
Vantage Bay PUD Compliance Review - FINAL

INTRODUCTION

A. Project Overview

The original Vantage Bay Rezone and Preliminary Plat were approved on December 5th, 2006 through authorizing ordinance number 2006-60. The rezone changed the project zone from Forest and Range to PUD. The original project proposed two phases of development with phase one including a total of 315 lots on approximately 58.2 acres, and phase two including 17.4 acres reserved for future development.

The current revised proposal reduces the number of residential lots to 144, and adds a clubhouse to be developed as phase 1; and adds a 40 unit hotel, restaurant, winery, and vineyard as phase 2. All of the current proposed uses were contemplated as potential uses during preliminary approval.

B. Timing of Construction Activity

The current proposal suggests a completion of phase 1 by June 2021, and completion of phase 2 by June 2022.

***Index numbers in this document reference the Master Index file prepared for the Board of County Commissioners Hearing.**

FINAL PLANNED UNIT DEVELOPMENT (FPUD)

1. RELEVANT CODE SECTIONS	ANALYSIS	FINDING
<p><u>Final Development Plan (KCC 17.36.040 Existing at the time of application, last update Ord. 96-19)</u></p> <p>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:</p>	N/A	N/A
<p>a. 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</p>	<p>A staging has been provided in the FDP that satisfies this requirement (Index #2). However staff suggests that the plan be reevaluated and changed to not be date specific.</p> <p>An updated staging plan was provided on August 24, 2018 (Index #27)</p>	Satisfied
<p>b. A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:</p> <ul style="list-style-type: none"> i. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions; ii. Arrangement of all buildings which shall be identified by type; iii. Preliminary building plans including floor plans and exterior design and/or elevation views; iv. Location and number of off-street parking areas including type and estimated cost of surfacing; v. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans. vi. The location and total area of common open spaces; vii. Proposed location of fire protection facilities; viii. Proposed storm drainage plan; 	<ul style="list-style-type: none"> i. Potential retention ponds are shown (Index #14), development will be on private well and septic system. Power shown on typical lot layouts ii. All Commercial buildings are shown and labeled (Index #14) iii. Sample plans of the townhouse/duplex structures, hotel, and single family residences have been provided and meet the necessary requirement (Index #15) iv. Requirement is addressed on provided site plan (Index #14) v. Please provide driveway information, updated site plan provided (Index #28) vi. Please provide locations and labels on site plan, updated site plan provided (Index #28) vii. Please provide locations and labels on site plan, updated site plan provided (Index #28) viii. PW comments submitted June 15, 2018 PW will assess the viability of stormwater plan at the time the civil engineering plan is submitted. (Index #24) 	Satisfied
<p>c. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;</p>	Information provided in Appendix E of FDP (Index #7)	Satisfied

1. RELEVANT CODE SECTIONS	ANALYSIS	FINDING
d. Provisions to assure permanence and maintenance of common open spaces;	FDP states that this will be included in CCnRs The following will be required as plat notes on all final plats:	Satisfied
e. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting.	Applicant provided a statement of intent satisfying this requirement on August 24, 2018 (Index #27)	Satisfied

2. PRELIMINARY APPROVAL CONDITIONS (Ord. No.2006-60)	ANALYSIS	FINDING
a. The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards	Condition will be addressed at time of final plat with a plat note	Satisfied
b. No direct access to I-90 or within the limited access boundaries of Huntzinger Road will be allowed per WSDOT requirements	Condition will be addressed at time of final plat with a plat note	Satisfied
c. The North side of track F abuts WSDOT property on the North side. Access from the plat area to or across said WSDOT property shall be prohibited	Condition will be addressed at time of final plat with a plat note	Satisfied
d. It is the developers responsibility to dampen or deflect any I-90 traffic noise for the development	Condition will be addressed at time of final plat with a plat note	Satisfied
e. Any outdoor advertising or motorist signage for this project shall comply with state criteria. The applicant shall contact the WSDOT South Central Regional office for requirements	Condition shall be enforced through the counties' building permit process if structures require a permit	Satisfied
f. Site grading shall be designed so as not to reduce flood storage or conveyance capacity	Condition will be addressed at time of final plat	Satisfied
g. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions	Noted	Satisfied
h. Any proposed lighting should be shaded and directed down towards the site and away from I-90	A Note will be added to the plat indicating the lighting requirement. (Index #26, 27)	Satisfied
i. Withdrawals of groundwater on the subject property shall be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology	Condition will be addressed at time of final plat	Satisfied
j. A minimum 80 foot buffer shall be maintained from the wetlands. Currently, the preliminary plat depicts a buffer that is over 120 feet from the wetlands. Proper signage shall be incorporated and	This needs to be address in the FDP, however the Buffer restoration plan will be required prior to final plat. Site plan has been revised to include the 80' wetland buffer, 100 year floodplain, and 200' SMP jurisdiction. Fencing and Signage will	Satisfied

<p>maintained on-site to encourage the maintenance of the buffer and natural condition of the shoreline and wetlands. The signage shall be interpretive in matter, and explains about the buffer integrity requirements and educates about the importance of the area for wildlife, etc. the applicant shall work with the Department of Ecology and County to design and establish the signage and a buffer restoration plan. Wetlands locations and buffer boundaries shall be delineated on the final mylar. A plat note shall be included on the final mylar stating that <i>All development will need to comply with KCC 17A: Critical Areas.</i></p>	<p>be shown on final plat. Sections 7 & 8 have also been updated to reflecting fencing and signage requirements. (Index #27, 28)</p> <p>Condition will be addressed at time of final plat</p>	
<p>k. All development shall comply with Kittitas County Shoreline Master Plan. Lots adjacent to wetland and shoreline areas shall be large enough to accommodate a building envelope which will not intrude into buffer areas or require a variance for build-out. Per Kittitas County Shoreline Master Program, all structures shall be setback a minimum of 100' from the OHWM of all shorelines.</p>	<p>FDP approval requires a Shoreline Substantial Development Permit.</p> <p>As this project already completed a pre-application meeting, the Planning Official waived the SSDP requirement for a pre-application meeting.</p> <p>SD-18-00002 was approved on July 17, 2019 and sent to the Department of Ecology. No appeals of this permit were filed. (Index #31)</p>	<p>Satisfied</p>
<p>l. The project shall comply with all requirements of the Department of Ecology Storm water Manual for Eastern Washington standards for storm water and shall be collected, retained, and disposed of on-site</p>	<p>Condition will be addressed at time of final plat</p>	<p>Satisfied</p>
<p>m. The project shall meet the requirements for a NPDES Construction Storm Water Permit</p>	<p>Condition will be addressed at time of final plat</p>	<p>Satisfied</p>
<p>n. All development shall comply with Kittitas County Flood Code Title 14.08</p>	<p>Addressed at time of building permit</p>	<p>Satisfied</p>
<p>o. On-site drainage features associated with construction shall be designed such that wetlands are not dewatered or impacted</p>	<p>Noted</p>	<p>Satisfied</p>
<p>p. All county noise ordinances shall apply to the project</p>	<p>Noted, will be plat note</p>	<p>Satisfied</p>
<p>q. Construction activities shall comply with KCC 7.45 Noise</p>	<p>Noted, will be plat note</p>	<p>Satisfied</p>
<p>r. A final development plan pursuant to Kittitas County Code 17.36.040 shall be submitted for approval by the Board of County Commissioners</p>	<p>This condition is satisfied with this submittal</p>	<p>Satisfied</p>
<p>s. All proposals of the applicant as contained in their application that are not in conflict with these mitigations shall be conditions of approval and shall be considered as mitigations</p>	<p>Noted</p>	<p>Satisfied</p>
<p>t. Fencing and/or signage delineating private and public property on the easterly boundary shall be placed in order to prevent encroachment and minimize ground disturbance and vegetation between the properties</p>	<p>Sections 7 & 8 of the Revised FDP reflect fencing and signage requirements. (Index #27)</p>	<p>Satisfied</p>
<p>u. Prior to development of Phase 2, the proponent shall submit detailed PUD development drawings for review and approvals to Kittitas County</p>	<p>Addressed in section 6 phasing plan (Index #27)</p>	<p>Satisfied</p>
<p>v. A class A water system and wastewater management system shall be developed to serve the site in conformance with local and state health regulations</p>	<p>Condition will be addressed at time of final plat</p>	<p>Satisfied</p>
<p>w. Per the Kittitas County Shoreline Master Plan, there shall be a minimum setback of 100 feet from the Ordinary High Water Mark for all on-site sewage treatment systems</p>	<p>Condition will be addressed at time of final plat</p>	<p>Satisfied</p>

x. The plat shall comply with International Fire Code and appendices	Noted, will be plat note	Satisfied
y. The subject property shall conform to the minimum requirements for fire apparatus access	Condition will be addressed at time of final plat	Satisfied
z. Water supplies and apparatus for fire suppression shall comply with the IFC and NFPA, and shall be reviewed by Kittitas County and local jurisdictions	Condition will be addressed at time of final plat	Satisfied
aa. The applicant shall coordinate with the local school district to provide for a safe location and passageway for a school bus stop. This shall be delineated on the final mylar	Condition will be addressed at time of final plat	Satisfied
<p>bb. An administrative site analysis was completed by the staff planner in compliance with title 17A. The following are findings from the review:</p> <p>i. Shorelines of the State- there is an inlet to the east of the property. Per the report conducted by the environmental assessments services, this has been described as a small back water slough that is connected to the Wanapum pool of the Columbia River and likely provided waterfowl, amphibian, and fish habitat. The project's storm water design may allow for percolation of the water into the slough resulting in the slough's water temperatures possibly being affected. It is recommended that a baseline evaluation and subsequent semi-annual monitoring of water quality and of the benthic community for a period of 3 years to document possible changes in the slough due to storm water practices for the proposed project. All development will need to comply with Kittitas County Master Plan and KCC 17A.</p> <p>ii. Wetlands- Wetlands are located within 200 feet of the proposed development's footprint to the east. There is an inlet east of the property. Per the report conducted by the Environmental Assessment Services, the wetland was typed a Category II wetland. A minimum 80 feet buffer shall be maintained from the wetlands. Currently, the preliminary plat depicts a buffer that is over 120 feet from the wetlands. Proper signage shall be incorporated and maintained on-site to encourage the maintenance of the buffer and natural condition of the shoreline and wetlands. The signage shall be interpretive in matter, and explains about buffer integrity requirements and educates about the importance of the area for wildlife, etc. The applicant shall work with the Department of Ecology and County to design and establish the signage and a buffer restoration plan. Wetland locations and buffer boundaries shall be delineated on the final mylar. A plat note shall be included on the final mylar stating the <i>All development will need to comply with KCC 17A Critical Areas.</i></p> <p>iii. 100-year floodplain- A small portion of the southeast corner of the proposed site is located within the 100-year floodplain. All development will need to comply with the requirements of KCC 14.08 Flood Damage Prevention and KCC 17A Critical Areas</p>	Noted	Satisfied
<p>cc. The following conditions shall apply for the Phase 1 Preliminary plat:</p> <p>i. On-site sewage- soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per WAC 246-272 or as amended. The information obtained will be recorded and placed in the project plat file for future reference. The information obtained from these soil logs is for plat approval purposed only and do not constitute a site evaluation in conjunction</p>	All conditions excluding (viii) shall be addressed at final plat.	Satisfied

<p>with the issuance of a permit for any specific lot</p> <p>ii. Proof of potable water must be shown prior to final plat approval</p> <p>iii. Legal Description- There appears to be a spelling error in the legal description as it appears on the face of the plat. Phase II Paragraph 2, line 9, should read <i>marking not making</i>. This shall be corrected</p> <p>iv. Receiving numbers- Receiving numbers are required on each sheet to the plat</p> <p>v. Contour lines- Contour lines are required on the preliminary plat. The applicant shall show contour lines on the preliminary plat</p> <p>vi. Road right of way- The road right of way note states that <i>30' road right of way is typical for all roads in this development</i>. However the road right of way shows a total of 60' on the plat (30' on each side of centerline). This note shall be changed to reflect a 60' right of way. The applicant should be aware that by dedicating these right of ways to the use of the public that they would not have the ability to limit access to the general public. The applicant should consider establishing private easements if the applicant has any plans for gated entrances of any other means of restricting or excluding use.</p> <p>vii. Plat notes for air strip- This development is within close proximity of an airstrip as shown on the plat submittal, a plat note shall be included that states this. The plat note shall state; this property is located within close proximity of an airstrip in which a variety of airport aviation activities may occur. Such airport aviation activities may impact the use of your property</p> <p>viii. Lot sizes and parking- With the proposed size of the lots and type of expected recreational activities, the applicant shall address parking issues that are likely to occur. Final PUD drawings and site plans should consider whether there is room for adequate driveway lengths to accommodate trucks and larger vehicles associated with recreational activities. Appropriate planning should be done to ensure that vehicles are not going to impede normal traffic flow of extend beyond the driveway parking areas. Provisions may be needed to accommodate these types of uses such as wider turning radiuses or limiting on street parking, designation of parking areas for boats, RVs, etc.</p> <p>ix. Adjacent property owners- The preliminary plat shall show all adjacent property owners and their lot lines</p> <p>x. Additional information- The applicant shall contact the Public Works department to discuss the specifics of the civil site design. Road design, curb gutter, sidewalks, storm water, utilities, and infrastructure shall be discussed in more detail per final development requirements for the PUD</p> <p>xi. The project shall provide adequate road access to the site and will conform to all Kittitas County road standards</p> <p>xii. The project shall comply with the requirements of Kittitas County code 16.18 irrigation and sprinkling</p> <p>xiii. Both sheets shall reflect: Vantage Bay PUD phase 1, P-06-26</p>	<p>viii. Please provide driveway requirements that address this issue. Applicant has provided typical lot layouts and has revised the PUD plan to include recreational vehicle parking. (Index #26, 28)</p>	
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<p>xiv. Full years taxes must be paid on applicable tax parcels per Kittitas County Treasurer's requirements</p> <p>xv. Pursuant to Kittitas County code 17.74.060A, a plat note regarding the right to farm ordinance is required. The note shall read as follows: The subject property is within of near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. Commercial natural resource activities performed in accordance with county, state, and federal laws are not subject to legal action as public nuisances (RCW 7.48.305)</p> <p>xvi. All mitigations contained as part of the issued SEPA MDNS shall be conditions of approval</p>		
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