

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

ORDINANCE

NO. 96- 18

AMENDING
THE
KITTITAS COUNTY ZONING MAP

CLE ELUM RIVER TRAILS

WHEREAS, According to RCW 36.70, the Kittitas County Planning Commission held a public hearing on September 30, 1996 and the Board of Kittitas County Commissioners held a public meeting on October 29, 1996 and continued to November 5, 1996 for the purpose of considering the following amendment to the zoning map from Rural-3 to Planned Unit Development:

That 62.48 acre portion of Section 12, Township 20N., Range 14E., W. M.; approximately Lots 49-51 of the preliminary plat of Evergreen Valley

WHEREAS, On August 19, 1996 a State Environmental Policy Act (SEPA) appeal was filed in a timely manner with the Board of County Commissioners and was upheld under Resolution 96-153; and

WHEREAS, Testimony was taken from those persons present who wished to be heard; and

WHEREAS, Due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest and purpose to be served by such amendments; and

WHEREAS, The following findings-of-fact have been made concerning the proposed amendment:

1. A complete application packet was submitted on July 25, 1996 by Port Quendall Development Co. (Applicant representative, Pat Deneen, Asst. Sec.) for change of zoning district from Rural-3 to Planned Unit Development (titled Cle Elum River Trails). Proposed use is for 75 single-family residential lots at an average density of one-half acre on a 62.48

acre site with associated open space in the form of an approximately 12.58 acre park area. The site is approximately Lots 49-51 of the preliminary plat Evergreen Valley, located approximately one-half mile west of Ronald townsite, being a portion of Section 12, T. 20N., R. 14E., W. M.

2. The application site was under the Kittitas County Comprehensive Plan, last amended in January, 1994, designation of Forest Multiple Use, at the time of complete application.
3. The application site was under the current Kittitas County Zoning code zoning district of Rural-3, at the time of complete application.
4. The State Environmental Policy Act (SEPA) was complied with and a Mitigated Determination of Non-significance was issued on August 14, 1996, with appropriate notice published in the paper of record, to which one known appeal has been filed in a timely fashion, by the applicant. [Note: Res. 96-153 upholding the appeal]
5. The Kittitas County Critical Areas Development Regulations (Ch. 17A.55) has been complied with by the issuing of a Binding Determination on August 14, 1996.
6. The Planning Commission finds that the proposal substantially meets the applicable aspects of the rezone review criteria in Ch. 17.98.020C.
7. The Department of Ecology has determined there was no impairment of surrounding ground water by the development's water rights or their request for a water right application.
8. The use of a Class A water system would be a more effective use of water in the area, protecting both quality and quantity.
9. The Planning Commission review and recommendation for approval is based on policies contained in the Kittitas County Comprehensive Plan, last amended in January, 1994.
10. There are no density limitations in the PUD ordinance other than site characteristics.
11. The project is located in an area which is a natural extension of other growth areas.

NOW THEREFORE, BE IT ORDAINED that the Board of County Commissioners after

due deliberation and in the best interest of the public, does hereby authorize the amendment of the Kittitas County Zoning map from Rural-3 to Planned Unit Development with the following conditions:

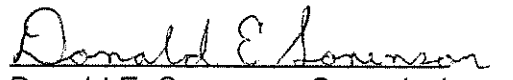
1. That the lots be reconfigured to meet wastewater requirements.
2. That the applicant make a commitment to a time line for park completion.
3. Under direction of the Board of County Commissioners, regular county procedures shall be used in determining the fire protection plan.
4. Cle Elum River Trails will include, within its Restrictive Covenants, a requirement for all individual lots to connect to a regional sewer system when such a system is approved, designed, funded, and built. Until Cle Elum River Trails is included within such a regional sewer system lots may be developed with septic systems as approved by the Kittitas County Health Department with said approval being based on the state and county regulations.

ADOPTED this 19 day of November, 1996, at Ellensburg, Washington.

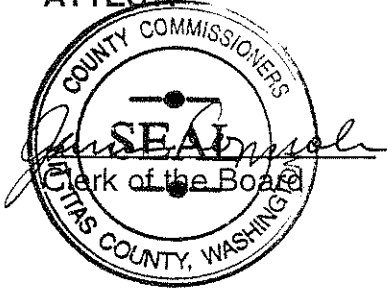
**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON**


Ray Owens, Chairperson

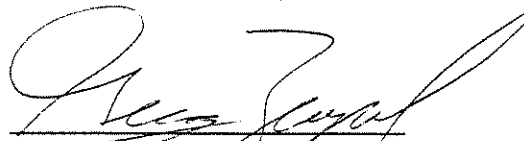

Mary Seubert, Commissioner

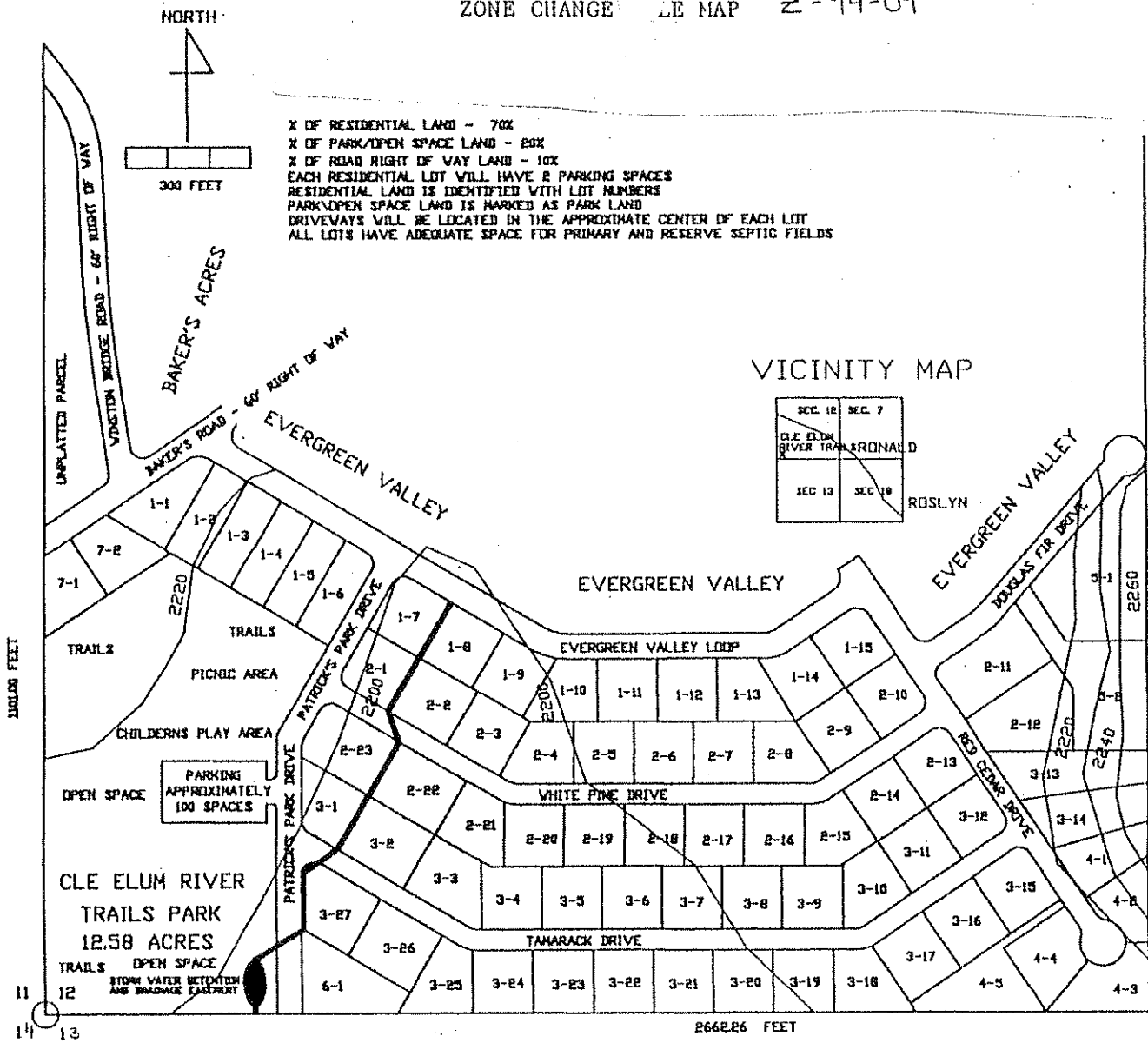

Donald E. Sorenson, Commissioner

ATTEST:



APPROVED AS TO FORM ONLY:


Gregory L. Zempel,
Prosecuting Attorney
WSBA #19125



NAME OF APPLICANT
rt Quendall Development
 ZONE CHANGE Company
 From Rural-3
 To Planned Unit Development
 SEC. 12 TWP. 20 RGE. 14

PORTION OF SECTION 12, TOWNSHIP 20 N, RANGE 14 E.

FINAL ACTION

APPROVED 4/19 19 96

DENIED _____ 19 _____

WITHDRAWN _____ 19 _____

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