

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS STATE OF WASHINGTON

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Kittitas County CDS

ORDINANCE NO. 2006 - 260

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:

1. 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 Kittitas 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.
2. 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 2<sup>nd</sup>, 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.



7. 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.
9. 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 2<sup>nd</sup>, 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 2<sup>nd</sup>, 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 16<sup>th</sup> day of May, 2006 at Ellensburg, Washington.



Julie A. Kjorsvik  
Julie A. Kjorsvik

**BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON**

David B. Bowen  
David B. Bowen, Chairman

Alan A. Crankovich  
Alan A. Crankovich, Vice-Chairman

**APPROVED AS TO FORM:**

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Greg Zempel WSBA #19125

Perry D. Huston  
Perry D. Huston, Commissioner

**Exhibit A: Evergreen Ridge Planned Unit Development Amendment, Z-05-33, Rezone Map**

