

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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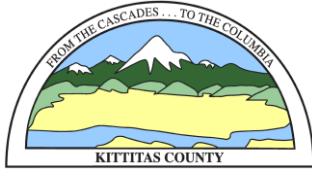
Chapter 17.36

PLANNED UNIT DEVELOPMENT ZONE*

17.36.030 Preliminary development plan.

Any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change. The development plan shall include all of the following:

1. A vicinity map showing the location of the site and its relationship to surrounding areas;
2. A map of the site drawn to a scale, no smaller than two hundred feet to the inch showing the following:
 - a. Arrangement of land uses by type (residential, commercial, open spaces, etc.). A narrative on the approximate percentage of land in each category. The map should show proposed traffic circulation;
 - b. Names and dimensions of dedicated roads bounding or near the site;
 - c. Planned off-street parking areas including approximate number of spaces to be provided;
 - d. Elevation contours of no more than twenty-foot intervals;
 - e. Legal description of the subject property including section, township, range, parcel numbers and number of acres;
 - f. Name of proposed Planned Unit Development;
3. A Landscaping Plan.
4. A Phasing Plan with identified timelines.
5. A Development Plan addressing the following:
 - a. A narrative relating the development plan to adjacent development and natural areas;
 - b. A narrative of the developer's intent with regard to providing landscaping and retention of open spaces;
 - c. A narrative outlining future land ownership patterns within the development including homeowners associations if planned;
 - d. A narrative outlining the proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;
 - e. Documentation from the Community Development Services department that environmental review (SEPA) has been completed or will be completed;
 - f. An explanation and specification of any nonresidential uses proposed within the project;
 - g. Timing for the construction and installation of improvements, buildings, other structures and landscaping;
 - h. The method proposed to insure the permanent retention and maintenance of common open space;
 - i. Proposed setbacks;
 - j. A master plan of the site, if the proposed PUD is to be developed in phases. The master plan need not be fully engineered, but shall be of sufficient detail to illustrate the property's physical features and probable development pattern. The master plan will serve as a guide in each successive stage of development until its completion;



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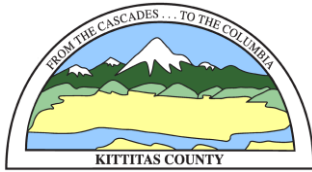
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- k. A narrative of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way);
- l. **If the proposed PUD rezone will result in an increase in unit density over the existing zone, include a narrative of the transfer of development rights in accordance with Chapter 17.13 KCC, Transfer of Development Rights.** (Ord. 2007-22, 2007; Ord. 90-6 (part), 1990: Res. 83-10, 1983)

17.36.040 Final development plan.

Following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the board of county commissioners which shall include all of the following as listed below. Submittal shall be consistent with the process as outlined for Final Plat Development in Kittitas County Code 16.20.

1. A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval;
2. A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:
 - a. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;
 - b. Arrangement of all buildings which shall be identified by type;
 - c. Preliminary building plans including floor plans and exterior design and/or elevation views;
 - d. Location and number of off-street parking areas including type and estimated cost of surfacing;
 - e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;
 - f. The location and total area of common open spaces;
 - g. Proposed location of fire protection facilities;
 - h. Proposed storm drainage plan;
3. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;
4. Provisions to assure permanence and maintenance of common open spaces;
5. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting;
6. **Certification by the county of transfer of the required density credits in compliance with Chapter 17.13 KCC, Transfer of Development Rights.** (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 90-6 (part), 1990: Res. 83-10, 1983)



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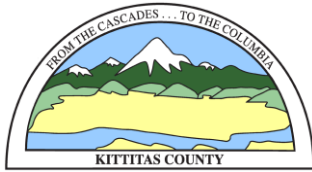
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Chapter 17.37 MASTER PLANNED RESORTS

17.37.040 Applications/approvals required for new master planned resorts.

1. A master planned resort may be authorized by the county only through approval of a master planned resort development permit in conjunction with approval by the board of county commissioners of a development agreement as authorized by Chapter [15A.11 KCC](#), Development Agreements, and [RCW 36.70B.170](#) through [36.70B.210](#). Consistent with [KCC 15A.11.020\(B\)](#) and [RCW 36.70B.170](#), the development agreement approved by the board of county commissioners must set forth the development standards applicable to the development of a specific master planned resort, which may include, but are not limited to: (1) permitted uses, densities and intensities of uses, **transfer of development rights**, and building sizes; (2) phasing of development, if requested by the applicant; (3) procedures for review of site-specific development plans; (4) provisions for required open space, visitor-oriented accommodations, short-term visitor accommodations, on-site recreational facilities, and on-site retail/commercial services; (5) mitigation measures imposed pursuant to the State Environmental Policy Act, Chapter [43.21C RCW](#), and other development conditions; and (6) other development standards including those identified in [KCC 15A.11.020\(E\)](#) and [RCW 36.70B.170\(3\)](#).
2. Required Applications/Approvals. In addition to approval of a MPR development permit and a development agreement as set forth in subsection A of this section, a master planned resort shall require the following approvals from the county: (1) a site-specific amendment of the comprehensive plan land use designation map to master planned resort; provided, that the sub-area planning process described in Chapter 1 of the county comprehensive plan and Chapter [15B.03 KCC](#), Amendments to Comprehensive Plan, may be used if deemed appropriate by the applicant and county; and (2) a site-specific rezone of the county zoning map to master planned resort zoning district pursuant to Chapter [17.98 KCC](#), Amendments **and in accordance with Chapter 17.13 KCC, Transfer of Development Rights**. The comprehensive plan amendment or subarea plan and rezone may be processed by the county concurrent with the master planned resort development permit and development agreement required for approval of a master planned resort.
3. Planned Actions Authorized. If deemed appropriate by the applicant and the county, a master planned resort project may be designated by the county as a planned action pursuant to the provisions of Chapter [15A.09 KCC](#), Planned Actions. (Ord. 2009-25, 2009; Ord. 2000-13, 2000)



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Additional Proposed Code Revisions

Chapter 17.98 AMENDMENTS*

17.98.020 Petitions.

1. A petition to amend this title shall be filed with the administrator on forms prescribed by the Community Development Services 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.
2. A petition asking for a change from one zone to another must be signed by not less than seventy-five percent of the property owners and representing at least seventy-five percent of the assessed valuation of the area proposed for the zone reclassification.
3. Any member of the general public has the right to petition the board of county commissioners or planning commission for consideration of text amendments or change from one zone to another for a general areas. Such consideration is not mandatory.
4. Petitions shall be processed pursuant to Title 15A of this code, Project permit application process.
5. Petitions shall conform to maximum acreage percentages as identified for the appropriate zones in Kittitas County Code 17.04.060.
6. A petition requesting a change on the zoning map for areas designated Rural in Kittitas County shall be processed consistently with the Annual Comprehensive Plan Docketing Process to address compliance with the goals, policies and objectives of the adopted comprehensive plan and cumulative impacts, unless the petition is accompanied with a specific development application.
7. A petition requesting a change on the zoning map from one zone to another must demonstrate that the following criteria are met:
 - a. The proposed amendment is compatible with the comprehensive plan; and
 - b. The proposed amendment bears a substantial relation to the public health, safety or welfare; and
 - c. The proposed amendment has merit and value for Kittitas County or a sub-area of the county; and
 - 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; and
 - e. The subject property is suitable for development in general conformance with zoning standards for the proposed zone; and
 - f. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property; and
 - g. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties; and
 - h. The proposed amendment is in full compliance with Chapter 17.13 KCC, Transfer of Development Rights. (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 96-1, 1996; Res. 83-10, 1983)