

EXHIBIT 10
PARKE CREEK PLANNED UNIT DEVELOPMENT
PERMITTED USES WITH KITTITAS COUNTY CODE DEFINITIONS

Kittitas County CDS

The Planned Unit Development Zone is allowed under the Rural Recreation Land Use Designation as demonstrated in Chapter 2 of the 2021 Comprehensive Plan under Table 2-1 and in the Rural Non-LAMIRD Use Table in Kittitas County Code 17.15.060.1.

**NOTE: The land use designation and zoning have been amended from the Rural Working Land Use Designation and Agriculture-20 Zoning to the Rural Recreation Land Use Designation and Zoning. These changes have not been amended on the Kittitas County COMPAS online mapping tool. This amendment was adopted on December 19, 2023, and is recorded under Ordinance 2023-010. See Exhibit 9 for further information.*

The following list includes definitions of uses in Kittitas County Code 17.08. These uses are permitted in the Planned Unit Development zone under the Rural Non-LAMIRD Use Table in KCC 17.15.060.1. A description of how the permitted uses may be implemented within the project is subsequently included in bullet points.

17.08.464 Recreation, outdoor

"Recreation, outdoor" means a place designed and equipped for the conduct of sports and leisure-time activities with little or no enclosed space. Examples include: outdoor theaters, tennis courts, swimming pools, batting cages, amusement parks, miniature golf courses, boat launches and driving ranges. This definition excludes golf courses and stadiums. Outdoor recreation uses for the private use of the landowner are permitted outright. ([Ord. 2013-012](#), 2013)

- An off-road vehicle (ORV) park/course
Including any legal activity that adds to or complements an ORV park possibly including but not limited to the following uses:
 - Big and small motocross track(s), beginner to pro
 - BMX track
 - Flat track
 - Pump track
 - Indoor track
 - Rock crawl
- Other recreational opportunities including but not limited to
 - Pickleball court(s)
 - Skate park(s)
 - Snowmobiling and other motorized winter sports activities as allowed under the "recreation, outdoor" definition.

17.08.471A RV Storage.

A commercial indoor and or outdoor space/area used to store recreational vehicle for any amount of time.. ([Ord. 2018-001](#), 2013)

**NOTE: The Kittitas County Code Section 17.08 Definitions title list categorizes "RV Storage" under 17.08.471A. Within the full definitions list, the "Restaurant" and "RV Storage" definitions are both listed under 17.08.469.*

- Recreational Vehicle storage area(s) with unit(s)

17.08.445 Parks and playgrounds.

"Parks and playgrounds" means sites designed or developed for recreational use including, but not limited to playfields, picnic facilities, outdoor activity areas, trails, play structures, and facilities for on-site maintenance. ([Ord. 2013-012](#), 2013; [Ord. 2013-001](#), 2013; Ord. 2005-35, 2005)

- "Pocket Park(s)" that may include a covered barbeque area

And

- Sanitary facilities as an essential facility for outdoor recreation possibly including but not limited to
 - Public restrooms
 - Showers
 - Washing stations
 - Water filling stations

Under the outdoor recreation definition, "a place designed and equipped for the conduct of sports and leisure-time activities" necessarily includes the implementation of sanitary facilities as public health and safety are an essential part of recreation as a whole.