

# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## REZONE APPLICATION

*(To change from the existing zone to another zone)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SITE'S TAX PARCEL. IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THE 500 FEET EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS OR ROAD ASSOCIATION, PLEASE INCLUDE THE ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED: BUILDINGS; POINTS OF ACCESS, ROADS, AND PARKING AREAS; SEPTIC TANK AND DRAINFIELD AND REPLACEMENT AREA; AREAS TO BE CUT AND/OR FILLED; AND, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST

### FEE:

\$1725.00 (\$1500 Rezone + \$225 SEPA) to Kittitas County Community Development Services Department

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:

SIGNATURE:



DATE:

12.14.07

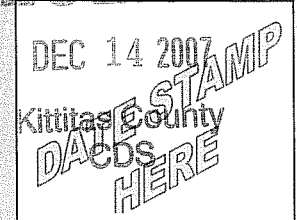
RECEIPT #

054790

NOTES:

\_\_\_\_\_

RECEIVED



DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING BUILDING INSPECTION PLAN REVIEW ADMINISTRATION PERMIT SERVICES CODE ENFORCEMENT FIRE INVESTIGATION

1. Name, mailing address and day phone of land owner(s) of record:

Name: Tumbling Ridge LLC

Mailing Address: P.O. Box 37

City/State/ZIP: Cle Elum, WA 98922

Day Time Phone: (509) 674-4328

2 Name, mailing address and day phone of authorized agent, if different from landowner of record:  
Agent

Name: Anne Watanabe

Mailing Address: P.O. Box 687

City/State/ZIP: Roslyn, WA 98941

Day Time Phone: (509) 649-2211

3. Contact person for application (select one):  
 Owner of record       Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

4. Street address of property:

Address: Off of Bullfrog Road and Jenkins Drive

City/State/ZIP: Cle Elum, WA 98922

5. Legal description of property: Portion of the North ½ of Section 31, T20N, R15E, W.M.,  
Kittitas County

6. Tax parcel number: 20-15-31050-0001

7. Property size: 17.74 acres

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

This is a planned unit development (PUD) for residential housing to be developed pursuant to Kittitas County Code (KCC) Chapter 17.36, Planned Unit Development Zone. The following narrative description is intended to meet the preliminary development plan requirements of KCC 17.36.030 for the proposed "Tumbling Ridge PUD."

1. KCC 17.36.030(1) Vicinity map showing the location of the site and its relationship to surrounding areas.
2. KCC 17.36.030 (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 statement 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;

SEE ATTACHED MAP WITH REQUIRED INFORMATION LISTED IN KC 17.36.030(1) AND KC 17.36.030(2)(a-f).

3. A Landscaping Plan.

The applicant will place approximately 10 acres of the PUD property into designated open space in perpetuity. This designated open space area borders the Suncadia open space area, thus creating a contiguous, intact undeveloped landscape for wildlife habitat and connectivity to recreational trails as well as retain an unaltered view shed from the I-90 corridor. Within the proposed long plat, conditions, covenants and restrictions (CCRs) will promote natural landscaping with native vegetation and water conservation techniques such as xeriscaping. The landscaping plan will consist of preservation of natural vegetation to the greatest extent possible.

4. A Phasing Plan with identified timelines.

There is only one phase proposed which consists of the fourteen lot plat. Construction is expected to begin summer of 2008.

5. A Development Plan addressing the following:

- a. A narrative statement relating the development plan to adjacent development and natural areas.

The project area is bordered to the north, east and west by the Suncadia MPR property boundary and Suncadia open space areas. The south property line is adjacent to private undeveloped land. Generally to the west of the property is some state DNR land that is currently second growth forest. Generally to the south and southeast is Bullfrog Road

and I-90. The PUD will include a roadway right-of-way that meets Kittitas County Road Standards. Access roads will be extended off of Bullfrog Road and Jenkins Drive. Suncadia is currently proposing public recreation access trails for hiking, biking and equestrian use that will border the far northwest corner of the proposed PUD. Trail easements are located within the PUD for pedestrian and other non-motorized access thru the PUD and are expected to connect to the Suncadia Trails system.

b. A narrative statement of the developer's intent with regard to providing landscaping and retention of open spaces.

The applicant will place approximately 10 acres of the PUD property into designated open space in perpetuity. This open space will be managed for habitat and recreation by a Homeowner's Association, the developer or a qualified trust or conservation organization capable of accepting a conservation easement for the open space area. This designated open space area borders the Suncadia open space area, thus creating a contiguous, intact undeveloped landscape for wildlife habitat and connectivity to recreational trails as well as retain an unaltered view shed from the I-90 corridor. The fourteen units will be subject to conditions, covenants and restrictions (CCRs) designed to promote natural landscaping with native vegetation and water conservation techniques such as xeriscaping. The landscaping plan will consist of preservation of natural vegetation to the greatest extent possible.

c. A statement narrative outlining future land ownership patterns within the development including homeowners associations if planned.

Units will be privately owned and managed by a homeowner's association.

d. A narrative outlining the proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan.

The project will be served by a Group B Small Water System and community septic system and drain field. Solid waste management will be the responsibility of the lot owners and will be hauled to the local transfer station or managed by a waste management company under contract. CCRs will also require that all lots remain free of debris, trash and other solid waste.

e. Documentation from the planning Community Development Services department that environmental review (SEPA) has been completed or will be completed.

CDS will review the application and make a SEPA determination in accordance with Kittitas County code and SEPA regulations.

f. An explanation and specification of any nonresidential uses proposed within the project.

The project will consist of only residential uses.

g. Timing for the construction and installation of improvements, buildings, other structures and landscaping.

Lot clearing and installation of utilities could begin in spring or summer of 2008 and construction may begin summer of 2008.

h. The method proposed to insure the permanent retention and maintenance of common open space.

Open space areas will be subject to a deed restriction against building structures (except those compatible with the open space designation) and will be designated in the CCRs, on the deed and on the plat. The homeowner's association or a qualified trust or conservation organization may retain a conservation easement on the open space area.

i. Proposed setbacks.

Building setbacks shall, at a minimum, comply with County code 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.

There is only one phase proposed which consists of the fourteen lot plat.

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).

The PUD will be developed in accordance with the criteria established under KCC Chapter 17.36, Planned Unit Development Zone and pursuant to the Kittitas County-Wide Planning Policy for "Contiguous and Orderly Development, Policy 4, Planned Unit Developments, Policy D," which states that, "Standards shall be developed for residential PUDs outside of UGAs and UGNs for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone ...." Because the proposed residential PUD is not within a UGA or UGN the 3:1 ratio will apply and will not be exceeded when the housing density is expressed in terms of living units per building and per net acre.

The housing density allowed within the PUD is 17 units. The corresponding long plat is for fourteen units and represents the entire project. No future phases will occur on the property.

The density calculation is as follows:

Total Project Acres = 17.74 acres

Underlying Zoning: Rural 3

17.74 acres divided by 3 acres = 5.9 units for the underlying Rural 3 zone

3:1 PUD maximum density adjustment:

$R-3 = 5.9 \times 3 = 17.7$

Total Units Allowed = 17

Total Units Proposed = 14

Expressed in terms of living units per building and per net acre, the maximum density for the proposed PUD is 1.26 units per acre.

9. What is the zoning district requested? Planned Unit Development Zone

10. What is the present zoning district? Rural - 3

A. The Proposed Amendment is compatible with the comprehensive plan.

The property is within the designation of “Rural Lands” as described in Chapter 8 of the Kittitas County Comprehensive Plan. The proposal meets the general policies and objectives (GPO) namely:

GPO 2.6 Kittitas County will maintain a flexible balance of land uses.

GPO 2.7 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

GPO 2.12(c) When subdivisions involving conversion of use from forest or agriculture use to residential, commercial or industrial use are approved the County shall encourage the use of appropriate clustering and connecting of open spaces with adjacent open spaces. The County shall also encourage or provide incentives for the inclusion of easements for public access, habitat, and recreational use.

GPO 2.49 Planned Unit Developments which reserve substantial portions of land as open space or recreation area are preferred over conventional subdivisions.

GPO 2.93 Innovations in housing development should be encouraged, this includes but is not limited to cluster developments, master planned developments, resorts, shadow platting, fully contained communities, transfer of development rights and planned unit developments.

GPO 3.14 Designate high density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas and Urban Growth Nodes.

GPO 3.15 Provide for a range of housing types within Kittitas County.

GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

GPO 3.18 Provide sufficient housing units while maintaining environmental quality.

Strategy 3.1 Identify lands within areas which are served by centralized water and sewer systems, paves streets, and have other public services provided to them which are suitable for multi-family uses or only single family uses and designate these areas for higher density residential use, including planned unit developments and clustered housing.

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

GPO 8.13 Methods other than large lot zoning to reduce densities and prevent sprawl should be investigated.

GPO 8.46 Residential development on rural lands must be in areas that can support adequate private water and sewer systems.

GPO 8.48 The possibilities and benefits of cluster residential developments located in rural lands should be retained.

GPO 8.50 In the case of Planned Unit Developments (PUDs), only residential PUDs should be permitted outside of UGAs or UGNs.

GPO 8.51 Innovations in housing developments such as but not limited to: cluster developments, planned unit developments, mobile home courts, and density bonuses should be encouraged whenever possible.

In addition to the County Comprehensive Plan, the proposed rezone is also consistent with the Growth Management Act (GMA).

RCW 36.70A.030(15) states that, “Rural Development” refers to development outside of the urban growth area and outside agricultural, forest and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirement of the rural element ....”

RCW 36.70A.070(5) describes the “Rural element” and states that, “counties shall included a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

(b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. In order to achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural densities and uses that are not characterized by urban growth and that are consistent with rural character.”

The proposed PUD is compatible with the Kittitas County Comprehensive Plan and the intent of the GMA.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The proposed PUD substantially benefits the public health, safety and welfare of county residents. Domestic water to all lots will be served by a Group B Water System, approved by the Washington Department of Health and the County Department of Environmental Health. Thus, only one exempt well will serve the proposed lots. In addition, the proponent will install an 8,000 – 10,000 gallon water storage tank on the property. This additional water storage will provide increased assurances of water availability for fire flows, thus providing added health, safety and welfare benefits not only to the residents of the proposed PUD, but also to the surrounding property. Covenants, conditions and restrictions recorded for the PUD will also require owners to implement appropriate “fire wise” land management techniques consistent with the Washington Department of Natural Resources guidelines. In addition, the proposed PUD places rural residential densities in a location that is immediately accessible from a county road which will be able to accommodate traffic from the proposed project. The property is also located near an interstate highway exit which is likely to reduce thru traffic in Roslyn and Cle Elum. The proposed PUD will reduce the development footprint and allow for open space areas. The creation and selling of lots less than 5 acres in size will mandate the property to be taxed at a higher and best use tax classification and will thus increase tax revenues to the county.

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.

The proposed PUD has merit and value for the county or sub-area. The property is uniquely situated within the boundaries of the Suncadia Resort MPR and will allow for additional homesites in a desirable location of the county. The PUD will allow for the creation of rural residential lots on a reduced development footprint and will include an open space area which will protect the I-90 view shed and retain a contiguous landscape with the Suncadia Resort managed open space area for wildlife habitat and recreation.

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 PUD property is no longer managed for timber nor is it designated as a resource land of long term commercial significance. The property sits within the boundaries of the Suncadia Master Planned Resort. In addition, the County has adopted the Office of Financial Management's high range 20-year population projection for the county. The building site area has been logged and is suitable for reasonable development of the property. The property is easily accessed off of I-90 and is easily served by utilities.

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

The proposed property for the PUD zone is suitable for development in conformance with the PUD zone standards and density. The building site area has been logged and is suitable for reasonable development of the property. The property is easily accessed off of I-90 and is easily served by utilities.

The PUD will be developed in accordance with the criteria established under KCC Chapter 17.36, Planned Unit Development Zone and pursuant to the Kittitas County-Wide Planning Policy for "Contiguous and Orderly Development, Policy 4, Planned Unit Developments, Policy D," which states that, "Standards shall be developed for residential PUDs outside of UGAs and UGNs for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone ...." Because the proposed residential PUD is not within a UGA or UGN the 3:1 ratio will apply and will not be exceeded when the housing density is expressed in terms of living units per building and per net acre.

The housing density allowed within the PUD is 17 units. The corresponding long plat is for fourteen units and represents the entire project. No future phases will occur on the property.

The density calculation is as follows:

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3:1 PUD maximum density adjustment:

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Total Units Proposed = 14

Expressed in terms of living units per building and per net acre, the maximum density for the proposed PUD is 1.26 units per acre.

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

The proposed PUD and long plat is consistent with the use of properties in the immediate vicinity which support a Master Planned Resort, the City of Cle Elum city limits zoned for Planned Mixed Use, and rural residential lots. The PUD will include a Group B Small Water System and a community septic system which will not be detrimental to surrounding and neighboring property. Additional CCRs will assure that the PUD uses are consistent with or enhance the character and quality of the surrounding properties and open space areas. No commercial activity is proposed in the PUD. The PUD rezone actually reduces the types of permitted and conditional uses allowed and further assures that future uses of the property will be consistent with the existing MPR, the City of Cle Elum's Planned Mix Use area and rural residential development.

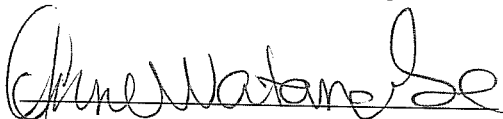
G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

The subject property is not in an irrigation district and there are no irrigation water deliveries that will be impacted.

12. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**Signature of Authorized Agent:**

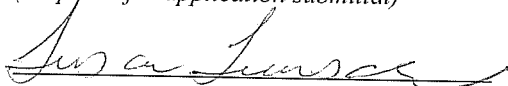
**Date:**



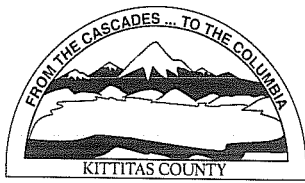
12-7-2007

**Signature of Land Owner of Record:**  
(Required for application submittal)

**Date:**



12-7-07



# SEPA ENVIRONMENTAL CHECKLIST

**FEE: \$225.00**

## PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

## FOR STAFF USE

### A. BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable):

**The target date for beginning construction is Summer 2008.**

\_\_\_\_\_

\_\_\_\_\_

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

\_\_\_\_\_

\_\_\_\_\_

No.

3. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

\_\_\_\_\_

\_\_\_\_\_

**None that we are aware of.**

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

\_\_\_\_\_

\_\_\_\_\_

**None**

5. List any government approvals or permits that will be needed for your

\_\_\_\_\_



control erosion on site according to the Eastern Washington Stormwater Manual.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

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**Air emissions from construction work and construction equipment on site may occur. When the project is complete, air emissions are likely to occur from automobile exhaust, and wood smoke from fire stoves and fireplaces.**

b. Are there any off-site sources of emissions or odor that may affect Your proposal? If so, generally describe.

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**None known.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

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**The Washington Department of Ecology will be consulted for any air emission control requirements such as development of a Fugitive Dust Control Plan or other air quality permits.**

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

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**There are no bodies of water on the property. The Cle Elum River is about 1500 feet north of the property and is located on property owned by the Suncadia Resort.**

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

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**No**

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

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**None**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

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**No**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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**No**

6) Does the proposal involve any discharges of waste materials to

surface waters? If so, describe the type of waste and anticipated volume of discharge.

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**The project will be served by septic systems (tanks and drain fields) as approved by the Washington State Dept. of Health and/or Kittitas County Environmental Health Department.**

- b. Ground
  - 1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

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**Ground water will be withdrawn for domestic use from an engineered Group B Water System approved by the Washington State Dept. of Health and/or the Kittitas County Environmental Health Dept.**

- 2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

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**Discharge of waste materials would occur from septic drainfields.**

- c. Water Runoff (including storm water):
  - 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

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**Storm water could be generated on site which will be controlled and contained on site using best management practices according to the Eastern Washington Stormwater Manual, such as straw bale barriers, silt fencing, and perhaps a sediment pond.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

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**Except for the septic and drainfields, no other sources of waste materials are expected to enter ground or surface waters.**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

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**Impacts will be reduced and controlled using on site best management practices according to the Eastern Washington Stormwater Manual, such as straw bale barriers, silt fencing, and perhaps a sediment pond.**

4. PLANTS

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: **fir, cedar, pine**, other
- shrubs
- grass

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- \_\_\_ pasture
- \_\_\_ crop or grain
- \_\_\_ wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- \_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_ other types of vegetation: \_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

\_\_\_\_\_

**The property has been logged. Vegetation removal will include removal of fir trees, pine trees and other types of trees, and vegetation where structures and roads will be placed.**

\_\_\_\_\_

c. List threatened or endangered species known to be on or near the site.

\_\_\_\_\_

**None that we are aware of.**

\_\_\_\_\_

d. Proposed landscaping use of native plants, or other measures to or enhance vegetation on the site, if any:

\_\_\_\_\_

**Conditions, covenants and restrictions (CC&Rs) will be recorded for the lots which will encourage native vegetation and xerscaping. Approximately 10 acres of the property will be placed in open space for perpetuity.**

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

\_\_\_\_\_

- x \_\_\_ birds: **hawk**, heron, **eagle**, songbirds, other:
- x \_\_\_ mammals: **deer, bear, elk**, beavers, other : **cougars**
- \_\_\_ fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site.

\_\_\_\_\_

**None that we are aware of.**

\_\_\_\_\_

c. Is the site part of a migration route? If so, explain.

\_\_\_\_\_

**Elk, Deer, Bear and Cougars range through this area.**

\_\_\_\_\_

d. Proposed measures to preserve or enhance wildlife, if any.

\_\_\_\_\_

**Approximately 10 acres of the site will be placed into open space for perpetuity thereby providing additional buffering and preservation of wildlife habitat. Adjacent property to the east, west, and north is owned by Suncadia Resort and is reserved as open space. As such, the project's open space area provides habitat connectivity to hundreds of acres of existing open space.**

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

\_\_\_\_\_

**Electricity and propane are expected to be the primary sources of energy**

used in the residences but it is possible for solar energy and wood stoves to be used as well.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

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No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

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None at this time.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

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**We anticipate no environmental health hazards with this project.**

1) Describe special emergency services that might be required.

**Fire Department services would be provided by the local Fire District #7 and all roads will meet the International Fire Code and county requirements. Police and medical response services would be provided for through the local county contract facility through the KITTCOM 911 dispatch service. The use of local medical facilities would be utilized within the County either in the City of Cle Elum or City of Ellensburg.**

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2) Proposed measures to reduce or control environmental health hazards, if any.

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**There will be no environmental health hazards located on the property. As for possible issues the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Service Department or the Department of Ecology.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

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**The property is north of I-90 and experiences highway traffic noise. Some general construction noise will be generated during construction phases but noise impacts are not expected from the finished project.**

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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**On a short term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site, typically would from dawn to dusk.**

3) Proposed measures to reduce or control noise impacts, if any.

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**In an effort to reduce or control possible noise impacts construction hours could run from 6 am to 8 pm Monday thru Saturday.**

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

\_\_\_\_\_

\_\_\_\_\_

**Currently the property is undeveloped, logged property. The project area is bordered to the north, east and west by the Suncadia MPR property boundary and Suncadia open space areas. The south property line is adjacent to private undeveloped land. Generally to the west of the property is some state DNR land that is currently second growth forest. Generally to the south and southeast is Bullfrog Road and I-90. The PUD will include a roadway right-of-way that meets Kittitas County Road Standards. Access roads will be extended off of Bullfrog Road and Jenkins Drive. Suncadia is currently proposing public recreation access trails for hiking, biking and equestrian use that will border the far northwest corner of the proposed PUD. Several trail easements are located within the PUD for pedestrian and other non-motorized access thru the PUD and are expected to connect to the Suncadia Trails system.**

b. Has the site been used for agriculture? If so, describe.

**No**

c. Describe any structures on the site.

**None**

d. Will any structures be demolished? If so, what?

**No**

e. What is the current zoning classification of the site?

**Rural 3**

f. What is the current comprehensive plan designation of the site?

**Rural**

g. If applicable, what is the current shoreline master program designation of the site?

**There are no shorelines of the state on this site.**

h. Has any part of the site been classified as an:  
 environmentally sensitive  area?

**No**

i. Approximately how many people would the completed project displace?

**None**

j. Approximately how many people would reside or work in the completed project?

\_\_\_\_\_

**Approximately eight construction workers would be on site during the construction phase. Once the plat is approved and development of dwellings are completed, approximately 32 people could be there at any given time, but it is estimated that 50% of**

the units would be for seasonal use only.

k. Proposed measures to avoid or reduce displacement impacts, if any.

**There will be no displacement therefore no measures are required.**

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

**This proposal is consistent with the Kittitas County Comprehensive Plan Designation of Rural, which allows for a variety of residential densities and is consistent with KCC Chapter 17.36 pertaining to Planned Unit Developments.**

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

**Fourteen residential units which are expected to be middle to high income housing.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

**None**

c. Proposed measures to reduce or control housing impacts, if any.

**Additional measures that will reduce or control housing impacts will be addressed in the implementation of CC&R's pertaining to the types of structures, vegetation requirements, landscaping, housing color etc.**

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**The tallest height of any proposed structure will comply with Kittitas County Codes Which currently restricts height of structures at 35 feet. The principal exterior building material would be wood, masonry or metal materials.**

b. What views in the immediate vicinity would be altered or obstructed?

**No views would be impacted by this project.**

c. Proposed measures to reduce or control aesthetic impacts, if any.

**The CC&Rs of the project would control aesthetic impacts.**

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**The project would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with limited wattage required by the CCR's.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. As mentioned before outdoor lighting will be directed downward with low wattage.

c. What existing off-site sources of light or glare may affect your proposal?

None

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d. Proposed measures to reduce or control light and glare impacts, if any.

The covenants would require downward facing outdoor lighting.

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12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Suncadia Resort has proposed a trail system that is adjacent to the northwest boundary of the property.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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The proposal incorporates 10 acres of open space for trails and wildlife.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

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b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

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c. Proposed measures to reduce or control impacts, if any.

None.

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14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The site is served off of Bull Frog Road and then over a 60 foot access and utility easement over Jenkins Drive, a private road. The development may be served by a cul-de-sac with driveways serving the actual lots. The road system will be developed under the county's Private Road System standards and will meet emergency response requirements.

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b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

\_\_\_\_\_

\_\_\_\_\_

No.

c. How many parking spaces would the completed project have? How many would the project eliminate?

\_\_\_\_\_

\_\_\_\_\_

**The project would have the normal amount of parking spaces associated with residences. No parking spaces will be eliminated.**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

\_\_\_\_\_

\_\_\_\_\_

**The project will include improvements to the existing road accessing the property that will meet the Kittitas County Road Standards.**

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

\_\_\_\_\_

\_\_\_\_\_

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

\_\_\_\_\_

\_\_\_\_\_

**The project at full build out could generate up to 140 trips per day.**

g. Proposed measures to reduce or control transportation impacts, if any.

\_\_\_\_\_

\_\_\_\_\_

**Proper signage and speed limits will be posted.**

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

\_\_\_\_\_

\_\_\_\_\_

**In developing new building lots, the project may result in an increase need for police and fire protection. It is unlikely that there would be impacts on health care and schools.**

b. Proposed measures to reduce or control direct impacts on public services, if any.

\_\_\_\_\_

\_\_\_\_\_

**CCRs will encourage use of "firewise" practices to reduce fire threats. The property may be restricted by a security gate to reduce unauthorized access.**

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

\_\_\_\_\_

\_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

\_\_\_\_\_

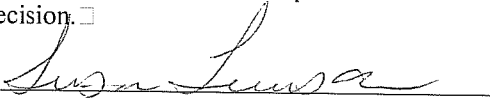
\_\_\_\_\_

**The project will require electricity, phone, cable, propane, septic services, refuse and completion of the Group water system. Puget Sound Energy provides power at the south end of the property along I 90.**

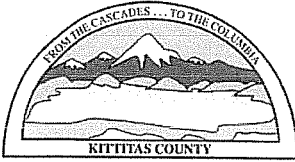
C.

SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date: 12-7-07



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

## LONG PLAT APPLICATION

(To divide lot into 5 or more lots)

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CALL THE DEPARTMENT IF YOU WOULD LIKE TO SET UP A MEETING TO DISCUSS YOUR PROJECT. INCOMPLETE APPLICATIONS WILL **NOT** BE ACCEPTED.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. THE FOLLOWING ITEMS MUST BE ATTACHED TO THIS APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the site's tax parcel. If adjoining parcels are owned by the applicant, the 500 feet extends from the farthest parcel. If the parcel is within a subdivision with a Homeowners or Road Association, please include the address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.  
Please pick up a copy of the Checklist if required)

### OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures


### FEES:

\$200 plus \$10 per lot for Public Works Department; \$340  
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;  
 \$1500 for Community Development Services Department, **PLUS** \$225 if SEPA Checklist is required  
 \*One check made payable to KCCDS

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:

SIGNATURE:

X 

DATE:

12.14.07

RECEIPT #

054789

# RECEIVED



NOTES:

\_\_\_\_\_

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING BUILDING INSPECTION PLAN REVIEW ADMINISTRATION PERMIT SERVICES CODE ENFORCEMENT FIRE INVESTIGATION

**1. Name, mailing address and day phone of land owner(s) of record:**

Name: Tumbling Ridge LLC  
Mailing Address: P.O. Box 37  
City/State/ZIP: Cle Elum, WA 98922  
Day Time Phone: (509) 674-4328  
Email Address: lumsden@inlandwireless.com

**2. Name, mailing address and day phone of authorized agent (if different from land owner of record):**

Agent Name: Anne Watanabe  
Mailing Address: P.O. Box 687  
City/State/ZIP: Roslyn, WA 98941  
Day Time Phone: (509) 649-2211  
Email Address: annew@inlandnet.com

**3. Contact person for application (select one):**

Owner of record  Authorized agent

All verbal and written contact regarding this application will be made only with the contact person.

**4. Street address of property:**

Address: Off Bullfrog Road and Jenkins Drive  
City/State/ZIP: Cle Elum, WA 98922

**5. Legal description of property:**

Portion of the North 1/2 of Section 31, T20N, R15E, W.M., Kittitas County

**6. Tax parcel number(s):** 20-15-31050-0001

**7. Property size:** 17.74 (acres)

**8. Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Planned Unit Development consisting of 17.74 acres and fourteen residential units located in Cle Elum, WA, to be supported by a Group B Well System and septic systems. The proposal includes approximately 10 acres of open space.

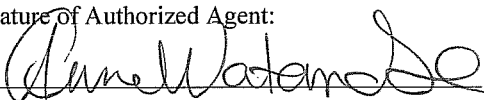
9. Are Forest Service roads/easements involved with accessing your development? Yes  No (Circle)  
If yes, explain: \_\_\_\_\_

10. What County maintained road(s) will the development be accessing from? Bullfrog Road

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

12. Are there any other pending applications associated with the property associated with this application?  
 Yes  No

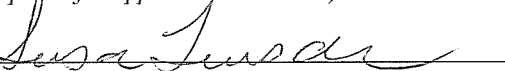
Signature of Authorized Agent:

X 

Date:

12.7.2007

Signature of Land Owner of Record  
(Required for application submittal):

X 

Date:

12.7.07

PRELIMINARY PLANNED UNIT DEVELOPMENT

for  
**TUMBLING RIDGE**

prepared for

**TUMBLING RIDGE LLC**  
**DAVID AND SUSAN LUMSDEN**

**P.O. BOX 37**  
**2435 HWY 970**  
**CLE ELUM, WA 98922**  
**(509) 674-4328**

prepared by

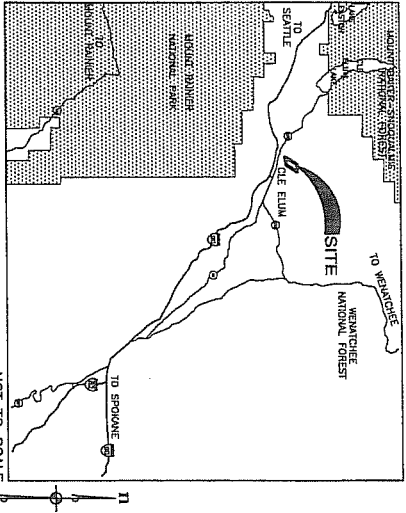


2211 W. Dolarway Rd., Suite 1  
Ellensburg, WA 98926  
Phone: (509) 674-1905

**FIRST SUBMITTAL**  
**DECEMBER 13th, 2007**

**Sheet Index**

SHEET NO.	DESCRIPTION
PP-01	COVER SHEET
PP-02	PRELIMINARY SITE PLAN
PP-03	EXISTING CONDITIONS

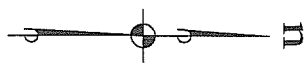


**Vicinity Map**

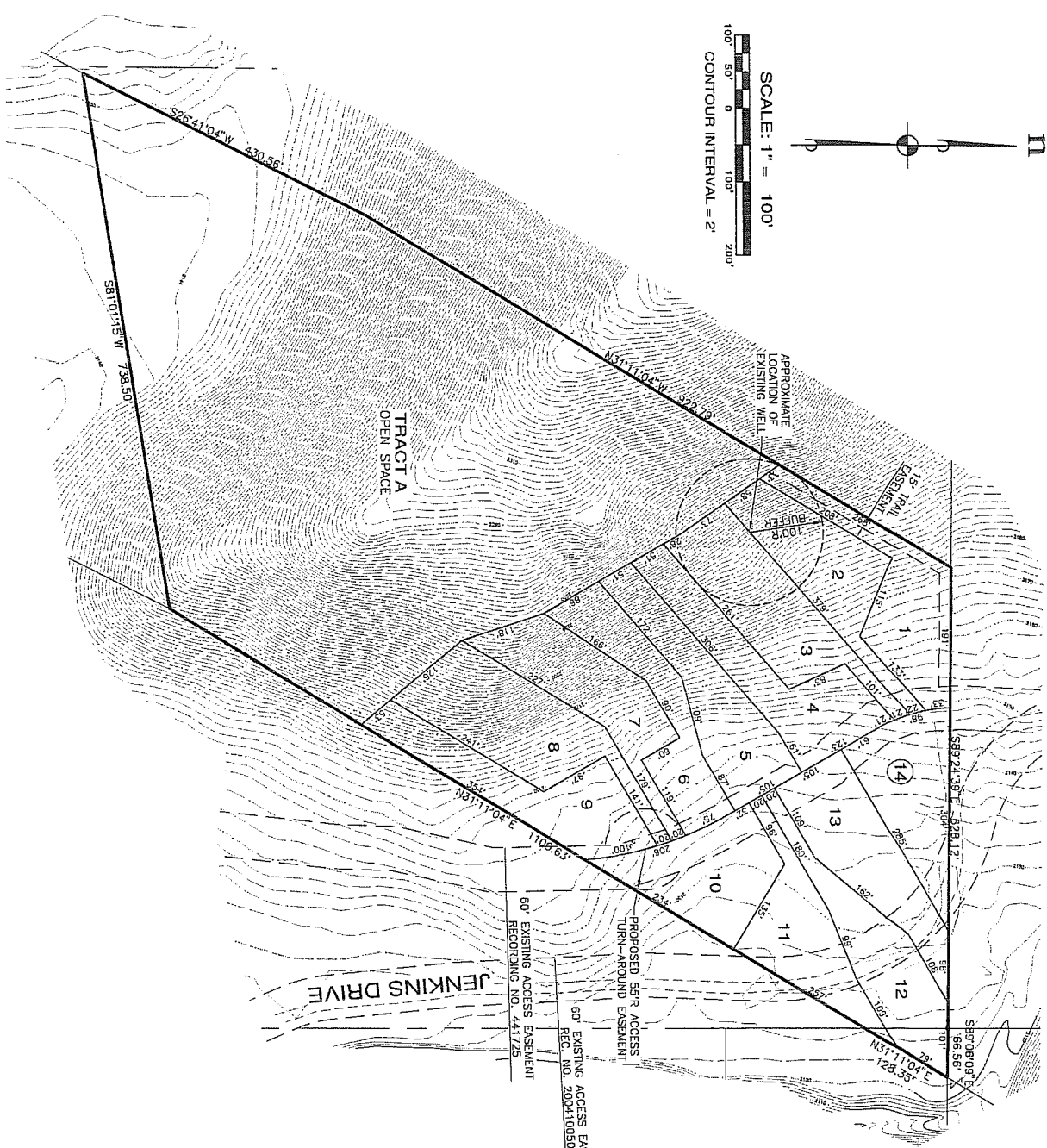
**PROPERTY OWNER**  
**TUMBLING RIDGE LLC**  
**DAVID AND SUSAN LUMSDEN**  
**P.O. BOX 37**  
**2435 STATE ROUTE 970**  
**CLE ELUM, WASHINGTON 98922**  
**(509) 674-4328**

**PLANNER**  
**ESM CONSULTING ENGINEERS, LLC**  
**33915 1ST WAY SOUTH, #200**  
**FEDERAL WAY, WASHINGTON 98003**  
**(253) 838-6113**  
**CONTACT: MCCAELA DAFFERN**

A PORTION OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.



SCALE: 1" = 100'  
 CONTOUR INTERVAL = 2'



**SITE DATA**

SITE ADDRESS: PLUM CREEK ROAD  
 CLE ELUM, WA 98922  
 ASSESSORS PARCEL NUMBER: 952139  
 TOTAL SITE AREA: 772,911 S.F. (17.74 AC.)  
 ZONING: R-3 (RURAL 3 AC.)  
 MINIMUM LOT AREA: 0.5 AC. (21,720 S.F.)  
 BUILDING SETBACKS: FRONT = 25'  
 INTERIOR = 15'  
 EXISTING USE: VACANT  
 PROPOSED USE: 14 LOT PLANNED UNIT DEVELOPMENT  
 EXISTING STRUCTURES: NONE  
 SEWER PROVIDER: INDIVIDUAL/COMMUNITY SEPTIC  
 WATER PROVIDER: GROUP B WATER SYSTEM  
 FIRE DISTRICT: CLE ELUM #7  
 SCHOOL DISTRICT: CLE ELUM #404

**LOT AREA TABLE**

LOT #	AREA (S.F.)	AREA (AC.)
1	24,906	0.57
2	24,326	0.56
3	28,835	0.66
4	27,094	0.62
5	25,679	0.59
6	22,042	0.51
7	25,548	0.59
8	32,708	0.75
9	26,978	0.62
10	24,741	0.57
11	22,071	0.51
12	23,851	0.55
13	26,542	0.61
14	23,177	0.53
<b>TOTAL LOT AREA:</b>	<b>358,498 S.F.</b>	<b>8.23 AC.</b>

**TRACT TABLE**

TRACT	USE	AREA (S.F.)	AREA (AC.)
A	OPEN SPACE	414,413	9.51
<b>TOTAL TRACT AREA:</b>		<b>414,413 S.F.</b>	<b>9.51 AC.</b>



**ESM CONSULTING ENGINEERS, LLC**  
 2211 W. Dolanway Rd., Suite 1  
 Ellensburg, WA 98926

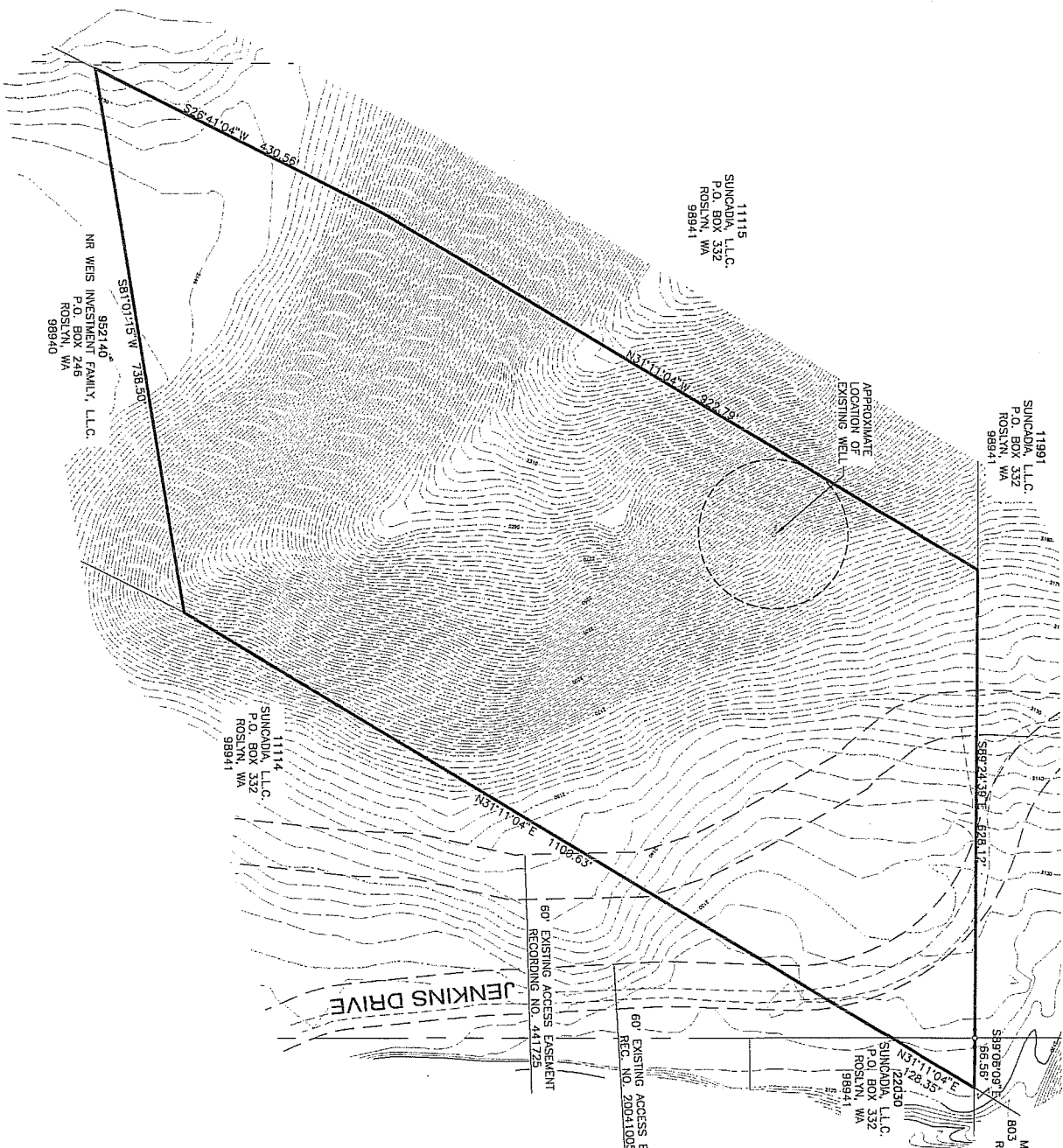
www.esmcivil.com

Soil Engineering | Land Planning  
 Public Works | Project Management  
 Landscape Architecture

JOB NO. 1366-001-007 DATE: 2007-12-13 SHEET 2 OF 3  
 DRAWN: JMM

**TUMBLING RIDGE PUD  
 PRELIMINARY SITE PLAN**

A PORTION OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.



11115  
SUNQADIA, L.L.C.  
P.O. BOX 332  
ROSLYN, WA  
98941

11991  
SUNQADIA, L.L.C.  
P.O. BOX 332  
ROSLYN, WA  
98941

052146  
NR WES INVESTMENT FAMILY, L.L.C.  
P.O. BOX 246  
ROSLYN, WA  
98940

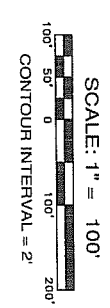
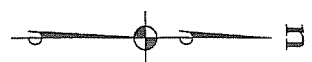
11114  
SUNQADIA, L.L.C.  
P.O. BOX 332  
ROSLYN, WA  
98941

534235  
MARK SIMONE  
803 S. JACKSON ST.  
RITZVILLE, WA  
99169

22030  
SUNQADIA, L.L.C.  
P.O. BOX 332  
ROSLYN, WA  
98941

60' EXISTING ACCESS EASEMENT  
REC. NO. 200410050072

60' EXISTING ACCESS EASEMENT  
REC. NO. 441725



**LEGAL DESCRIPTION**

PARCEL 1:  
LOT 1 OF TUMBLING RIDGE SHORT PLAT,  
KITITAS COUNTY SHORT PLAT NO. 06-84,  
RECORDING NO. 200701260060, RECORDS OF  
KITITAS COUNTY, WASHINGTON

**SOURCE OF DATA**

AERIAL TOPOGRAPHY BY DEGRESS AERIAL MAPPING, 2005.  
BOUNDARY BY ENCOMPASS ENGINEERING AND SURVEYING  
SHORT PLAT, JANUARY, 2007, RECORDS NO.  
200701260060.



**TUMBLING RIDGE PUD**  
**EXISTING CONDITIONS**

		<b>CONSULTING ENGINEERS, LLC</b>	
2211 W. Doherty Rd., Suite 101 Ellensburg, WA 99926			
Civil Engineering Public Works Land Surveying Project Management	Land Surveying Land Management	Land Planning Landscape Architecture	ELLensburg (509) 874-1185 BIRTHILL (509) 412-6114
www.esmcivil.com			
JOB NO. 1366-001-007	DATE: 2007-12-13		
DRAWN: JMM	SHEET 3 OF 3		