

# 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:

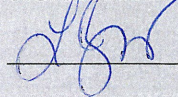
\$1725.00 (\$1500 Rezone + \$225 SEPA) to Kittitas County Community Development Services Department

### FOR STAFF USE ONLY

**RECEIVED**

APPLICATION RECEIVED BY:

SIGNATURE:



DATE:

12.14.07

RECEIPT #

054790

DEC 14 2007

Kittitas County

DATE STAMP  
HERE  
CDS

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

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:

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.

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

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.

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.

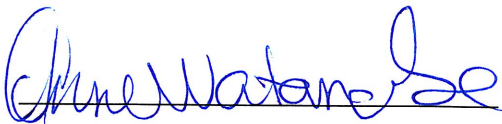
G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

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:**

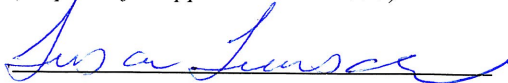
**Date:**



12-7-2007

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

**Date:**



12-7-07