One of these projects involves the current sewer/septic system, which currently uses a LOSS (large on-site septic system). This system is in the process of upgrading to a MBR (Membrane Bioreactor) treatment system. By using this existing and upgraded sewer/septic system this development is protecting water quality.*
- 69. The proposed planned unit development recognizes and complies with the position of Kittitas County that it is inappropriate for utilities to over or under build other utilities. All utilities within the planned unit development are provided by private companies.*
- 70. The proposed land development may site electric and natural gas transmission and distribution facilities within and through areas of Kittitas County.*
- 71. The proposed planned unit development maintains and enhances the extraordinary and expansive recreational opportunities in Kittitas County through access to numerous recreational trails as well as recreational resources to the community including a community pool, basketball courts, volleyball courts, tennis courts, children's play area, hiking trails, motorized vehicle trails within its*

boundaries, and a short drive to many other recreational opportunities located within Kittitas County.

- 72. The proposed planned unit development provides safe opportunities to develop public and private recreational spaces while preserving rural character through access to numerous recreational trails around the area that promote the exploration of Kittitas County recreational resources.*
- 73. The proposed planned unit development increases rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas through the access of numerous recreational trails as well as being a short drive away from other recreational areas in the county including campsites and the Wenatchee National Forest.*
- 74. The proposed planned unit development allows for and encourages commercial activities characteristic to recreational activity while maintaining rural character due to the short drive to surrounding cities such as Cle Elum and Roslyn, which provide many environmentally friendly recreation options. Substantial amounts of recreation lands in this county are owned by the public and private parties, including certain campsites around the surrounding area.*
- 75. The proposed planned unit development provides opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation, and wildlife viewing, all of which can be found in the surrounding area via places such as recreational trails, campsites, and public fishing spots. In addition to publicly owned areas, many private businesses cater to the public in providing skiing, golfing, camping, and trail riding on private lands such as Suncadia and Snoqualmie Pass.*
- 76. The proposed planned unit development is in close proximity to recreational residences, primarily in the upper western area of the county, such as Suncadia and Tumble Creek.*
- 77. The proposed unit development may provide “second homes” for persons living in other parts of the state. These recreational residences are a significant contributor to the county’s economy.*

78. *The proposed planned unit development has adequate water, septic, and public facilities to service such development without over-burdening Kittitas County public services through the use of private utility systems including but not limited to Roslyn Telephone, R&R Cable, and the Evergreen Valley Water System.*
79. *The proposed planned unit development provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands spaces through the conservation of the natural surrounding forests and wildlife as well as providing designated space for outdoor recreation.*
80. *The proposed planned unit development promotes development in areas where there is potential for limited infill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development through its location. By developing in a spot where seasonal impact is common, the development will be able to undergo and withstand natural effects.*
81. *The proposed planned unit development has ensured that the International Wildland-Urban Interface Code is enforced for greatest protection of life and property as recreational and residential structures are approved. The applicant will firewise where necessary based on potential land impact during construction and operation.*
82. *The proposed planned unit development has considered and will implement precautions against specific natural hazards in rural recreation areas before creation of habitable or residential structure.*
83. *The proposed planned unit development follows the planned unit development zoning district which is in compliance with the code and intended to encourage flexibility in design and development that will result in a more efficient and desirable use of land, as is seen to be outlined in this document.*

17.98.020(6)(b)

The proposed amendment bears a substantial relation to the public health (i), safety (ii), or welfare (iii).

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

Discussion: Kittitas County has adopted a comprehensive plan as required by the Growth Management Act (GMA). Within this comprehensive plan, a vision statement was additionally adopted. This vision statement is as follows: "Kittitas County enhances its regional character by preserving the diversity of existing resource tourism and promoting future opportunities for expansion and establishment of new resource tourism opportunities." This proposed planned unit development is taking land recognizable for its regional distinctiveness and re-developing it into a recreational base community that provides both permanent residences and recreational residences.

The Kittitas County Comprehensive Plan further states the importance of rural recreation to the county. There are 3631.7 acres of land in the county that are zoned as Rural Recreation. This project includes 164.32 acres of this zone, or 4.6%, which, through this planned unit development, will be developed to serve the recreation needs of residents in Kittitas County.

The planned unit development zone is an overlay zone that has been identified by Kittitas County as appropriate to use to develop permanent and recreational homes, recreational facilities, and recreational units in this Rural Recreation zone portion of Kittitas County.

This proposed planned unit development will establish a large tract of land for outdoor recreation as well as smaller tracts of land for open space and parks.

The Kittitas County Comprehensive Plan land use designations, as shown on the Kittitas County Land Use Designations Map, Kittitas County Code Zoning sections, and the Kittitas County Zoning Map, have been found to be in compliance with the Growth Management Act.

By providing this new recreational development including permanent and recreational residential homesites, a large tract of land for recreational use, recreation open space, and small pocket parks, this proposed planned unit development meets the requirements of the comprehensive land-use plan.

17.98.020(6)(b)(i)

i. Public Health: The upper Kittitas County has had the availability of new domestic water supplies greatly reduced as the Department of Ecology has determined that the water in the upper Yakima River basin has been overallocated. In addition, the Department of Ecology has found that there is a connection between surface and ground water in the upper Yakima River basin and has further determined that there will be no new water rights (surface or ground) issued for any use unless mitigated by an existing senior water right. The Evergreen Valley Water System owns a water right, as approved by the Washington State Department of Ecology, and a Group A water system, which is approved by the Washington State Department of Health, with the approved capacity to serve this proposed planned unit development.

In addition, Evergreen Valley Sewer System, Inc. is the entity that will be serving the sewage needs for this project. Evergreen Valley Sewer System, Inc., as approved by the Washington State Department of Health, has the ability to serve this proposed planned unit development.

The development of this property as recreation property for both second homes and permanent residences, as recommended by the Kittitas County Comprehensive Plan, will be through an amendment to the zoning code. This

proposed planned unit development includes providing private water rights with a connection to an existing Group A water system owned by the Evergreen Valley Water System and providing sewage collection and treatment by an existing sewer/septic system, the Evergreen Valley Sewer System. Based on these necessary public health provisions, the project and this amendment bears a substantial relation to the public health; and

17.98.020(6)(b)(ii)

ii. Safety: The Merriam-Webster dictionary defines "safety" as "the condition of being safe from undergoing or causing hurt, injury, or loss."

The recreation facilities within the project, which may include but may not be limited to trail(s), park(s), playground(s), access to pool(s), access to basketball court(s), access to tennis court(s), and access to snowmobile and ORV riding area(s), will be developed so that they meet the safety regulations of Kittitas County and the State of Washington where provided. As an example, by providing access to a pool, individuals may learn water safety and have a safe place for water sports under county and state regulations. By providing these new and additional recreation opportunities in a safe environment, the project and this amendment bears a substantial relation to safety; and

17.98.020(6)(b)(iii)

iii. Welfare: The Merriam-Webster dictionary defines "welfare" as "the state of doing well especially in respect to good fortune, happiness, well-being, or prosperity."

Recreation activities are specifically designed and participated in to provide happiness and well-being. The project is designed to provide new and various recreation activities within this area, which may include but may not be limited to trail(s), park(s), playground(s), access to pool(s), access to basketball court(s), access to tennis court(s), and access to snowmobile and ORV riding area(s).

This area is identified by the county and zoned as property to be used for recreation.

By providing these new and additional recreation opportunities, the project and this amendment bears a substantial relation to welfare.

17.98.020(6)(c)

The proposed amendment has merit(i) and value(ii) for Kittitas County or a sub-area of the county;

17.98.020(6)(c)(i)

i. The Merriam-Webster dictionary defines "merit" as "a good quality or feature that deserves to be praised" and/or "the quality of being good, important, or useful."

Protection of Water Quality – Reduction of New Wells: this planned unit development does not require any additional new water rights or wells as it is being served by the Evergreen Valley Water System. By using this water system, this development is protecting water quality by not creating the need to drill new wells that may impact the ground water of the upper Kittitas County. In most areas throughout the county, all owners of new homes are required to drill a new well to serve the property. Every new well drilled in the aquifer provides a new opportunity for the ground water to be contaminated. This planned unit development will be providing 61 additional housing units that will not need to drill individual wells for each of these additional housing units.

By developing this property through a planned unit development with the aforementioned water system, this proposed amendment has merit and value for the county.

Protection of Water Quality – Sewage Treatment: This proposed planned unit development will be served by Evergreen Valley Sewer System, Inc. This system currently uses a LOSS (large on-site septic system) that has been approved by the Washington State Department of Health. By using this existing sewer/septic system, this proposed planned unit development is protecting water quality.

By developing this property through a planned unit development with the

aforementioned sewer system, this proposed amendment has merit and value for the county.

17.98.020(6)(c)(ii)

ii. The Merriam-Webster dictionary defines "value" as "the amount of money that something is worth" and/or "the price or cost of something."

This project proposes to take undeveloped and unbuildable land and, through the planned unit development process, create 61 buildable lots and over four million dollars in additional taxable land value for Kittitas County.

17.98.020(6)(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. The proposed amendment needs to be found appropriate because one of the following: (i) because of changed circumstances (ii) because of a need for additional property in the proposed zone (iii) because the proposed zone is appropriate for reasonable development of the subject property.

As stated above, the amendment for the project needs to meet only one of these criteria. As shown below, the amendment for the project meets each of the above stated criteria.

17.98.020(6)(d)(i)

Because of Changed Circumstances:

i. There have been a minimum of two changes in circumstances as follows: The land that the project is located upon has been recently rezoned to Rural Recreation. This rezone took place through the actions of the Kittitas County Board of County Commissioners by their adoption of an amendment to the Kittitas County Comprehensive Plan, Kittitas County Land Use Designations Map, Kittitas County Zoning Map, and associated land use designations and zoning of property.

The revised Kittitas County Comprehensive Plan that was adopted in December of 2021 discusses how recreation in the upper region of Kittitas County has become an important part of the community and economic viability of the area. It further states that the area has morphed into a rural recreation and residential economic platform.

In addition, the adoptions of the Kittitas County Comprehensive Plan and the

associated land use designations and zoning of property throughout the county have been approved by the Eastern Washington Growth Management Hearings Board.

These changes alone meet the required criteria “Because of Changed Circumstances” as stated above as these actions provide new and different allowed uses for the property of the project.

17.98.020(6)(d)(ii)

Because of a need for additional property in the proposed zone;

The Kittitas County Comprehensive Plan calls for increased recreation uses, residences, and activities in the upper Kittitas County Rural Recreation zone. This zoning region was created specifically to encourage recreation and tourist use in the upper Kittitas County specifically in the areas where this zone has been established. The section outlining the Planned Unit Development Zone (KCC 17.36), as provided for in the Kittitas County Comprehensive Plan, permits greater flexibility in design standards. This allows for the creation of larger tracts of land used for recreation. In addition, much of the land zoned as Rural Recreation is in the upper region of the county that is used for motorized recreation. The planned unit development zone being requested is designed to provide the allowed density of residential development in the lower elevations of the Rural Recreation Zone while allowing for outdoor recreation in the higher elevations.

The Planned Unit Development zone, as requested by the applicant for this project, will provide additional property in this zone, which now represents less than 1% of land in Kittitas County. There is a need for additional recreation opportunities in the upper Kittitas County as well as expanded residential development. This proposed planned unit development provides for both. There are very limited opportunities left in the upper county for a planned community

that is serviced by private utilities that provide domestic waste and sewage treatment and provides for increased recreation opportunities. This planned unit development possesses these qualifications and shows that there is a need for additional land zoned Planned Unit Development within the established and designated Rural Recreation Land Use.

17.98.020(6)(d)(iii)

Because the proposed zone is appropriate for reasonable development of the subject property because;

iii. The proposed planned unit development zone is appropriate for reasonable development for the property as it allows the project to create large tracts of land for uses including but not limited to ORVs, snowmobiles, biking trails, walking trails, parks, and general recreation. This proposed planned unit development meets the required criteria as it is appropriate for reasonable development of the subject property as the land is zoned to accept and encourage this type of development.

The Kittitas County Comprehensive Plan provides support for the development of the project through the use of the proposed Planned Unit Development Zone. This application shows that the proposed amendment is compatible with the comprehensive plan which supports the proposed amendment. The Kittitas County Comprehensive Plan, the Rural Recreation Land Use designation, and the zoning designation of the property as Rural Recreation provide the support that this proposed Planned Unit Development Zone is appropriate for reasonable development of the subject property.

17.98.020(6)(e)

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

The land within the boundaries of the proposed planned unit development, as shown on the development plan map attached to this application and the project narrative contained within this application, shows that this property is suited for development in the general conformance with the zoning standards for the proposed zone in the following ways:

- 1. Creation of expanded recreational activities within the boundaries of the proposed planned unit development that would not be allowed or possible through utilization only of the underlying Rural Recreation zone.*
- 2. The efficient use of land within the boundaries of the proposed planned unit development for residential purposes.*
- 3. The availability of existing utilities such as the Evergreen Valley Water System and the Evergreen Valley Sewer System which provides a unique opportunity for increased rural homesites that have limited impact on ground water and other services provided by the proposed planned unit development.*
- 4. The existence of recreational opportunities within the Roslyn Ridge community such as walking trails, picnic areas, a community hot tub, community pool, community tennis court, community basketball courts, community volleyball courts, and community badminton courts.*

As shown above and through the information provided throughout this application, this property is suitable for development in general conformance with zoning standards for the proposed zone. Additionally, the responses for 17.36.010(a)-17.36.010(h) are provided below as a part of this response.

17.98.020(6)(e)(i)

To encourage more innovative design than is generally possible under conventional zoning and subdivision regulations;

- i. The current zoning of the property, which is Rural Recreation, has a 5-acre minimum*

lot size which, when fully developed, leaves no area for large open spaces and large recreation areas. This proposed planned unit development is using a more innovative design by developing the property under the planned unit development zone which allows for acres of recreational open space that will be established for possible uses such as pocket parks and walking trails which will be established throughout the proposed planned unit development. This zoning provides a more elevated design of those allowed by Rural Recreation under one zone.

17.98.020(6)(e)(ii)

To encourage more economical and efficient use of land, streets, and public services;

ii. By developing the property under the planned unit development zone, the residential development will proceed with more efficient land use. As can be seen by the development plan, attached hereto, the roads, utilities, and services in the residential development are clustered in areas dedicated to residential use. This allows for the infrastructure to be developed much more efficiently. In addition, long-term maintenance of the project's infrastructure will be easier to maintain as (i) there will be less roads that would need plowing as the project would not be developed under the current zoning; and (ii) there would be less area and distance where there would be underground utilities, which would reduce the chances for future maintenance.

17.98.020(6)(e)(iii)

To preserve and create usable open space and other amenities superior to conventional developments;

iii. By developing the property under the Planned Unit Development zone, open space for recreation will be established. Recreational facilities will be improved and developed. If the property is developed under the current zoning, the land would be divided into 5-acre parcels and sold, thereby eliminating the possibility for the identification and long-term protection of recreational open space and the creation of other amenities. There would be limited, if any, recreational improvements.

17.98.020(6)(e)(iv)

To preserve important natural features of the land, including topography, natural vegetation, and views;

iv. As shown on the development plan, attached hereto, natural features are shown which are being protected through the establishment of recreational open spaces. If the property is developed under the current zoning, the land would be divided into 5-acre parcels and sold, thereby eliminating the possibility for the identification and preservation of important natural features of the land, including topography, natural vegetation, views, and long-term protection of these features.

17.98.020(6)(e)(v)

To encourage development of a variety of housing types and densities;

v. This planned unit development will provide additional and needed housing for the primary and secondary home recreation markets. The county has established a limited number of areas under Rural Recreation zoning. Therefore, developing this property through the Planned Unit Development zone and creating additional homes that meet the recreation market meets the requirements of this section of the Kittitas County Zoning Code.

17.98.020(6)(e)(vi)

To encourage energy conservation, including the use of passive solar energy in project design and development to the extent possible;

vi. The development using the planned unit development zone and the homes constructed on the created lots will meet or exceed the Washington State Energy Code, thereby meeting the requirements of this section of the Kittitas County Zoning Code.

17.98.020(6)(e)(vii)

To encourage development of areas or sites characterized by special features of geography, topography, size, shape; and/or

vii. There are many sites within areas of recreational open space on the property that provide special vistas of the eastern portion of the Cascade Mountains and Mount Rainier. As is shown on the attached development plan, these sites are placed in open space and will be protected through specific restrictions placed on the property. These vistas will remain open for all of the residents of the project. Therefore, developing this property through the Planned Unit Development zone creates recreational open space that preserves these vistas for all residents of the project. The protection of these vistas meets the requirements of this section of the Kittitas County Zoning Code.

17.98.020(6)(e)(viii)

To permit flexibility of design that will create desirable public and private open space; to vary the type, design and layout of buildings; and to utilize the potentials of individual sites and alternative energy services to the extent possible; (Ord. 2013-001, 2013; Ord. 2007-22, 2007; Ord. 90-6 (pan), 1990; Res. 83-10, 1983)

viii. As is shown by the development plan attached hereto, the planned unit development has allowed flexibility in the design of the project and will allow the development of recreational open space and variety in the design of the project. In this way, the design of the project meets this portion of the Kittitas County Zoning Code.

17.98.020(6)(f)

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

The planned unit development is at the western edge of the Roslyn Ridge community. The completed planned unit development will improve Double O Road, a dirt road that does not currently meet county standards, to one that is designed and constructed to county standards. In addition, the Evergreen Valley Water System will be expanded to Double O Road which will provide increased fire protection. Furthermore, the Roslyn Ridge Community offers a wide variety of recreation amenities to its residents and users including but not limited to a community pool, basketball courts, volleyball courts, tennis courts, hiking trails, motorized vehicle trails within its boundaries, a children's play area, and a short drive to many other recreational opportunities located within Kittitas County via direct access to surrounding cities through State Route 903. Potential homeowners in the proposed planned unit development, Roslyn Ridge West, will have access to these resources, which will allow a more cooperative use of space.

17.98.020(6)(g)

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

There is no irrigation that will be impacted by this proposed planned unit development.

17.98.020(6)(h)

The proposed amendment is in full compliance with KCC Chapter [17.13](#), Transfer of Development Rights, if the proposed amendment allows greater than one (1) dwelling unit (du) per twenty (20) acres or proposes to decrease the dwelling units (du) allowed in the zone classification.

This project will involve a Transfer of Development Rights. The sending site includes parcels 950570, 950761, 950762, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950593, 950594, 950595, 950596, 950597, and 950598. The receiving site includes parcels 20202 and 12065. As this application is for a planned unit development, KCC 17.13.080(5) allows for an exchange rate of two TDR credits per one transferred parcel, as the PUD zone grants each parcel one additional unit of density. Therefore, the 21 parcels would transfer as 42 units of density to parcels 20202 and 12065, which is in full compliance with KCC 17.13. For more information, see Exhibit 10 – Transfer of Development Rights Code Response.