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Kittitas County CDS

February 14th, 2019

Lindsey Ozbolt, Planning Official
Kittitas County Community Development Service Department.
411 North Ruby Street, Suite 2
Ellensburg, WA 98926

RE: Evergreen Ridge Planned Unit Development Rockberry Loop Plat Final Plat Approval.

Ms. Ozbolt,

On behalf of Teanaway Ridge LLC, I would like to submit this letter requesting final approval of Evergreen Ridge (EVG) P.U.D. Rockberry Loop Plat. I have also included a narrative below describing a historical timeline of the Evergreen Ridge Planned Unit Development and it's associated approvals.

The Evergreen Ridge Planned Unit Development (EVG PUD) Rezone was approved in 2001. The EVG PUD was amended and approved in 2006 for the inclusion of an additional 17 acres. Finally in June 2016 Kittitas County approved the Evergreen Ridge P.U.D. Final Development Plan (Resolution 2016-072).

The following is a list of approvals and actions that have occurred regarding the Evergreen Ridge PUD Rezone meeting all the required conditions.

- Evergreen Ridge Planned Unit Development approved in 2001 (Ord. 2001-17).
- Evergreen Ridge Planned Unit Development Phase I Div. 1.
- Evergreen Ridge Planned Unit Development Phase I Div. 2.
- Evergreen Ridge Planned Unit Development Amendment Approved in 2006 (Ord. 2006-26).
- Evergreen Ridge Planned Unit Development Phase 1 Div. 3.
- Evergreen Ridge Planned Unit Development Phase 1 Div. 4.
- Evergreen Ridge Planned Unit Development, Final Development Plan Approval in 2016.
- Evergreen Ridge Planned Unit Development Parcel E, Div. 1.
- Evergreen Ridge Planned Unit Development Parcel E, Div. 2.
- Evergreen Ridge Planned Unit Development Parcel B Division 1 Short Plat.



As part of this Planned Unit Development and previously approved divisions, road and utility improvements were constructed and completed meeting Kittitas County requirements. Specifically Rockrose Dr. and Paintbrush Lane (existing roads) will provide access to this new final plat proposal. Regarding water and septic, this PUD is served by the Evergreen Valley Group A Water system and a Large On Site Septic System (LOSS), all of which has been built and approved by the Washington State Dept. of Health and the State Department of Ecology. As for requirements there were 6 conditions required as part of the Ord. 2001-17. All Six of these conditions have been met. Please note that all the above historical information/conditions have been submitted and on file with Kittitas County, as part of the Final Development Plan approval process (Res. 2016-072).

Hopefully this information will facilitate our request for final plat approval of Evergreen Ridge P.U.D. Rockberry Loop Plat Final Plat. If you have any questions please do not hesitate to contact me.

Best Regards,

Chad Bala

Cc: Teanaway Ridge LLC

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LAND USE CONSULTANTS

Evergreen Ridge P.U.D. Rockberry Loop Plat

Ord. 2001-17, Conditions

Applicant Response

Staff Review

<p>Cond. #1. Prior to final plat approval the applicant must meet all requirements for access, off of Highway 903, by the Washington State Department of Transportation.</p>	<p>Applicant has met this condition and completed construction of the intersetion access from SR 903 onto Rock Rose Drive. See WSDOT Permit letter (Exhibit 1).</p>	
<p>Cond. #2. Prior to final plat approval the applicant must meet all requirements by the Kittitas County Fire Marshall regarding fire protection.</p>	<p>Applicant has met this conditions with fire hydrants and required fire flow. This condition is also met through The WA State Dept. of Health approval of the Evergreen Valley Water system design and water plan, which requires fire flow design. See Exhibit 3.</p>	
<p>Cond. #3. Prior to final plat approval the applicant must meet all requirements by the Kittitas County Department of Public Works regarding road standards.</p>	<p>The condition has been met as Rock Rose Drive and Paintbrush Lane are already built and approved by Kittitas County as Private Roads. Rock Rose Drive & Paintbrush Lane will provide direct access to this proposed plat. Road Certification correspondence provide in Exhibit 2 specifically for Rock Rose Drive and Paintbrush Lane. Furthermore per the vested roads standards that apply Road will be built or bonded prior to occupancy permit is granted.</p>	

<p>Cond. #4. Prior to final plat approval the applicant must provide proof of potable water and meet all wastewater requirements of the Kittitas County Environmental Health Department.</p>	<p>This conditions has been met. The Evergreen Valley Group A water system currently serves this proposal and all other lands that have been subdivided within the Evergreen Ridge Planned Unit Development (Exhibit 3)</p>	
<p>Cond. #5. Evergreen Ridge 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 Evergreen Ridge is included within such regional sewer system, lots may be developed with septic systems as approved by the Kittitas County Health Department with said approval beign based on the state and county regulations.</p>	<p>As with all other Divisions that have been approved under the Evergreen Ridge PUD, the regional sewer system statement is included in all associated CC&R's, specifically sectio 6.7 (Exhibit 5).</p>	
<p>Cond. #6. All existing encroachment shall be addressed to the satisfaction of all parties prior to final plat approval.</p>	<p>All encroachments have been addressed through the appropriate quit claim deeds, which were submitted for the Evergreen Ridge Final Development Plan Approval process (Exhibit 4).</p>	
<p>Res. 2017-072 Additional Note:</p>		

<p>Note #3. "The identified open space tracts shall be proportionately owned by tenants in common, and retained by each adjoining home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation"</p>	<p>The applicant has met this condition as there are no open space tracts identified. There is an existing privately owned activity center that provides recreational activity to it's members who pay into this facility.</p>	
<p>Additional Items: Resolutino 2017-072, Ordinance 2006-26, & Ordinance 2001-17</p>	<p>See Exhibit 6.</p>	