BOARD OF COUNTY COMMISSIONERS COUNTY OF KITTITAS STATE OF WASHINGTON

ORDINANCE NO. 2006 - 26

EVERGREEN RIDGE PUD AMENDMENT REZONE (Z-05-33)

IN THE MATTER OF AMMENDING THE KITTITAS COUNTY ZONING ATLAS FOR A PORTION OF THE WEST ½ OF SECTION 12 OF TOWNSHIP 20 N., RANGE 14 E., FOR AN AMENDMENT TO AN EXISTING 73.13 ACRES PLANNED UNIT DEVELOPMENT AND FOR THE INCLUSION BY REZONE OF 17 ACRES CURRENTLY ZONED RURAL-3 AND GENERAL INDUSTRIAL TO PLANNED UNIT DEVELOPMENT (PUD).

WHEREAS, according to Kittitas County Code Titles 15A & 17, relating to general rezones, adopted pursuant to RCW 36.70B & 36.70 respectively, an open record hearing was held by the Kittitas County Planning Commission on March 28, 2006 for the purpose of considering a zone change consisting of approximately 17.00 acres from Rural-3 and General Industrial to Planned Unit Development and an amendment to and existing Planned Unit Development consisting of 73.13 acres known as the Evergreen Planned Unit Development (PUD) and described as follows:

PORTIONS OF PARCELS LYING NORTH OF HIGHWAY 903 AT MILEPOST 8 ON HIGHWAY 903, RONALD, WA 98941 WITHIN THE WEST ½ OF SECTION 12, described as being a portion of section 12, of T.20N., R.14E., W.M., in the County of Kittitas, State of Washington; portions of assessor's parcel number 20-14-12020-0004, 20-14-12010-0009, 20-14-12020-0001 and 20-14-12020-0003. And,

WHEREAS, testimony was taken from those persons present who wished to be heard during said open record hearing before the Planning Commission; 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 to be served by such zone change; and,

WHEREAS, the Planning Commission recommended approval of said proposed rezone in a 3-0 decision with one member abstaining from voting and three members absent; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on May 2, 2006 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed

rezone:

- TerraDesign Works, authorized agent for Teanaway Ridge LLC, landowners has submitted a general rezone request for an amendment to an existing Planned Unit Development (Evergreen PUD, File No. Z-01-10) of 73.13 acres and inclusion by rezone of 17 acres currently zoned Rural-3 and General Industrial to Planned Unit Development (PUD) pursuant to KCC Title 17.36 (Planned Unit Development Zone). The site is located north of Highway 903 at milepost 8 on Highway 903, Ronald, WA 98941 within the west 1/2 of Section 12 of T.20N., R.14E., W.M. in Kittias County being a portion of tax parcel numbers 20-14-12020-0004, 20-14-12010-0009, 20-14-12020-0001 and 20-14-12020-0003.
- A Notice of Application was issued on February 2, 2006 by Kittitas County
 Community Development Services. This notice was published in the official county
 paper of record and was mailed to jurisdictional government agencies, adjacent
 property owners, and other interested parties.
- 3. Written comments were solicited and the final date to submit written comments was on March 3, 2006 by 5:00pm. Comments were received from Washington State Department of Ecology, Washington State Department of Community, Trade, and Economic Development, the Washington State Department of Transportation, Lori and Gene Krawchuck, Juliann Wasisco Boyle, Kittitas County Fire Protection District 6, and Concerned Citizens of Upper Kittitas County in care of James Boyle, chairman.
- 4. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this 30 day comment period and other information on file with our office, a SEPA Determination of Non-Significance (DNS) was issued by Kittitas County Community Development Services on March 14, 2006.
- 5. An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property is not located within a regulated critical area.
- 6. Approximately 73.13 acres is currently zoned Planned Unit Development (PUD) and was approved via a rezone on October 2nd, 2001. Approximately 17.00 acres of the subject property is currently zoned Rural-3 and General Industrial. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east.

- An open record hearing was held by the Planning Commission on March 28, 2006 to consider this matter and testimony was taken from those persons who wished to be heard.
- 8. The proposed rezone to Planned Unit Development is consistent with the underlying Comprehensive Plan designation of Urban Residential.
- The Planning Commission finds that the proposed rezone does meet all seven criteria of Kittitas County Code 17.98.020(E) as outlined below:
 - a) The proposed amendment is compatible with the comprehensive plan. The proposed rezone to Planned Unit Development is consistent with the underlying Comprehensive Plan designation of Urban Residential. The subject property is located within the Urban Growth Node of Ronald.
 - b) The proposed amendment bears a substantial relation to the public health, safety or welfare. Approximately 73.13 acres is currently zoned Planned Unit Development (PUD) and was approved via a rezone on October 2nd, 2001. Approximately 17.00 acres of the subject property is currently zoned Rural-3 and General Industrial. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east.
 - c) The proposed amendment has merit and value for Kittitas County or a sub-area of the county. It provides for a potential for an increased tax revenue/tax base.
 - 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 industrial needs of the community have changed in that the mining industry is no longer as prominent as it was in the past. Approximately 73.13 acres is currently zoned Planned Unit Development (PUD) and was approved via a rezone on October 2nd, 2001. Approximately 17.00 acres of the subject property is currently zoned Rural-3 and General Industrial. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east,

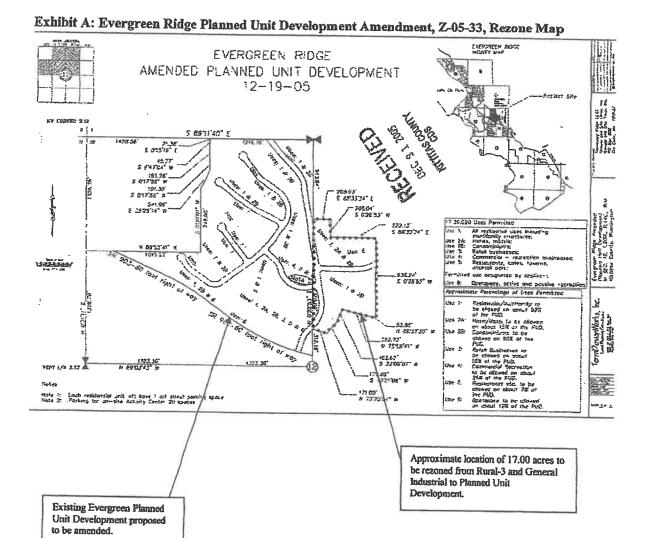
- e) The subject property is suitable for development in general conformance with zoning standards for the proposed zone. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east.
- f) The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property. The subject property is next to Rural-3 zoning. Within the area of the project site, zoning to the north is Rural-3, to the northeast is Commercial Forest, east is Rural-3 and General Industrial, to the south Rural-3, to the west Rural 3, and to the northwest is Forest and Range. The project site is located within the Ronald Urban Growth Node (UGN). The surrounding area contains mixed uses, including commercial forest operations to the north, rural residential to the west and south, and a vacant industrial site to the east.
- g) The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties. There is no irrigation to the subject property.
- 10. The recommended conditions contained within the staff report as part of Section IV shall be conditions of approval of the rezone. The conditions are as follows:
 - a) Any future development shall ensure that adequate provisions are made for fire fighting requirements.
 - b) Per WSDOT comments, the subject parcels are adjacent to State Highway 903. No direct access to SR 903 for any lot will be allowed. Access to the proposed area within the rezone is at Ridgecrest Drive (milepost 8.11 Right). Paintbrush Lane (milepost 8.33 Right) needs to be closed. No additional roads into the PUD area will be allowed.
 - c) Approach permits for the private roads intersecting SR 903 will need to be updated, and improvements to the affected intersections may be required per WSDOT requirements.
 - d) Per WSDOT comments, possible increase in traffic volumes generated by the rezone site may require further improvements to Ridgecrest Drive intersection
 - e) All snow removed from development roads must be stored outside WSDOT rights-of-way. Surface and stormwater runoff generated by future development must not be allowed to flow onto nearby WSDOT rights-of-way.
 - f) Any future development of the properties involved within this rezone will result in the enactment of road standards review and will require road improvements to be made that comply with all applicable WSDOT and Kittitas County Road Standards.

11. Public testimony was heard.

NOW THEREFORE,

BE IT HEREBY ORDAINED by the Board of County Commissioners of Kittitas County, Washington, after due deliberation and in the best interest of the public, does hereby approve said zone change zone change consisting of approximately 17.00 acres from Rural-3 and General Industrial to Planned Unit Development and an amendment to and existing Planned Unit Development consisting of 73.13 acres known as the Evergreen Planned Unit Development (PUD), known as the Evergreen Ridge Planned Unit Development Amendment, Z-05-33, and does hereby authorize the amendment of the Kittitas County Zoning Map as set forth in attached Exhibit A.

DATED this day of	, 2006 at Ellensburg
SEATTEST SECLETIFOF THE BOARD	BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON
Julie A. Kjorsvik	David B. Bowen, Chairman
APPROVED AS TO FORM:	Alan A. Crankovich, Vice-Chairman
Greg Zempel WSBA #19125	Perry D. Huston, Commissioner



BOARD OF COUNTY COMMISSIONERS COUNTY OF KITTITAS STATE OF WASHINGTON

ORDINANCE_NO. 2001-17

EVERGREEN RIDGE PUD AND PRELIMINARY PLAT IN THE MATTER OF AMENDING THE KITTITAS COUNTY ZONING ATLAS TO DESIGNATE PORTIONS OF THE RONALD UGN AS PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT APPROVAL

WHEREAS, according to Kittitas County Code Titles 15A, 16 & 17, relating to rezones and plats and adopted pursuant to RCW 36.70B & 36.70 respectively. An open record hearing was held by the Kittitas County Planning Commission on August 27, 2001 for the purpose of considering a zone change consisting of approximately 75 acres from Rural-3 to Planned Unit Development and a preliminary plat consisting of 65 residential lots and a 5 acre RV park described as follows:

FOUR PARCELS LYING WEST OF MILE POST 8 AND EAST OF DOUBLE O ROAD ON THE NORTH SIDE OF SR 903, APN 20-14-12012-0009, 20-14-12020-0001, 20-14-12020-0003, & 20-14-12020-0004, DESCRIBED AS BEING A PORTION OF SECTION 12 OF T.20N., R.14E., WM., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON: AND.

WHEREAS, testimony was taken from those persons present who wished to be heard during said open record hearing before the Planning Commission; 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 to be served by such zone change; and,

WHEREAS, the Planning Commission recommended approval of said proposed rezone and preliminary plat in a 5-0 decision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on September 18, 2001 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the following FINDINGS OF FACT regarding the rezone have been made by the Board of County Commissioners concerning this ordinance:

- 1. On June 25, 2001 Pat Deneen of Port Quendall Development Co. submitted a complete application for a rezone of a 75 acre parcel from Rural-3 to PUD, being a portion of Section 12 T20N., R14E., W.M. (Z-01-10).
- 2. On June 26, 2001, the Planning Department issued a Notice of Application pursuant to KCC 15A.03.
- Comment letters were received from the Washington State Department of Transportation, the Kittitas County Environmental Health Department, the Kittitas County Public Works

Department, the Kittitas County Fire Marshal, Kittitas County Fire District 6 and several concerned citizens.

- 4. The application site is located within the Ronald UGN and is presently zoned Rural-3 by the County Zoning Code.
- 5. On August 3, 2001 the Planning Department issued a Determination of Non-Significance (DNS) on the State Environmental Policy Act checklist.
- 6. A Critical Areas Review showed no regulated critical areas on the subject property.
- 7. The proposed rezone to a PUD is consistent with the underlying Comprehensive Plan designation of the Ronald UGN.
- 8. An open record hearing was held by the Planning Commission on August 27, 2001 to consider this matter and that testimony was taken from those persons who wished to be heard.
- 9. The proposed rezone meets all seven criteria of Kittitas County Code 17.98.020(E).
- 10. Additional conditions are not necessary at this stage of the planning and approval process to protect the public's interest.

WHEREAS, the following FINDINGS OF FACT regarding the preliminary plat have been made by the Board of County Commissioners concerning this ordinance:

- 1. On June 25, 2001 Pat Deneen of Port Quendall Development Co. submitted a complete application for a preliminary plat of 65 residential lots and a 5 acre RV park, being a portion of Section 12 T20N., R14E., W.M. (P-01-01).
- 2. On June 26, 2001, the Planning Department issued a Notice of Application pursuant to KCC 15A.03.
- 3. Comment letters were received from the Washington State Department of Transportation, the Kittitas County Environmental Health Department, the Kittitas County Public Works Department, the Kittitas County Fire Marshal, Kittitas County Fire District 6 and several concerned citizens.
- 4. The application site is located within the Ronald UGN and zoned Rural-3 by the County Zoning Code.
- On August 3, 2001 the Planning Department issued a Determination of Non-Significance (DNS) on the State Environmental Policy Act checklist.
- 6. A Critical Areas Review showed no regulated critical areas on the subject property.
- 7. The proposed PUD/Preliminary Plat is consistent with the underlying Comprehensive Plan designation of the Ronald UGN.
- 8. An open record hearing was held by the Planning Commission on August 27, 2001 to consider this matter and that testimony was taken from those persons who wished to be heard.
- 9. Additional conditions are necessary at this stage of the planning and approval process to protect the public's interest as set forth below.
- 10. The proposal with the conditions set forth below, along with the proposed densities is consistent and appropriate to an Urban Growth Node.

NOW THEREFORE, BE IT HEREBY ORDAINED the Board of County Commissioners of Kittitas County, Washington, after due deliberation and in the best interest of the public, does hereby

approve said zone change to Planned Unit development as set forth in the attached Zone Change File Map and hereby grants preliminary plat approval to the preliminary plat generally described by the attached Preliminary Plat Map subject to the following conditions:

Prior to final plat approval the applicant must meet all requirements for access, off of 1. Highway 903, by the Washington State Department of Transportation.

Prior to final plat approval the applicant must meet all requirements by the Kittitas 2. County Fire Marshal regarding fire protection.

3. Prior to final plat approval the applicant must meet all requirements of the Kittitas County Public Works Department regarding road standards.

Prior to final plat approval the applicant must provide proof of potable water and meet all 4. wastewater requirements of the Kittitas County Environmental Health Department.

Evergreen Ridge will include within its Restrictive Covenants, a requirement for all 5. individual lots to connect to a regional sewer system when such a system is approved, designed, funded, and built. Until Evergreen Ridge 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.

All existing encroachments shall be addressed to the satisfaction of all parties prior to 6. final plat approval.

DATED this 2nd agy of october , 2001, at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON

William R. Hinkle, Vice-Chairman

Max A. Golladay, Commissioner

APPROVED AS TO FORM:

Gregory L. Zempel Prosecuting Attorney

WSBA #19125

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KITTITAS COUNTY, STATE OF WASHINGTON TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

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- EVENOMETH ROOS PALID-PARKEL B. DINSON 1 WILL BE REPLIED SERVER SERVES ACCORDING TO FAST $Z\!-\!CS\!-\!\Delta\lambda$ ENTERAND IS REDURED FOR ALL HER MESS OF DOMESTIC WORDS FOR ASSISSIFIL WILL, CONSISSIONS AND USUAE MASS OF ACCUMENT MASS AND USUAE MASS OF ACCUMENT ON A MANNER CONSISSION WITH MITTIAS COUNTY CODE CHAPTER 13.33.027 AND EXCLUSIVE ACCUMENTATIONS.
- PATINAC OF THESE PARKELS WILL RETLET REPRINTS CORRESPONDING AND BEING CHARSTEN WITH THE DESTIES & USES APPROVED WARM COMMINICES 2001-17 & 2004-26 JAID THE JUDGICUM ATTACHMENT A.S.
- .13. THE EINSTREED OFFIX SPACE TRACTS SHALL BE RECORPROMETED OF TRAVERS MY THE COMMON MY ARE CENTRED OF TRAVERS MY THE COMMON THAT COMM 12. OHCE PARCELS ARE PLATED, FURTHER DAYSION WITHIN THE PLATED PARCELS, WILL BE SUBJITED FOR FAIL PLAT RENEW & APPROXIL BY KITTING COURTY.

ADJACENT PROPERTY OWNERS:

TEAMANAY PADOK LLC PD 50X 808 PD 50X 808

702.54 KEWL TA WENDE A KELLY PO BOX 750 ROSLYN WA \$8841-0750

2018) Adua Eaton Mari e Lake Sambamish Silone Lanc se Sambamish ea Seo75-7480

142534 EM & SHELLA SCHEMACHER PO BOX 1361 ROMAD WA 96640-1361

3025% V A TAMMY L SASELLI PO BOX 1350 ROMAID WA 96840-1360

489238 DAN MOROLES PO BOX 542 ROSLYN WA 99941-0042 PATE - MERCH CAN CONTROL OFF CANCEL BOND ASSAULT FOR SERVICE TO FOR THE PATE OF THE PATE O

12554 TYLEN & ENGLY K TACKET 19975 FLIBERT DR BOTHELL WA BBOTZ-8004

2825.4 ETIPHEN B. SAITH AT A AZPRIFER B. SAETH PO (BOX 1408 POKKAD WA 9884Q-1490

476238
PORT GUDVENAL OFF CO INC
PO BOX: BOX
CLE ELIM WA 98922 712554 BD44444 L BROW: 48 9840 SR 903 RCHALD WA 90840

S163) TROTO & WILL IN MOKSOW PO POX 14 ROWND WA 26940 4902M THAD & LAURA YAUGH PO BIX 496 CLE 211M WA 98922-0898

SCHE BOIL STE W INC PO SCH BOE CLE DUM WA 96622

STE STATA AVERAGES
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THE VALADES AT ROSLYN RODE (CONCOLINIUMS)

CHANTERUSH ILC SHARKON FOWER CHICADE KEY CHICADE KEY



AUDITOR'S CERTIFICATE OLY PLANE TO THE PROPERTY OF THE PROPERT

County Auditor

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DIRECTION IN COMPORTATIVES WITH THE REQUIREMENTS OF THE SURVEY AN HEIGHT AS SON MANNER Y GLASSEAGH ALLIGHBACH AVER SHILL SOME ACT AT THE REQUEST OF TEAWARD PROCE LLC SURVEYOR'S CERTIFICATE

2010 CERTIFICATE NO. 2/23/18

Encompass &

165 HE, hosper Street, Saltz 201 + Israejah, YAV, 98637 - Phone; (421) 393-0250 + Fac; (421) 391-3055 Datem Washington Orthon 407 Swiftwater Blod. • Cir Elan, WA 91972 • Phone: (509) 674-7413 • Fac: (509) 674-7419

D. PIERCE	GW/DLP	EVERGREEN RIDGE A PORTION TOWNS
SCALE	02/2018	N RIDGE P.U.D., PARCEL B, DYNSION 1 (PREPARED FOR TEALWAYN PROJECT A PORTION OF THE NORTH 12 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
SHEET 3 OF 4	18079	EVERGREEN RIDGE PAUD - PARCEL B. DVASION 1 SHORT PLAT THAREFARE DE MY A PORTION TO FAMOUNT RIDGE LA A PORTION THE FORTH 10 OF BECTON 12. TOWNSHIP 20 HORTH, RANGE 14 FAST, WAL WHENHOLDS

EVERGREEN RIDGE P.U.D. - PARCEL B, DIVISION I SHORT PLAT A PORTION OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 RAST, W.M. KITTITAS COUNTY, STATE OF WASHINGTON

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HINDRESS WIRERED, WE WAR SET OUR HANDS THES 27 DAY OF FRERUARY AD. HORD ALL BEN BY THESE PRESENTS THAT TEMMENT FROSE, LLC. A ROSSHAFTEN LIMITED LIMITED COMMENT HE READ OF THAT HERED COSCIMILATION FOR PROPERTY, COSTS HERED FOR SEAL SUBJECT AND AND ASSESSMENT REAL PROPERTY, COSTS HERED FOR SEAL SUBJECT AND AND ASSESSMENT REAL PROPERTY.

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2/7/2018

EVERGREEN RIDGE P.L.D. - PARCELL B. DWISION 1 SHORT PLAT
PREPARED 109
A PORTION OF THE INDUST LIA
TOWNSHIP 20 HORTH, TANNOE 14 EAST, W.M.
TOWNSHIP 20 HORTH, TANNOE 14 EAST, W.M. DATE JOB NO. 16079

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DIRECTION IN CONFORMANCE WITH THE RECURRENCY OF THE SURVEY THIS HAP CORRECTLY REPRESENTS A SURVEY HADE BY HE OR HADER HY

SURVEYOR'S CERTIFICATE

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GW/DLP CHRO BY D. PJERCE

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