

**EVERGREEN RIDGE PLANNED UNIT DEVELOPMNET
QUICK REFERENCE**

***Staff review April 2016

Project overview:	
Development Density:	2-16 units per acre. Fully described in SEPA checklist associated with preliminary approval file(s).
Uses allowed:	Per FPUD master file
Prelim Approvals:	Ordinance 2001-17 & 2006-26. Included in FPUD master file.

17.36.040 Final Development Plan Quick Summary For Evergreen Ridge PUD			
	Documentation	Applicant comments	Staff Comments
17.36.040 1. Staging Plan	Attachment A, Addendum Attachment A.1 & A.2, FPUD Addendum submittal letter		Meets requirements of KC 17.36.040
17.36.040 2. Map or Maps of the site drawn at a scale no smaller than 100ft to 1 inch showing the following:	FPUD Cover & Index, Attachment C & D, Addendum Attachments A.1, A.2, & C		4 divisions of the project and Village at Roslyn Ridge Condos have already been platted and approved along with the completion/full operation of an Activity Center for the development. Meets requirements of KC 17.36.040

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	a. Preliminary engineering plans including site grading, road improvements, drainage and public utilites extensions;	Attachment D & F, Addendum Attachment A.1, A.2, & C, FPUD Addendum submittal letter, DPW letter dated 3-29-16	Main development roads currently exist and are approved.	As stated in the addendum submittal letter, these items must be provided with each final plat submittal and will be reviewed individually at time of final plat submittal. Road improvement plas for Phase 1, Division 5 have been approved for construction by DPW. Meets requirements of KC 17.36.040
	b. Arrangement of all buildings which shall be identified by type;	Attachment B, Addendum Attachment A.2, B.1 & Amended Phasing Plan	Structures will either face south westerly for views or to the north with views of the Activity Center.	Addendum Attachment B.1 shows a general lot layout. Meets requirements of KC 17.36.040
	c. Preliminary building plans including floor plans and exteriore design and/or elevation views;	Attachment B, Addendum Attachment Floor & Elevation Plans	use existing cabin designs	Multiple binders of potential floor and elevation plans were submitted with the Addendum. Meets requirements of KC 17.36.040

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	d. Location and number of off-street parking areas including type and estimated cost of surfacing.	Attachment H & J, FPUD Addendum submittal letter	26 parking spots @ Activity Center & 30-40 parking area across from Activity Center	Activity Center (26 parking spots), across street from AC (30 - 40 parking spots), & off of Paintbrush Ln. (20-30 parking spots). Meets requirements of KC 17.36.040
	e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance.	Attachment F & H, Addendum Attachment B.1		Meets requirements of KC 17.36.040
	f. The location and total area of common open spaces;	Attachment C & J, Addendum Attachment A.2, FPUD Addendum submittal letter	3-6 acres of common/open spaces	The activity center is located on 2.6 acre lot that is common shared space. The conceptual map dated 12-19-05 shows other areas where open space may be located as "Use: 6". The green hatched areas on Addendum Attachment A.2 also show open space areas. Meets requirements of KC 17.36.040

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	g. Proposed location of fire protection facilities;	Attachment E, FPUD Addendum submittal letter	All Fire infrastructure currently exists	Meets requirements of KC 17.36.040
	h. Proposed storm drainage plan;	Attachment G, Addendum Attachment A.2, FPUD Addendum submittal letter		Development already has a WAR permit approved by DOE. Meets requirements of KC 17.36.040
17.36.040 3. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;		Attachment E		Documentation provided showing approval from DOE of the Group A Water System and its service boundary. Comprehensive sewer system approval letter from DOE. Approval letter from DOE for the LOSS (large on-site sewage system) and drainfield drawings. Meets requirements of KC 17.36.040
17.36.040 4. Provisions to assure permanence and maintenance of common open spaces;		Attachment I, Addendum Attachment A.1, FPUD Addendum submittal letter		Meets requirements of KC 17.36.040

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17.36.040 5. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting.	Attachment H, I, & J		Formal landscaping has been completed. CC&Rs regulate tree cutting and landscaping. Meets requirements of KC 17.36.040
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Ordinance 2001-17 Conditions	Documentation	Applicant Comments	Staff Comments
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.	Attachment K		This condition has been satisfied.
2. Prior to final plat approval the applicant must meet all requirements by the Kittitas County Fire Marshal regarding fire protection.	Attachment E, FPUD Addendum submittal letter		All fire issues/requirements have been addressed through the approved Group A Water System. This condition has been satisfied.

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3. Prior to final plat approval the applicant must meet all requirements of the Kittitas County Public Works Department regarding road standards.	Attachment D & F, Addendum Attachment A.1, A.2, & C, FPUD Addendum submittal letter, DPW letter dated 3-29-16		As stated in the addendum submittal letter, these items must be provided with each final plat submittal and will be reviewed individually at time of final plat submittal. This condition has been satisfied.
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.	Attachment E		Documentation provided showing approval from DOE of the Group A Water System and its service boundary. Comprehensive sewer system approval letter from DOE. Approval letter from DOE for the LOSS (large on-site sewage system) and drainfield drawings. This condition has been satisfied.

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5. Evergreen Ridge will include within its Restrictive Covenants a requiremet for all individutal 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.	Attachment I		This is addressed in the CC&Rs under "SEWER". This condition has been satisfied.
6. All existing encroachments shall be addressed to the satisfaction of all parties prior to final plat approval.	Additional information received 3-31-16		There were 3 encroachment issues with adjoining neighbors (Ankrom, Reeves & Allen). All have been satisfied and agreements have been recorded with the Auditor's office. This condition has been satisfied.

Ordinance 2006-26 Conditions	Documenation	Applicant Comments	Staff Comments
10 a. Any future development shall ensure that adequate provisions are made for fire fighting requirements.	Attachment E, FPUD Addendum submittal letter		All fire issues/requirements have been addressed through the approved Group A Water System. This condition has been satisfied.

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10 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.			All access to State Route is required to obtain permission from WSDOT to access the road. Email was received from Rick Holmstrom on April 26, 2016 that this condition has been satisfied
10 c. Approach permits for the private roads intersection SR 903 will need to be updated, and improviements to the affected intersections may be required per WSDOT requirements.			Email was received from Rick Holmstrom on April 26, 2016 that this condition has been satisfied
10 d. Per WSDOT comments, possible increase in traffic volumes generated by the rezone site may require further improvements to Ridgecrest Drive intersection.			Noted
10 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 folow onto nearby WSDOT rights-of-way.	Attachment G, Addendum Attachment A.2, FPUD Addendum submittal letter		Development already has a WAR permit approved by DOE. This condition has been satisfied.

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10 f. Any future development of the propertiers 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.	Attachment D & F, Addendum Attachment A.1, A.2, & C, FPUD Addendum submittal letter, DPW letter dated 3-29-16		As stated in the addendum submittal letter, these items must be provided with each final plat submittal and will be reviewed individually at time of final plat submittal. This condition has been satisfied.
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