

RANCH ON SWAUK CREEK PUD
QUICK REFERENCE STAFF REVIEW MATRIX
MARCH 31, 2016

Project Overview	
Subject Property:	487.43 acres
Development Density:	243 lots
Uses Allowed:	Residential, passive and active recreational activities, community center
Preliminary Approvals:	Ordinance 2006-59

KCC 17.36.040	Documentation	Staff Comments
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;	Attachment A	Meets requirements of KCC 17.36.040.
B. A map or maps of the site drawn at a scale no smaller than one hundred (100) feet to one (1) inch showing the following:	Attachment C	Revised maps submitted 9/12/16. Phase 1, Division 1 plat previously recorded. Meets requirements of KCC 17.36.040.
1. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;	Attachment G	Revised maps submitted 9/12/16. These items must be submitted for each final plat submittal and will be reviewed individually at time of final plat submittal. Meets requirements of KCC 17.36.040.
2. Arrangement of all buildings which shall be identified by type;	Attachment B & C	Attachment C shows general building arrangements for Phase 1, Division 1, and a conceptual layout for proposed lots. Meets requirements of KCC 17.36.040.
3. Preliminary building plans including floor plans and exterior design and/or elevation views;	Attachment B	Preliminary building plans provided in Attachment B. Meets requirements of KCC 17.36.040.
4. Location and number of off-street parking areas including type and estimated cost of surfacing;	Attachment A & E	Phase 1 – Existing barn has been updated into community center, with existing off-street parking area that will be expanded. Parking locations shown on 9/12/16 “Illustrative Master Plan.” Three parking areas identified that contain an estimated 200 parking spaces each. Meets requirements of

		KCC 17.36.040.
5. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;	Attachment E	Provided in attachment E. Meets requirements of KCC 17.36.040.
6. The location and total area of common open spaces;	Attachment I	The 9/12/16 “Illustrative Master Plan” shows common open space areas. Recording #200811030046 formally creates 14 lots (ROSC Phase 1 Division 1) at the same time records and preserves the required 30% open space along with buffers etc. Meets requirements of KCC 17.36.040.
7. Proposed location of fire protection facilities;	Attachment H	Review of fire flow was completed and required as part of the WA Dept. of Health review Hidden Valley Water System DOH ID #326485 & Project #09-0917. See Attachment H. Meets requirements of KCC 17.36.040.
8. Proposed storm drainage plan;	Attachment G	Conceptual stormwater plan submitted on 9/12/16. Individual stormwater management plans must be submitted for each final plat submittal and will be reviewed individually at time of final plat submittal.
C. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;	Attachments H & D	Completed. See Attachments H & D. Meets requirements of KCC 17.36.040.
D. Provisions to assure permanence and maintenance of common open spaces;	Attachment I	Attachment I is Primary Declaration of Covenants, Conditions, and Restrictions for The Ranch at Swauk Creek. Meets requirements of KCC 17.36.040.
E. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting;	Attachment E	See cost summary documents of Attachment E, lines 1 thru 4 (\$442,362.00), line 17 (\$131,737.00), line 18 (\$123,531.00) for roads. See line 14 and 15 for landscaping cost (\$ 488,750.00). Meets requirements of KCC 17.36.040.

Ordinance 2006-59 Conditions	Documentation	Staff Comments
<i>I. Transportation</i>		
A. Access to US-97 for these properties will be via the Burke and Bettas Road intersections. No direct access to US-97 will be allowed.	9/12/16 “Illustrative Master Plan”	No direct access to US 97. This condition has been met.
B. A Traffic Impact Analysis shall be completed prior to Phase II of the development and shall be submitted, reviewed and approved by appropriate regulating agencies. The scope of the analysis shall include, but shall not be limited to US97/SR970, US97/Burke Road, and US 97/Bettas Road intersections. Mitigations to offset any identified impacts shall be provided for in the traffic study/analysis.		Completed as part of project application submitted. On file with CDS. This condition has been met.
C. The traveled 60-foot access right of way off of Ranch Road will be surfaced and maintained with crushed rock to minimize dust migration to neighboring properties.	Attachment E	Completed. See pictures in Attachment E. This condition has been met.
<i>II. Light and Glare</i>		
A. Any proposed lighting should be shaded and directed down towards the site, and away from US-97.		On-going condition.
<i>III. Water and Septic</i>		
A. All work done on Swauk Creek shall obtain the appropriate permits and be in conformance with the Riparian Management Plan.	Attachment K	Completed. See Attachment K. Riparian plan and work completed. This condition has been met.
B. The applicant shall develop a Riparian Management Plan for Swauk Creek within 24 months of the final approval of Phase I.	Attachment K	Completed. See Attachment K. Riparian plan and work completed. This condition has been met.
C. All development shall comply with the Kittitas County Shoreline Master Program.	Attachment C	Completed. Swauk Creek Shoreline is within the designated Open Space. Open space and buffer map was recorded as part of the Final Approval of Phase 1 Division 1 (14 lots). See Attachment C. This condition has been met.

<p>D. Per the Kittitas County Shoreline Master Program, a minimum of 100 feet buffer for structures shall be maintained along Swauk Creek. The buffer shall be maintained by the owner or applicable maintenance associations.</p>	<p>Attachment C</p>	<p>Completed. Swauk Creek Shoreline is within the designated Open Space. Open space and buffer map was recorded as part of the Final Approval of Phase 1 Division 1 (14 lots). See Attachment C. This condition has been met.</p>
<p>E. A 100 foot structural setback and 200 foot setback per the Kittitas County Shoreline Master Program from the Ordinary High Water Mark of Swauk Creek shall be shown on the final mylars.</p>	<p>Attachment C</p>	<p>Completed. Swauk Creek Shoreline is within the designated Open Space. Open space and buffer map was recorded as part of the Final Approval of Phase 1 Division 1 (14 lots). See Attachment C. This condition has been met.</p>
<p>F. The 100 year-floodplain and determined wetlands shall be shown on the final mylars.</p>	<p>Attachment C</p>	<p>Completed. Floodplain and wetlands shown on final plat for Phase 1, Division 1. See Attachment C. This condition has been met.</p>
<p>G. Proper signage and CC&R's shall be incorporated on-site to encourage the maintenance of the buffer and natural condition of Swauk Creek.</p>	<p>Attachment I</p>	<p>Attachment I, CC&Rs, Section 13.2 - signs to be used. Section 8 addresses maintenance. Phase 1, Division 1 plat recorded open space that reflects locations of buffers and natural conditions protecting Swauk Creek. Meets the requirement of KCC 17.36.040</p>
<p>H. Stormwater and surface runoff generated by this project must be retained and treated on-site in accordance with regulating agencies' standards.</p>	<p>Attachment G</p>	<p>Completed. Permit WAR-007399. See Attachment G. Additional Stormwater permit was required for the stream work. On-going condition for future plats. This condition has been met.</p>
<p>I. Stormwater and surface runoff generated by this project shall not be allowed to flow onto WSDOT rights-of-way.</p>		<p>On-going condition</p>

J. The project shall comply with the requirements of the Department of Ecology Storm Water Manual for Eastern Washington for stormwater generated by this project and shall be collected, retained and disposed of on-site accordingly as approved by DOE.	Attachment G	Completed. Permit WAR-007399. See Attachment G. Also an additional Stormwater permit was required for the riparian work. This condition has been met.
K. The project shall comply with Kittitas County Code 17A: Critical Areas and 14.08: Flood Damage Prevention. Pond locations and bridge crossings shall be identified and reviewed pursuant to these codes and shown on final mylars for each phase of development.	Attachment C	Completed. See Attachment C. This condition has been met.
L. Pond locations shall remain outside of Critical Areas.	Attachment C	See Attachment C. This condition has been met.
M. On-site drainage features associated with construction shall be designed such that wetlands are not dewatered or impacted.		On-going condition
N. The applicant will develop a Group "B" water system for Division one of Phase one of the project. The Group "B" water system's delivery facilities, limited to the piping and valves will be designed to the Group "A" Water System specifications as approved by the Washington State Department of Health for the Group "A" water systems owned and operated by LCU, Inc. This will be done to provide a seamless transition from the Group "B" water system developed for Division one of Phase one to the Group "A" water system that will provide water for future divisions and phases of the development.	Attachment H	Completed. Ranch On Swauk Creek Small Water System Management Plan. DOH approval Project # 07-0302. See Attachment H. This condition has been met.
O. A Group "A" water system will be planned as approved, by the Washington State Department of Health for each future division of each phase of the development prior to final approval for said Division.	Attachment H	Completed. Hidden Valley Water System DOH ID # 326485 & Project # 09-0917. See Attachment H. This condition has been met.
P. The applicant will provide community septic systems for the initial phases of the project. The community septic systems will be designed by a license septic designer and approved by the Kittitas County Environmental Health Department. These community septic systems will be designed for a seamless transition into a Class A Reclaimed Water System Facility to be planned, approved and constructed for future phases of the project.	Attachment D	Completed. KCC Environmental Health Permit #08-10677 & #08-10678. See Attachment D. This condition has been met.

Q. A Class A Reclaimed Water Facility will be developed and approved by the WA State Dept. of Ecology and the WA State Dept. of Health. The system shall be constructed when the volume of sewage to be treated reaches a volume that allows for the successful operation of the Class A Reclaimed Water Facility as approved by the Washington State Department Of Health and the Washington State Department of Ecology.	Attachment A	On-going condition dependent upon volume triggering construction. See Attachment A.
R. Withdrawals of groundwater on the subject property will be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology.	Attachment H	Completed. Water Transfer CS4-01475sb4aa (KITT-10-04) for domestic use. See Attachment H. This condition has been met.
S. Site grading shall comply with Kittitas County Code 14.08.		On-going condition.
<i>IV. Noise</i>		
A. All county noise ordinances shall apply to the project.		On-going condition
B. Construction activities shall comply with KCC 9.45 (Noise). Construction for the project hours shall be 7:30am to sunset.		On-going condition
C. It shall not be the responsibility of WSDOT to create noise dampening facilities or structures within this development.		On-going condition
<i>V. Land Use and Recreation</i>		
A. A final development plan pursuant to Kittitas County Code 17.36.040 shall be submitted for approval by the Board of County Commissioners.		Final development plan submitted May 9, 2013. Revised August 7, 2014, July 26, 2016, and September 9, 2016. This condition has been met.
B. All proposals of the applicant included within their application that are not in conflict with these mitigations shall be conditions of approval and shall be considered as mitigations.		On-going condition
C. The applicant will place a minimum of 30% of the land, 146 acres, in Open Space for perpetuity and will be designated on the final Mylar.	Attachment C	Open space and buffer map was recorded as part of the Final Approval of Phase 1 Division 1 (14 lots). See Attachment C. This condition has been met.

D. The use of the open space area will be for passive and active recreational uses as allowed in KCC 16.09 along with the continued existing ranching and farming (agricultural) activities.		On-going condition
E. 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 or 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. (RCW 36.70A.060(1)) 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).	Attachment C	Note recorded on final plat of Phase One Division 1 (14 lots). See Attachment C. On-going condition for future plats.
F. The applicant will complete a wetland and wildlife study. The applicant shall be responsible for implementing the recommendations contained within the studies.	Attachment F	Completed. See Critical Areas Report in Attachment F. This report should also be on file with CDS. See Attachment F. This condition has been met.
G. The applicant shall develop CC&Rs for the development addressing roads, water/septic systems, open space, management of Swauk Creek, trail and recreation systems.	Attachment I	Completed. See Attachment I. This condition has been met.
<i>VII. Utilities and Services</i>		
A. Mail routes shall be approved by the postmaster. The postmaster shall also approve mailbox locations. Mailbox locations shall not create sight obstructions.		On-going condition
B. The applicant shall work with the local school district to provide for a safe location and passageway for a school bus stop. This location shall be delineated on the final mylar.		On-going condition
C. The Group A Water System will abide by the requirements of the KC Fire Marshall for fire flow and placement of fire hydrants.	Attachment H	Review of fire flow was completed and required as part of the WA Dept. of Health review Hidden Valley Water System DOH ID #326485 & Project #09-0917. See Attachment H. This condition has been met.

D. Portion of parcels within Section 34 that are included within this development shall be requested by the developer to be annexed into Fire District 7 during the development of this proposal.		On-going condition
E. Location and amount of fire hydrants on-site shall meet local fire jurisdiction requirements.		On-going condition
F. All parcels located outside of a fire district shall be subject to the International Urban Wild land Interface Code.		On-going condition
G. There shall be no parking on all access roadways for the project.	Attachment E	Restrictions on parking contained in easements in Attachment E. On-going compliance with condition required.
H. All development shall comply with the International Fire Code (IFC) and Appendices.		On-going condition
I. All private roadways/ shall meet the minimum requirements of a fire department apparatus access road with a minimum width of twenty feet.		On-going condition
ADDITIONAL CONDITIONS FOR PHASE 1, DIVISION 1, # 16 of Ordinance 2006-59		
A. 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 Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in your plat file for future reference. The information obtained from these soil logs is for plat approval purposes and do not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.	Attachment C	Completed. See Attachment C. This condition has been met.
B. Proof of potable water must be shown prior to final plat approval.	Attachment C	Completed. See Attachment C. This condition has been met.
C. For final approval of a Group “B” Public Well, Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructure completed within the utility corridors, the work book and all related documentation including testing and satisfactory results must be submitted, reviewed and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement.	Attachment C	Completed. See Attachment C. This condition has been met.

D. The project shall provide adequate road access to the site and will conform to all Kittitas County Road Standards.	Attachment C	Completed. See Attachment C. This condition has been met.
E. The project shall comply with the requirements of KCC 16.8: Irrigation and Sprinkling		N/A. There is no irrigation district governing this property.
F. Both sheets shall reflect: Ranch On Swauk Creek Planned Unit Development Phase 1, Division 1, P-06-27	Attachment C	Completed. See Attachment C. This condition has been met.
G. Full year's taxes must be paid on applicable tax parcels per Kittitas County Treasurer's requirements.	Attachment C	Completed, See Treasurer's signature on mylar, Attachment C. This condition has been met.
H. 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 or 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. (RCW 36.70A.060(1)) 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).	Attachment C	Note recorded on final plat of Phase One Division 1 (14 lots). See Attachment C. On-going condition for future plats.
I. All mitigations contained as part of the issued SEPA MDNS shall be conditions of approval.	Attachment C	Completed. See Attachment C. This condition has been met.