

Exhibit X-9

9. Narrative project description: For all proposed Comp Plan amendments, provide the following information:

9-A: Why is the amendment needed and being proposed?

The applicant's family seeks to safeguard the remaining functional ranching and farming operations on this property. As Nelson Siding Road undergoes a transformation from a once predominantly small farming and ranching community to a rural area now highly populated and developed, the applicant recognizes the need to adapt. The proposed solution involves rezoning to a Planned Unit Development (PUD).

The new Planned Unit Development zoning would allow for residential density and strategically arrange parcels to preserve a substantial portion of irrigated farm and ranch land. This change ensures that all three generations of the applicant's family can reside on the same ranch while raising, training, marketing, and competing in the equestrian world. With the Washington State Horse Park just miles away, this location is ideal for continuing farm and ranch operations tailored to the equestrian community.

9B - How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?

Kittitas County Countywide Planning Policies

Last amended on July 5, 2016

Ordinance Number 2016 - 013

PREAMBLE TO THE COUNTY-WIDE PLANNING POLICIES

These Planning Policies are to be used solely to establish a framework from which the comprehensive plans of the County and cities within the county are developed and adopted, pursuant to RCW 36.70A, The Growth Management Act.

These policies are adopted to ensure consistency and coordination among the comprehensive plans of the County and the cities.

Nothing in these policies shall be construed to alter the land use powers of the cities or County.

VISION STATEMENT

This statement is a general vision of the future of our county, toward which this framework and these policies aim.

Kittitas County and the cities will value and protect and enhance the quality of life by protecting the visual and physical environment; fostering economic opportunity, diversity, and security; supporting a wide range of natural resource-based industries; ensuring access to recreational opportunities; promoting educational excellence; and providing for affordable housing and accessible transportation.

Discussion and Explanation

Planning for growth and change must be based on maintaining and enhancing the existing quality of life, the character of the County, and meeting the needs of the community as a whole.

Actualizing this vision requires a collaborative effort among public officials from all jurisdictions and active citizen participation. Public officials have decision making responsibility; however active citizen involvement through a variety of venues must be encouraged and valued.

The entire community must be willing to share the burden and the responsibility of achieving mutually identified planning goals.

The implementation of County-wide Planning Policies will promote more efficient growth patterns which may result in reduced cost of public services and facilities in the long term due to more logical distribution of governmental services.

Through the applicant's responses to the criteria presented in these policies, the proposed Springtree Ranch development will adhere to the vision statement. Furthermore, the proposed development will add worth to the developed area through the value, protection, and enhancement of the quality of life through the fulfillment of the vision statement. This will maintain and enhance the character of the County through the preservation and continuation of rural family farming and ranching with values that have been a prevalent part of Kittitas County growth and will give more opportunities for residences on Nelson Siding Road than were previously possible under the current underlying zoning. This planned unit development, with less lot frontage, or total utilities needed for project size, will also promote a more efficient growth pattern which will greatly reduce the needed facilities in this area. Overall, this proposed planned unit development, both in its vision and applicability, adheres to the vision statement of the County-Wide Planning Policies.

ROLE OF THE KITTITAS COUNTY CONFERENCE OF GOVERNMENTS

- i. The Kittitas County Conference of Governments (KCCOG) may serve as mediator in matters of conflict resolution regarding interpretations and issues of clarification related to this document.
- ii. All jurisdictions of Kittitas County will jointly work to identify and address service areas and their impacts through the KCCOG.
- iii. The process for engaging in conflict resolution mediation with regard to development impact fees shall be agreed upon by all parties involved, KCCOG shall serve as the first level of conflict resolution according to the agreed upon process.

This section does not apply.

INTERLOCAL AGREEMENTS

Objective: To encourage cooperation between Kittitas County and the cities and towns within the County on a basis of mutual advantage and to provide services and facilities in a manner that will be best suited to geographic, economic, population, and other factors that influence the needs and development of local communities.

Over the past 30 years, the Nelson Siding Road area has nearly been entirely developed due to the 5-acre parcel size requirements of the underlying zoning. This has led to an excess of broken up not contiguous open space throughout the area. By decreasing the parcel sizes and creating a controlled area of agriculture, farming and ranching, and recreational space, there will be more opportunity for county growth due to the greater number of residents within a smaller area.

Policy 1.1: Measures intended to implement countywide planning policies may include interlocal agreements, contracts, memorandums of understanding, and joint ordinances, or a combination thereof. *Understood*

Policy 1.2: Cities and the County shall execute interlocal agreements to coordinate and manage growth in UGAs and should consult special districts as appropriate. Interlocal agreements shall acknowledge and implement the Countywide Planning Policies and shall incorporate uniform criteria for orderly annexation. *Understood.*

This proposed planned unit development shall adhere to the Countywide Planning Policies throughout the planning, development, construction, operation, and maintenance phases.

- Policy 1.3: Joint funding arrangements through mechanisms such as interlocal agreements should be adopted for a period after annexations of developed properties to consider compensation for the County's loss of revenues and its capital facility expenditures prior to annexation, and any city obligations to provide capital facilities to the area annexed. *This proposed project will be privately funded. Moreover, through the opportunity to concentrate housing units into parcels smaller than the current zoning, this project will be more cost-effective, creating greater revenue for the County.*

URBAN GROWTH AREAS

This section does not apply as the proposed development is not within an Urban Growth Area.

Objective: To cooperatively determine future Urban Growth Areas and provide opportunities for a broad range of needs and uses within such areas for the following twenty (20) years for each jurisdiction.

General Policies

- Policy 2.1: The County, in cooperation with the cities, will designate Urban Growth Areas (UGAs) for each jurisdiction that is expected for the next twenty (20) years as required by the Growth Management Act. Policies may consider potential growth anticipated for the subsequent fifty (50) years.
- Policy 2.2: The designation of UGAs beyond the existing limits of incorporation will be based on demonstration of necessity to meet population projections and a demonstration by the cities that municipal utilities and public services either already exist, or are planned for and can be effectively and economically provided by either public or private sources.
- Policy 2.3: UGAs will be determined by projections of population growth in both rural and urban areas of the County. These projections shall be reached through negotiation at the KCCOG, taking into account current growth rates and the Office of Financial Management (OFM) anticipated population projections.
- Policy 2.4: The subdivision, rezone, capital improvements, and governmental service decisions of all County governmental jurisdictions should be directed by their projected share of growth and should be in proportion to that projected share of growth. These projections will be reviewed on an annual basis as needed at a regularly scheduled KCCOG meeting.

- Policy 2.5: Proposals for development, subdivisions, and public projects within the unincorporated UGAs shall be subject to joint review by the County and the affected incorporated jurisdictions according to the development standards and comprehensive plans. The County shall enforce these standards as agreed upon in the joint permit review process or interlocal agreements.
- Policy 2.6: Subdivisions and development within the UGAs shall be orderly and coordinated between County and city governments and utility service purveyors.
- Policy 2.7: Within UGAs, the forming of unincorporated areas of suburban density shall be planned and coordinated.
- Policy 2.8: The County should consider the use of joint SEPA lead agency status with any incorporated area for projects within a UGA to ensure coordination of mitigation for potential environmental impacts.
- Policy 2.9: Final development approval will continue to reside with the County for areas outside of City limits.
- Policy 2.10: Consistent development regulations and development standards including but not limited to: street alignment and grade, public road access, right-of-way, street improvements, sanitary sewer, storm water improvements, power, communications, utilities, park and recreation facilities, and school facilities should be adopted for areas within the identified twenty (20) year UGA boundaries for each jurisdiction within Kittitas County.
- Policy 2.11: To encourage logical expansions of municipal boundaries into UGAs and to enable the most cost-efficient expenditure of public funds for the provision of municipal services into newly annexed areas, the County and the respective cities shall jointly develop and implement development, subdivision and building standards, coordinated permit procedures, and innovative financing techniques including the possibility of development impact or other fees for the review and permitting of any new development within UGAs.
- Policy 2.12: City services should not be extended outside 20-year UGAs; however municipal services may be extended to serve a Master Planned Resort approved pursuant to the Kittitas County Comprehensive Plan Master Planned Resort Policies and RCW 36.70A.360. Such services include, but are not limited to: central sewage collection and treatment, public water systems, urban street infrastructure, and storm water collection facilities.
- Policy 2.13: County adoption of city standards for development within corresponding UGAs shall be negotiated. These may include the following:
1. Street locations, both major and secondary
 2. Street right-of-way

3. Street widths
4. Curbs and gutters
5. Sidewalks
6. Road construction standards
7. Cul-de-sacs, location and dimensions
8. Storm drainage facilities, quantity, quality, and discharge locations
9. Street lights, conduit, fixtures, locations
10. Sewer, septic regulations, private sewer, dry sewer facilities
11. Water, pipe sizes, locations, construction standards
12. Electrical and natural gas distribution systems
13. Communication utilities, telephone, cable TV, etc.
14. Fire protection, station locations, fire flows, uniform codes
15. School facilities
16. All building requirements
17. Subdivision and platting requirements
18. Mobile homes and manufactured home regulations
19. Zoning ordinances: permitted uses in UGAs, setbacks, building heights, lot coverage, etc.
20. Libraries
21. Any other like services.

Policy 2.14: The availability of the full range of government services will be subject to the annexation policy of the adjacent municipality. Utility extensions into the UGA shall be consistent with the adopted comprehensive plan and capital facilities plan of the utility purveyor.

Policy 2.15: In rural unincorporated areas outside UGAs, the County may designate limited areas of more intensive rural development (LAMIRD), consistent with the provisions of RCW 36.70A.070(5).

Policy 2.16: All planning efforts within UGAs associated with an incorporated city shall be accomplished on a joint basis between the city and the County and include participation from residents of unincorporated areas to the satisfaction of the County.

Policy 2.17: Amendments or changes to the UGA designation may only be proposed once a year and must be reviewed by the KCCOG. Amendments may only be proposed by a city or the County.

Policy 2.18: Amendments to the UGA shall be mutually agreed upon between a city and the County. The KCCOG shall review and make recommendations regarding UGA amendments that have the potential to affect population allocations.

Policy 2.19: An amendment to a UGA shall only be approved once the city or the County has demonstrated that the UGA designation criteria listed in policies 2.1 through 2.4 have been met.

REDUCE SPRAWL

Objective: To reduce the inappropriate conversion of undeveloped land including farmland into sprawling, low-density development.

The undeveloped land within this proposed development will be used for homesites within a specified area and will also be used for agriculture, farming, ranching, equestrian, and recreational space, which is encouraged under the current zoning requirements. The development will be used for specific purposes and will not be converted into a low-density development.

- Policy 3.1: Commercial developments including retail, wholesale or service related activities having a gross floor area more than 4,000 square feet, with associated parking facilities, shall be located only within UGAs and Limited Areas of More Intense Rural Development (LAMIRDs). When commercial facilities are developed in conjunction with an approved Master Planned Resort, those portions of hotel/motel, short-term visitor accommodations, residential uses, conference and meeting rooms, and eating and drinking, and active recreation service facilities which are not devoted to retail sales shall not be subject to the 4,000 square foot limitation. All other retail, wholesale, or service related facilities included in the Master Planned Resort shall be subject to the 4,000 maximum square foot size. *This proposed project is a planned unit development and does not include a commercial development.*
- Policy 3.2: New industrial development which is not resource-based and requires urban services and zoning permits shall be located only within UGAs or industrial zoned land. Temporary industrial uses may be allowed within Master Planned Resorts approved by the County pursuant to RCW 36.70A.360 and the County Comprehensive Plan Master Planned Resort policies; provided, however, that any such use shall be limited to master planned resort construction, development, maintenance, and operational purposes and shall be subject to annual review and approval by the County. Nothing in this section shall prohibit Master Planned Resorts approved by the County from continuous maintenance and operational needs of such resorts. *This proposed project is a planned unit development and does not include an industrial development.*
- Policy 3.3: Planned Unit Developments (PUDs) which include commercial and/or industrial uses in addition to residential uses shall be located in UGAs or Master Planned Resorts pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan Master Planned Resort Policies. *As previously stated, this proposed planned unit development does not include a commercial or industrial development.*
- Policy 3.4: The location of all PUDs shall be established to foster the efficient expansion and management of infrastructure and utilities and demonstrate compatibility with resource land uses; impact fees may be assessed to compensate the cost of increased demands upon infrastructure, services, and utilities. *This proposed PUD is being developed to establish homesites on smaller parcels than are previously allowed in the current zoning, which requires a minimum of 5 acres per one homesite, which would create more residential opportunities in an area that is almost entirely developed. This proposed PUD will also continue current agricultural, farming and ranching, recreational, and equestrian activities within a controlled area. All infrastructure, services, and utilities will be privately funded.*

- Policy 3.5: Only residential PUDs will be allowed outside of UGAs and LAMIRDs and are subject to the policies contained herein; densities of PUDs allowed outside UGAs and LAMIRDs shall be determined by the underlying zone classification. *This proposed PUD is outside of all UGAs and LAMIRDs. Through the planned unit development zoning, smaller parcels than previously allowed under the underlying zoning will be developed for an innovative housing design and the preservation of the ranching and farmland that has existed for over 100 years.*
- Policy 3.6: The County may authorize master planned resorts in Kittitas County pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan Master Planned Resort Policies. *This proposed development is not being developed to be a master planned resort.*

TRANSPORTATION

Objective: To provide for adequate and appropriate transportation systems within the County that are coordinated with county and city comprehensive plans.

This proposed planned unit development is easily accessible by cars, trucks and bikes. Although considered a rural area, the development is also within a five-minute drive of Exit 78 on Interstate-90, and within a 15-minute drive of Cle Elum.

- Policy 4.1: Transportation plans (i.e., transportation elements of comprehensive plans) shall promote the development and implementation of a safe, efficient, and environmentally sound transportation system in accordance with federal and state requirements, including the State's Growth Management Act that is responsive to the community. *This proposed PUD is easily accessible and will create limited additional traffic on Nelson Siding Road and the surrounding area. It is the understanding of the applicant that Nelson Siding Road is a Level of Service A. This development will not raise the Level of Service on Nelson Siding Road.*
- Policy 4.2: Transportation plans will support the planning goals for comprehensive plans set forth in RCW 36.70A.020 and 36.70A.070(6), including promotion of economic development consistent with available resources and public services and facilities. *This proposed planned unit development will follow all guidelines of the RCW. This proposed PUD will be entirely funded and serviced by private utilities and offer more housing than previously allowed under the current zoning regulations, which will prove to be more economically efficient than the current zoning requirements.*
- Policy 4.3: Transportation plans will be consistent with their respective comprehensive plans and will be compatible with the applicable components of other local and regional transportation plans (e.g., QUADCO Regional Transportation Planning Organization, bordering counties, WSDOT and local agencies). *The applicant will coordinate with all local, regional, and state transportation agencies as required throughout the planning, construction, and operation stages of development.*

- Policy 4.4: The County and cities shall cooperate in the analysis of, and response to, any proposed major regional industrial, retail/commercial, recreation, or residential development proposals that may impact the transportation system in Kittitas County. *It is the understanding of the applicant that Nelson Siding Road is a Level of Service A. This proposed planned unit development will not raise the Level of Service on Nelson Siding Road.*
- Policy 4.5: Transportation plans and project prioritization shall be developed in active consultation with the public. *The applicant will work with all necessary agencies in an upfront manner.*
- Policy 4.6: Inter-jurisdictional transportation plans shall promote a coordinated and efficient multi-modal transportation system, including alternative forms of transportation for the movement of goods and people. *This proposed development will not require alternative forms of transportation as this development will require residents to have their own reliable forms of transportation.*
- Policy 4.7: The transportation plans will, to the maximum extent practical, provide a safe and environmentally sound system that meets community, elderly, disabled and low-income population needs. *This proposed development will be directly accessible off of Nelson Siding Road and will not require additional transportation needs.*
- Policy 4.8: Transportation improvements which are necessary to maintain the identified level of service standards shall be implemented concurrent with new development so that improvements are in place at the time of development, or that a financial commitment is provided to ensure completion of the improvements within six years. *Nelson Siding Road currently meets all WSDOT road standards, so transportation improvements will not be necessary.*

HOUSING

Objective: To encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types typical of the character of Kittitas County, and preserve existing, useful housing stock.

This proposed planned unit development would provide quality homesites for middle-income families in a density that differs from the existing underlying zoning, which provides for a minimum of 5-acre parcels. This may decrease the market prices of the houses without decreasing the value of the homesites. Moreover, the open space within the development will be used to continue the current ranch operations and farming activity. These operations have been occurring for over 30 years. The continuation of these activities will preserve the rural character unique to Kittitas County while increasing the value of the development.

- Policy 5.1: Consistent with RCW 36.70A.070(2)(c) a wide range of housing development types and densities within the county will be encouraged and promoted; including multiple-family and special needs housing, to provide affordable housing choices for all. *As stated above, this proposed planned unit development would provide quality homesites for middle-income families in a density that differs from the*

existing underlying zoning, which provides for a minimum of 5-acre parcels. This would decrease the market prices of the houses without decreasing the value of the homesites.

- Policy 5.2: All types of housing for individuals with special needs should be allowed by all jurisdictions. *Agreed. This planned unit development will provide housing specifically for middle-income families.*
- Policy 5.3: Multi-family housing meeting the needs of all income levels should be encouraged by all jurisdictions within Urban Growth Areas. *Agreed. This planned unit development will provide housing specifically for middle-income families.*
- Policy 5.4: Jurisdictions shall consider innovative economic techniques and strategies for providing affordable housing as part of their economic development strategy. *As stated above, this proposed planned unit development would provide quality homesites for middle-income families in a density that differs from the existing underlying zoning, which provides for a minimum of 5-acre parcels. This would decrease the market prices of the houses without decreasing the value of the homesites.*

ECONOMIC DEVELOPMENT

Objective: To provide an environment encouraging economic growth within the County and its jurisdictions that is compatible with County character.

The purpose of this Planned Unit Development is to rebuild and improve the existing residential, farming, and ranch operations that have historically and currently occupy this property. This development provides for the proposed residential density to be placed in such a manner that it does not interfere with the continued operation of these rural and recreational facilities, most especially equestrian recreation facilities. These activities will promote economic growth in tandem with the rural policies and goals of the Nelson Siding Road area, character, and zoning.

- Policy 6.1: The jurisdictions in Kittitas County will work with local and regional economic development interest groups in preparing and implementing economic development plans. *In the development of this proposed project, the applicant has worked with different individuals and groups with a vested interest in economic development and has created a plan with economic efficiency in mind. This plan can be read in its entirety throughout this application.*
- Policy 6.2: Economic vitality and job development will be encouraged in all the jurisdictions consistent with all comprehensive plans developed in accordance with the Growth Management Act. *This proposed development will enhance economic vitality.*
- Policy 6.3: Economic development activities will be implemented in a manner which supports our quality of life and is consistent with comprehensive plans. This can be achieved by:
1. Recognizing that education and training which produce a skilled work force are essential to the county's economic vitality. *This proposed project will create*

skilled jobs throughout the planning, construction, operation, and maintenance stages.

2. Basing the level of economic development activity on our ability to manage the resulting growth. *This proposed project creates more homesites for the applicant's family and other incoming residents within the Nelson Siding Road area, which provides housing for an area that has been exponentially growing over the last twenty years.*
3. Requiring urban non-resource based economic development activities to locate within designated UGAs or incorporated cities. *This is not an urban non-resource based economic development.*
4. Requiring economic development proposals to show how increased services and infrastructure support will be provided. *This proposed project will be privately funded and operated and will use privately owned utilities. See this proposed project's completed application for further information.*
5. Undertaking countywide and regional efforts to coordinate economic development activities. *In the development of this proposed project, the applicant has worked with different individuals and groups with a vested interest in economic development and has created a plan with economic efficiency in mind. See this proposed project's completed application for further information.*
6. Ensuring that the economic development element of local comprehensive plans and countywide and regional growth management plans are compatible. *This proposed project has and will continue to follow all laws, rules, codes, and ordinances of the Kittitas County Comprehensive Plan, the RCW Growth Management Plan, and other applicable plans.*

PROPERTY RIGHTS

Objective: To ensure that private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Understood. Once homesites are developed and sold, the applicant relinquishes all rights of the property to the buyer.

Policy 7.1: The rights of property owners operating under current land use regulations shall be preserved unless a clear public health, safety, or welfare purpose is served by more restrictive regulation. *Agreed. Once homesites are developed and sold, the applicant relinquishes all rights of the property to the buyer.*

Policy 7.2: Surface water runoff and drainage facilities shall be designed and utilized in a manner which protects against the destruction of property and the degradation of water quality. *The applicant will design this planned unit development with an approved stormwater plan and proper drainage facilities for surface water.*

PERMITS

Objective: To ensure predictability by processing applications for both state and local government permits in a timely and fair manner. *Not applicable*

Policy 8.1: Upon receipt of a complete application, land use proposals and permits shall be expeditiously reviewed and decisions made in a timely manner. *Agreed*

NATURAL-RESOURCE BASED INDUSTRIES

Objective: To maintain and enhance natural resource-based industries, including but not limited to: productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

This planned unit development is specifically designed to allow the continued operation and improvement of the residences, ranch, farmland, and equestrian facilities and operation. There is a controlled area that is currently being used for these facilities. During construction and operation, this area will continue to be preserved and operated with these facilities.

Policy 9.1: Industrial developments which are solely resource based may be permitted beyond UGAs.
This planned unit development is not an industrial development that is solely resourced based.

Policy 9.2: Industries and commercial developments which provide for and/or compliment sales of agricultural production and agricultural tourism, or enhance recreational tourism within the County shall be encouraged within rural areas. *This proposed development is not industrial nor commercial; however, it is being planned around an open space used for ranching and farming activities. This allows for the preservation of these ranching and farming facilities that have been operating for over 30 years.*

Policy 9.3: All economic development and population growth in the County shall be accommodated in a manner that minimizes impacts on agricultural land, forestry, mineral resources, shorelines, and critical areas. *As stated above, this proposed development is being planned around an open space used for ranching and farming activities. This allows for the preservation of these ranching and farming facilities that have been operating for over 30 years.*

OPEN SPACE AND RECREATION

Objective: To encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

This planned unit development will host an area of recreational open space. This recreation will mainly consist of equestrian and agricultural activities. These activities will take place outside of the

areas of shrubsteppe that are within the property. Low-grade recreation will be allowed within the areas of shrubsteppe.

- Policy 10.1: Preserve open space and create recreational opportunities through the use of innovative regulatory techniques and incentives such as but not limited to: purchase of development rights, transfer of development rights, conservation easements, Public Benefit Rating System, and level of service standards. *The Applicant, through Planned Unit Development (KCC 17.36) and Transfer of Development Rights (KCC 17.13) county guidelines, will be reconfiguring the property to better serve the residential, ranching, and equestrian operations while allowing for increased residential use by residents. For more information, see the code response to KCC 17.13.*
- Policy 10.2: New park and recreational facility plans shall include natural features, topography, floodplains, relationship to population characteristics, types of facilities, various user group needs, and standards of access including travel time. *There are no new public park or recreational facility plans for this proposed planned unit development. The open space within the development shall be for ranching and farm activities only.*
- Policy 10.3: Indoor and outdoor recreation facilities shall be designed to provide a wide range of opportunities allowing for individual needs of those using these facilities. *As stated above, there are no new public park or recreational facility plans for this proposed planned unit development.*
- Policy 10.4: Expansion and enhancement of parks, recreation, scenic areas, and viewing points shall be identified, planned for, and improved in shorelands and urban and rural designated areas. *As stated above, there are no new public park or recreational facility plans for this proposed planned unit development.*

ENVIRONMENT

Objective: To protect and enhance the County's quality of life and rural environment by safeguarding its environmental resources.

This planned unit development is being proposed with a controlled area of open space. This will create less utility use per each house and will protect the surrounding environmental resources through a pocket of open space that will be used for agriculture, farming, ranching, recreation, and equestrian activities.

- Policy 11.1: All jurisdictions shall protect critical areas through comprehensive plans and policies and develop regulations that are consistent with the adopted environmental ordinances.
The applicant will work with all local and state environmental agencies in order to protect potential critical areas within the proposed planned unit development. For more information regarding critical areas within this development, see Exhibit 22 – Critical Areas Report.
- Policy 11.2: Groundwater should be identified and protected, including appropriate protection of aquifer recharge areas. Supplies of potable domestic water, irrigation water, and

firefighting water should be ensured in the rural, suburban, and urban areas. *The proposed project site is in a Green Water Availability Zone and the applicant owns both domestic and irrigation water rights for the property.*

- Policy 11.3: Water rights are those rights defined in state law, including RCW 90.03.010 and 90.44.035, as well as those rights as defined by agreements between the State and the County. *This proposed planned unit development will abide by all RCW and KCC laws, rules, codes, and ordinances.*

CITIZEN PARTICIPATION

Objective: To encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

This planned unit development is a collaboration with present landowners. There may be a homeowner's association as it is developed.

- Policy 12.1: The County and cities shall provide regular and ongoing opportunities for public review and comment throughout the Comprehensive Plan development process. *Agreed*
- Policy 12.2: The County and cities shall continue to encourage public awareness of the Comprehensive Plan by providing public participation opportunities and public education programs designed to promote a widespread understanding of the Plan's purpose and intent. *Agreed*
- Policy 12.3: The County and cities shall encourage citizen participation throughout the planning process as mandated by state statute and codes for environmental, land use, and development permits. *Agreed*
- Policy 12.4: The County and cities shall utilize broad based Citizen Advisory Committees to participate and assist in the development of Comprehensive Plan Elements, subarea plans, and functional plans as necessary. *Agreed*

PUBLIC FACILITIES AND SERVICES

Objective: To ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time of occupancy and service levels are not decreased below minimum standards.

The existing residences within the proposed development property are already served by a Puget Sound Energy line that provides electrical connections and additionally offers high-speed internet including telephone service. Each home will be serviced by a private 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. In addition, the PUD is not being overdeveloped, as the zoning requirements for residential housing are being met. No additional public services will be required. Therefore, there

will be adequate public facilities to support this proposed development and service levels will not be decreased below minimum standards.

General Public Facilities and Services

- Policy 13.1: Planning and financing for public facilities to serve potential business and industries except natural resource based should be limited to urban growth areas. *The applicant is not planning nor financing for public facilities to serve potential business or industries.*
- Policy 13.2: Siting requirements for County public facilities within UGAs shall be jointly and cooperatively established with the municipalities. Municipal services should be extended by cities within unincorporated areas of UGAs. *This proposed planned unit development is not within an Urban Growth Area.*
- Policy 13.3: The cities and the County shall develop a cooperative communication process through KCCOG, which includes public involvement at an early stage, to consider siting of city, countywide, and statewide public facilities, including but not limited to, solid waste disposal, correctional, transportation, education and human service facilities. *All facilities used by the proposed development will be privately owned and funded.*
- Policy 13.4: The siting of any public facility requires that the facility location be compatible with area land uses. Local comprehensive plans and regulations will establish standards to ensure such compatibility. *All utility facilities that will be used are private and compatible with area land uses.*
- Policy 13.5: In determining a local government's fair share of siting of public facilities, the decision maker shall consider at least the following:
1. The location and effect of existing public facilities on the community. *This proposed development will use private utilities.*
 2. The potential for re-shaping the economy, the environment, and the community character resulting from the siting of the facility. *The private facilities that will be used for this proposed development will create new housing opportunities in the Nelson Siding Road area while still preserving the rural character of the County.*
- Policy 13.6: The County and cities should jointly sponsor the formation of Local Improvement Districts for the construction or reconstruction of infrastructure to a common standard which are located in the city and the Urban Growth Areas. *This proposed project will construct all homesites and facilities in a manner acceptable by certain county and state standards.*
- Policy 13.7: The levels of service for capital facilities shall be cooperatively defined, planned, and financed by all segments of the public and private sector involved in providing a particular service. *The proposed development's various facilities have all been personally used and approved by the applicant. All utilities used for the development possess a high level of service.*

- Policy 13.8: Financing methods for infrastructure serving residential needs should be mitigated for resource lands as designated by the County in keeping with anticipated levels of service impact. *Does not apply*
- Policy 13.9: All development should be evaluated so that it is assigned a fair and proportionate share of future infrastructure costs within UGAs and other designated service areas. *Agreed. This proposed development will accommodate for additional costs if it is within a designated service area.*
- Policy 13.10: All jurisdictions shall participate in identifying needed regional services. All jurisdictions shall cooperate to identify adequate revenue sources and in creating financing mechanisms for regional services and infrastructure. Financing mechanisms may include increment financing or tax base sharing. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*
- Policy 13.11: All jurisdictions shall coordinate bond elections for capital facility planning and financing. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*
- Policy 13.12: Public facilities will not be located in Resource Lands or Critical Areas unless no feasible alternative site location exists, such as in the case of utility transmission facilities. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*

Essential Public Facilities

- Policy 13.13: The comprehensive planning process in each jurisdiction shall identify land for all essential public facilities of city, countywide, or statewide significance, such as human service facilities, educational or solid waste handling facilities, transportation facilities, correctional facilities and in-patient care facilities. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained. There may be minimal public school and municipal facility use, but there will not be enough impact to raise the level of service.*
- Policy 13.14: Essential public facilities requiring siting outside cities or UGAs must be self-supporting and must not require the extension, construction, or maintenance of municipal services and facilities. Criteria shall be established that address the provision of services when siting an essential public facility. Essential public facilities should not be located outside cities or designated twenty-year urban growth areas unless the nature of their operations needs or dictates that they be sited in the rural area of the County. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*
- Policy 13.15: Essential public facilities shall be sited in places that enhance the region's development strategy and that encourage their efficient use by the public. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*

Policy 13.16: All jurisdictions shall identify existing essential public facilities including but not limited to:

There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained. There may be minimal public school and municipal facility use, but there will not be enough impact to raise the level of service.

1. Utility corridors, sewer, water, power and communication facilities
2. All transportation facilities
3. Landfills, solid waste handling, and disposal facilities
4. Sewage treatment facilities
5. Recreational facilities
6. Schools
7. Municipal facilities (city halls, fire stations, police stations, libraries, and post offices)
8. Parks
9. State and local correctional facilities
10. In-patient facilities, including substance abuse facilities
11. Mental health facilities
12. Group homes
13. Secure community transition facilities
14. Any facility on the state ten-year capital plan maintained by the Office of Financial Management

Policy 13.17: All jurisdictions shall establish a countywide process for siting essential public facilities of region-wide significance. This process will include:

There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.

1. An inventory of needed facilities;
2. A method of fair share allocation of facilities;
3. Economic and other incentives to jurisdictions receiving such facilities;
4. A method of determining which jurisdiction is responsible for each facility;
5. A public involvement strategy; and
6. Assurance that the environment and public health and safety are protected.

Policy 13.18: Essential public facilities which are identified by the County, by regional agreement, or by State or Federal government shall require public involvement through meetings and hearings, and involve review and comment from citizens and local jurisdictions. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*

Policy 13.19: All jurisdictions shall strive to locate regional and essential public facilities so as to distribute them equitably countywide. No single community shall be required to absorb an undue share of the impacts of regional and essential facilities. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*

Historic Preservation

Objective: To identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

The applicant has personally studied historical maps, historical aerial photos, and GIS data, and has lived on the property for over 30 years. Based on this knowledge, it has been determined that there are currently no discovered lands, sites, or structures of historical significance. This proposed planned unit development will have precautions set in place if anything of cultural, historical, and/or archaeological significance is discovered. If something is discovered during the development process, construction will immediately stop, and an Inadvertent Discovery Plan (IDP) will be completed and submitted.

Policy 14.1: The County and cities shall consult with local historic preservation groups to ensure coordination of plans and policies by the Department of Archaeology and Historic Preservation. *See above. The applicant will consult with the Department of Archaeology and Historic Preservation if necessary in order to ensure historic preservation.*

Policy 14.2: The County and cities shall consult with local historic preservation groups and/or advisory groups as appropriate. *See above. The applicant will consult with local historic preservation groups and/or advisory groups if necessary in order to ensure historic preservation.*

GLOSSARY OF TERMS

Capital Facilities:

Capital Facilities are those physical features or assets which provide a public service such as, but not limited to: fire stations, water towers, police stations, libraries, highways, sewage treatments plants, communication, and recreation facilities.

Development Impact Fees:

Development impact fees mean a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. Impact fee does not include a reasonable permit or application fee.

Development Regulations:

Development regulations means any controls placed on development or land use activities by a county or a city, including but not limited to: zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances, and binding site plans ordinances.

Development Standards:

Development standards mean any required minimal functional standard which describes or defines how development is to occur. Development standards are intended to serve as an established level of expectation by which development is required to perform.

Essential Public Facilities:

Essential public facilities include those facilities that are typically difficult to site, such as: airports; state education facilities; state or regional transportation facilities; state and local correctional facilities; solid waste handling and disposal facilities; and in-patient facilities including substance abuse facilities, mental health facilities, group homes and other health facilities.

Interlocal Agreements:

Interlocal agreements mean any binding agreements, contracts, or other stipulations between two or more governing entities which implement the provisions of the County-wide Planning Policies.

LAMIRD:

Limited Areas of More Intense Rural Development (LAMIRDs) are an optional designation available through the Growth Management Act to recognize areas of rural

development that are more intensive than the balance of the rural area. The LAMIRD designation allows for redevelopment and infill in historical rural towns and communities, as well as intensification and new development of isolated small businesses and small-scale recreational uses. Specific guidance for designation and development in LAMIRDs is provided in RCW 36.70A.070(5).

Level of Service:

A level of service is an indicator of the extent or degree of service provided by, or proposed to be provided by a public facility, such as, but not limited to, fire protection, water supply, sewage treatment, library services, highways, and communication and recreational services.

Local historic preservation group:

Local historic preservation group means a committee, advisory board or other group that is designated by a local jurisdiction or recognized by the Washington State Department of Archaeology and Historic Preservation.

Local Improvement District:

Local improvement district means the legislative establishment of a special taxing district to pay for specific capital improvements.

Municipal Services:

Municipal services are those services in keeping with and/or required in incorporated cities such as, but not limited to, centralized sewage collection and treatment, public water systems, urban street infrastructure, power and storm water systems, emergency services, libraries, and government.

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.

Policy:

A broad based statement of intent that gives management direction or guidance in the decision making process. The policy statement is used to select a primary course of action.

Resource Lands:

Resource lands mean those lands designated by the County which are to be protected from urban growth encroachments and incompatible land uses. Resource lands include all lands designated as Commercial Forest, Forest and Range, Agricultural Lands of Long-Term Commercial Significance, and Mineral Resource Lands.

Transfer of Development Rights:

Transfer of development rights are the conveyance of development rights to another parcel of land where restrictions places on development of the original parcel prevent its previously allowed development. Transfer of development rights are usually associated in a program which involves sending and receiving zones.

Urban Growth Areas:

Urban growth areas are those areas designated by the County or an incorporated city and approved by the County, in which urban growth is encourages. Urban growth areas are suitable and desirable for urban densities as determined by the sponsoring jurisdiction's ability to provide urban services.

Utilities:

Utilities mean the supply, treatment, and distribution, as appropriate, of domestic water, sewage, stormwater, natural gas, electricity, telephone, cable television, microwave transmissions, and streets. Such utilities consist of both the service activity along with the physical facilities necessary for the utilities to be supplied. Utilities are supplied by a combination of general purpose local governments as well as private and community based organizations.

9C - How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?

See Exhibit 8A for a complete response to the Kittitas County Comprehensive Plan.

9D - How have conditions changed that warrant a comprehensive plan amendment?

Over the past seven decades, Nelson Siding Road has undergone significant changes. Initially, it was a small, predominantly irrigated farming community with approximately 12 residences. This area has since transformed into a rapidly growing rural residential community. For the past 40 years, the applicant's family has owned and resided on the proposed development's property. During this time, a significant transformation on both the west and east sides of the project site has been witnessed. The surrounding land that was once farmland has now become predominantly occupied by single-family residences. More than 350 parcels have been created with improvements, and an additional 200 parcels have been created and are earmarked for future development. This shift signifies that over half of the former farmland and ranch lands have transitioned into full-time residences, part-time residences (including second homes), and short-term rentals. This growth trajectory is projected to continue.

There are at least three reasons why these conditions have changed:

First, the rapid population growth of Washington State, particularly in Upper Kittitas County, has significantly impacted the region. As King County experiences overflow due to its own population surge, this influx spills over Snoqualmie Pass into the Upper County. The appeal of the Nelson Siding Road area lies in its climate, which aligns with Eastern Washington's distinct weather patterns. Consequently, this attractive location continues to draw in a growing population.

Second, over the past 75 years, the steady improvement of Interstate 90 (I-90) has significantly transformed the Nelson Siding Road area. In the 1950s, the journey from the greater Puget Sound to Nelson Siding Road was a lengthy three- to four-hour trip. However, today, I-90 stands as a four- to six-lane super freeway, enabling commuters to reach the west side of the state and the greater Puget Sound area in less than an hour. Moreover, the Washington State Department of Transportation's upcoming completion of I-90 to Easton promises further benefits, including increased traffic flow, higher speeds, and reduced travel time to the west side.

Third, the impact of the Washington State Horse Park, situated between the city of Cle Elum and the Nelson Siding Road area, has intensified the demand for equestrian-style land operations. This includes activities such as horse boarding, horse training, and horse breeding. The project property has been continually used for the boarding, training and raising of horses, as well as instruction for young riders, for the past 40 years.

Attachment X-9 has two images that show the Nelson Siding Road transformation from a small farming and ranching community to a growing residential community.

1. 1954 Aerial Photo:

- o The top image captures Nelson Siding Road in 1954.*
- o The entire Nelson Siding Road area was predominantly farmland with forested regions at that time.*

- *The existing 12 farming residences have been marked with red circles.*

2. Current Parcel Status:

- *The bottom image, sourced from the Kittitas County TaxSifter website, displays tax parcels.*
- *Presently, 384 parcels within the Nelson Siding Road area have property improvements as confirmed by the Kittitas County Assessor's office.*
- *An additional 216 parcels remain undeveloped, as confirmed by Kittitas County Assessor records.*
- *This brings the total parcels in the Nelson Siding Road area to approximately 600.*
- *Over the next decade, an estimated total of 500 to 600 homes are projected to populate the area.*

It is the goal of the applicant and the applicant's family to continuing the generational tradition of ranching and farming this land. The applicant's family has deep roots in this area, dating back to the late 1800s, and has upheld the tradition of small-scale farming and ranching for generations. Currently, three generations actively participate in this legacy, engaging in activities such as boarding, raising, training, and competing with quarter horses. The primary ranching operations occur on the project site.

The proposed rezone to Planned Unit Development (PUD) is pivotal. It will allow all three generations to reside on the property while ensuring a dedicated portion remains for ranching and farming purposes, which is an invaluable piece of Kittitas County's history that should be preserved for generations to come.