

SPRINGTREE RANCH
PLANNED UNIT DEVELOPMENT REZONE AND PROJECT
LIST OF EXHIBITS

Exhibit 1 – Applications

1A – Comprehensive Plan Map Amendment Application

- Exhibit X-9 – Project Narrative Description
- Exhibit X-11 – Parcel Information

1B – Planned Unit Development Rezone Application

1C – Response to KCC 17.36 - Planned Unit Development Zone

1D – Transfer of Development Rights and Sending Site Certification Application

- With Record of Survey

1E – Response to KCC 17.13 - Transfer of Development Rights

1F – Completed SEPA Checklist

Exhibit 2 – Legal Description

Exhibit 3 – Vicinity Map

Exhibit 4 – Development Plan

Exhibit 5 – Landscaping Plan

Exhibit 6 – Phasing Plan

Exhibit 7 – Project Narrative

Exhibit 8 - PUD Complies with All Amendment Criteria in KCC Chapter 17.98

8A – The Proposed Amendment Is Compatible with the Comprehensive Plan

8B - The Proposed Amendment Bears a Substantial Relation to the Public
Health, Safety or Welfare

8C – The Proposed Amendment Has Merit and Value for Kittitas County or a
Sub-Area of the County

8D – The Proposed Amendment is Appropriate because of Changed
Circumstances

8E – The Subject Property is Suitable for Development in General Conformance
with Zoning Standards for the Proposed Zone

8F – The Proposed Amendment Will Not Be Materially Detrimental to the Use of Properties in the Immediate Vicinity of the Subject Property

8G – The Proposed Changes in Use of the Subject Property Shall Not Adversely Impact Irrigation Water Deliveries to Other Properties

8H – The Proposed Amendment is in Full Compliance with KCC Chapter 17.13

Exhibit 9 – PUD Makes Economic and Efficient Use of Land, Streets, and Public Services

Exhibit 10 – PUD Preserves Usable Open Space, Important Natural Features, and Other Amenities

Exhibit 11 – PUD Provides Site Design Features That Reasonably Mitigate Off-Site Impacts

Exhibit 12 – Public Benefits of PUD Outweigh the Effect of the Modification of Underlying Zoning Standards

Exhibit 13 – PUD is Developed in a Manner That Maintains Rural Character

Exhibit 14 – Non-Residential Uses Within PUD are Designed at a Scale Appropriate for Rural Area and Intended to Serve Only the Residents of the PUD

Exhibit 15 – PUD Provides Appropriate Transitions to Surrounding Properties and Land Uses

Exhibit 16 – All New Structures Shall Comply with the Applicable Standards

Exhibit 17 – 1954 Aerial Photograph

Exhibit 18 – 2021 Aerial Photograph

Exhibit 19 – General Types of Soil Found On Site

Exhibit 20 – Density

Exhibit 21 – Washington State Department of Fish and Wildlife Priority Habitat and Species Property Report

Exhibit 22 – Springtree Ranch Critical Areas Report

Exhibit 23 – Transfer of Development Rights Sending Site Critical Areas Report

Exhibit 24 – Title Report