



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

# **COMPREHENSIVE PLAN AMENDMENT DOCKETING**

*Updated May 1, 2019*

### To Whom It May Concern:

Please find attached the application for Comprehensive Plan Amendment Docketing. This application is to be used by the public, officials or staff to submit recommended amendments to the Kittitas County Comprehensive Plan. These applications will be listed on a "Docket" or list of times to be considered by the legislative bodies of Kittitas County during emergencies or during the annual comprehensive plan review. Comprehensive Plan or Land Use Map amendments requires SEPA Environmental Checklist and appropriate fees.

The deadline for submitting amendments to the Kittitas County Comprehensive Plan is 5:00 PM, June 30 of each year with a review of these docketed amendment subjects to begin on July 1 of the same year. If June 30 falls on a weekend, then docketed items must be submitted on the Friday before the deadline at 5:00 PM. Any action taken by the legislative bodies of Kittitas County on the docketed items will take place no later than December of this same year.

Many topics may be docketed for amendment including textual corrections, plan deficiencies, new subareas or elements (i.e. recreation plan) or the addition and deletion of text. The following is a summary of the amendment process to the Kittitas County Comprehensive Plan and includes deadlines, process and amendment procedures:

The Kittitas County Comprehensive Plan, elements thereof, and development regulations shall be subject to continuing evaluation and review by Kittitas County. Any change to development regulations shall be consistent with and implement the comprehensive plan as adopted pursuant to RCW 36.70A.

- A) *If, during project permit review, Kittitas County identifies deficiencies in county plans or regulations, the project permit review shall continue, and the identified deficiencies shall be docketed for possible future amendments. For purposes of this section, a deficiency in a comprehensive plan or development regulation refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulation. It does not refer to whether a development regulation addresses a project's probable specific adverse impacts that the permitting agency could mitigate in the normal project review process.*
- B) *Any interested person, including applicants, citizens, county commission and board members, and staff of other agencies may suggest plan or development regulation amendments. The suggested amendments shall be docketed with the Planning Department and considered by Kittitas County Planning Commission and Board of County Commissioners on at least an annual basis, consistent with the provision of RCW 36.70A.130 and the regulatory reform act ESHB 1724.*
- C) *Proposed amendments or revisions of the comprehensive plan are considered by the Board of County Commissioners no more frequently than once a year except that amendments may be considered more frequently under the following circumstances:*
  - 1. *The initial adoption of a subarea plan; and*
  - 2. *The adoption or amendment of a Shoreline Master Program under the procedures set for the in RCW 90.58.*
- D) *All proposals shall be considered by Kittitas County concurrently so that the cumulative effect of the various proposals can be ascertained. However, after appropriate public participation Kittitas County may adopt amendments or revisions to its comprehensive plan whenever an emergency exists or to resolve an appeal of a comprehensive plan filed with a growth management hearings board or with the court.*

- E) *For map amendments and related rezones to be considered together in public hearings, the Request to Rezone application shall be received on or prior to June 30 in the same docket year as the map amendment application*
- F) *For the purposes of this section, docketing refers to compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in the Planning Department in a manner that will ensure such suggested changes will be considered by Kittitas County and will be readily available for review by the public. Docketing for the calendar year shall be from January 1 to June 30 of each calendar year. Amendments docketed after June 30 shall be considered in the following calendar year.*
- G) *Amendments to the comprehensive plan or development regulations docketed by June 30 shall be approved or denied by the Board of Kittitas County Commissioners on or before December 31 of that same calendar year.*
- H) *In order to facilitate public participation Kittitas County shall maintain and provide for the following procedures when considering amendments to the comprehensive plan and development regulations:*
1. *Broad dissemination of proposals and alternatives. The docket shall be available for public review in the Planning Department during regular business hours. Alternatives to a proposal may be submitted by any party prior to the closing of the written testimony portion of the public hearing before the Planning Commission.*
  2. *Opportunity for written comments. Written testimony shall be allowed from the date of docketing up to the date of closing of the written testimony portion of the public hearing.*
  3. *Public Meetings. Study sessions and hearings shall be held only after effective notice has been distributed.*
  4. *Provisions for open discussion. Hearings shall allow for sufficient time allotments in order that all parties that wish to give oral or written testimony may do so.*
  5. *Communication programs and information services. A newsletter that summarizes amendments docketed and projected meeting and hearing dates should be provided by the Planning Department for distribution to all parties that have requested to receive it by mail. Copies of proposed amendments shall be available at cost of reproduction.*
  6. *Consideration of and response to public comments. Planning Commission and the Board of Kittitas County Commissioners members should review the testimony submitted in their findings.*
  7. *Notice of decision. Publication in the paper of record shall be made, which gives notice that Kittitas County has adopted the comprehensive plan or development regulations or amendments thereto, and such publication shall state that all petitions in relation to whether or not such actions are in compliance with the goals and requirements of RCW 90.58 or RCW 43.21C must be filed within 60 days after the publication date.*

Please contact our office if you have any questions at (509)962-7506.

Sincerely,

**Kittitas County Community Development Services**



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## COMPREHENSIVE PLAN AMENDMENTS DOCKETING

(Proposing a text or map amendment as part of annual docketing, pursuant to KCC 15A.10 and KCC 17.98)

CHECK THE APPROPRIATE BOX(ES) SHOWING WHICH TYPE OF AMENDMENT IS REQUESTED:

COMP PLAN MAP ☒

COMP PLAN TEXT ☐

**NOTE:** If the amendment you are applying for is within an URBAN GROWTH AREA or you are proposing a UGA expansion of the Ellensburg, Cle Elum, or Roslyn UGA you are required to docket your item with that City as well. You must contact the appropriate City for filing deadlines, fees, application, and costs.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

### REQUIRED ATTACHMENTS

- Site plan of the property with the following features (as applicable): all buildings, points of access, roads, parking areas, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, natural features such as contours, streams, gullies, cliffs, etc. [See Exhibit 1 – Site Plan](#)
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) [See Section 4 – Completed SEPA Checklist](#)
- Project Narrative responding to Questions 9-12 on the following pages. [See following pages](#)

### APPLICATION FEES:

\$3,530.00 **TEXT AMENDMENT:** Kittitas County Community Development Services (KCCDS) –OR–  
\$3,850.00 **MAP AMENDMENT:** Kittitas County Community Development Services (KCCDS)  
\$600.00 **SEPA Checklist:** Kittitas County Community Development Services (KCCDS)

Based on Total fees due for this application (One check made payable to KCCDS) amendment

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature):

DATE:

6/28/24

RECEIPT #

024-0618



COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 02-21-2023

## GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:** *Landowner(s) signature(s) required on application form.*

Name: [FLYING A LAND LLC; SCHMIDT HOUSE LLC; WILLIAM D SCHMIDT DISCLAIMER TRUST](#)

Mailing Address: [300 MISSION VIEW DRIVE](#)

City/State/ZIP: [ELLENSBURG, WA 98926](#)

Day Time Phone: [509.899.3812](#)

Email Address: [ANDY@WARDRUGH.COM](mailto:ANDY@WARDRUGH.COM)

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:** *If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: [PAT DENEEN; LAURA HINKLE](#)

Mailing Address: [1890 NELSON SIDING ROAD](#)

City/State/ZIP: [CLE ELUM, WA 98922](#)

Day Time Phone: [509.260.0462; 509.656.4510](#)

Email Address: [PAT@PATRICKDENEEN.COM](mailto:PAT@PATRICKDENEEN.COM); [LAURA.LB.WRIGHT29@GMAIL.COM](mailto:LAURA.LB.WRIGHT29@GMAIL.COM)

3. **Name, mailing address and day phone of other contact person** *If different than land owner or authorized agent.*

Name: [NONE](#)

Mailing Address: [—](#)

City/State/ZIP: [—](#)

Day Time Phone: [—](#)

Email Address: [—](#)

4. **Street address of property:**

Address: [SEE EXHIBIT 2 – LEGAL DESCRIPTION](#)

City/State/ZIP: [ELLENSBURG, WA 98926](#)

5. **Legal description of property (attach additional sheets as necessary):** [SEE EXHIBIT 2 – LEGAL DESCRIPTION](#)

6. **Tax parcel number:** [12133, 12302, 094834, 536136, 954188, 954189, 954190, 954191, 954195, 954196, 954197, 954198, 954199, 954200, 954201, 954202, 954203, 954204, 954480, 954481, 954482, 954483, 956816, 956817, 956818, 956819, 956820, 956821, 956822, 956823, 956824, 956825, 956826, 956827, 956828, 956829, 958408, 962340, 962341, 962342, 962343, 962344, 962345, 962346 \(564933 – TDR Sending Site\)](#)

7. **Property size:** [197.4 ACRES](#)

8. **Land Use Information:**

Zoning: [AGRICULTURE-5](#)

Comp Plan Land Use Designation: [RURAL RESIDENTIAL](#)

## PROJECT NARRATIVE

(INCLUDE RESPONSES AS AN ATTACHMENT TO THIS APPLICATION)

9. **Narrative project description:** For all proposed Comp Plan amendments, provide the following information: *See Exhibit X-9 attached to this section for a full response to all four sections*
- Why is the amendment needed and being proposed?
  - How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?
  - How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?
  - How have conditions changed that warrant a comprehensive plan amendment?
10. **Transfer of Development Rights:** According to KCC 17.13.080.2 some comprehensive plan amendments require a transfer of development rights. This process is described in KCC 17.13. Please describe whether this amendment will require transferred development rights, and if they are required, describe how this requirement will be met. *This amendment will require a transfer of development rights. See the completed Transfer of Development Rights application in Section 2 and a full response to Kittitas County Code 17.13 – Transfer of Development Rights in Section 3.*
11. For **map amendments** attach the following additional information for each parcel involved: *See Exhibit X-11 attached to this section for complete information.*
- |  |   |
|--|---|
| a. <u>Parcel Information</u>   |   |
| i. Tax parcel number(s)  | iv. Owner   |
| ii. Total Acreage  | v. Mailing Address  |
| iii. Site Address  | vi. Owner's Home Phone Number   |
| b. <u>Land Use Information</u>   |   |
| i. Current and proposed comprehensive plan designation                     | iii. (Note: Rezone requests require separate Rezone application and fee). |
| ii. Current and proposed zoning designation                                | iv. Present use of the property   |
|  | v. Surrounding land use   |
| c. <u>Services:</u>  |   |
| i. Whether the site is currently served by sewer or septic                 | iv. Name of water purveyor (if on public water system)                    |
| ii. Name of sewer purveyor (if on public sewer system).                    | v. Whether the site is located on a public road or private road.          |
| iii. Whether the site is currently served by a public water system or well | vi. Name of road.   |
|  | vii. Fire District  |
12. For **text amendments**, attach the following additional information
- Identify the sections of the Comprehensive Plan and Zoning Ordinance that you are proposing to change and provide the proposed wording. *Not applicable*

## AUTHORIZATION

13. Application is hereby made for A COMPREHENSIVE PLAN AMENDMENT 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.

*All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.*

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

X

Signature of Authorized Agent:  
(Required for application submittal)

X

Signature of Land Owner of Record:  
(REQUIRED if indicated on application)

X

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

X

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

X

Date:

6/27/2023

Date:

6/27/2024

Date:

6-27-2024

Date:

6-27-2024

Date:

6-27-2024

**EXHIBIT X-9**  
**PROJECT NARRATIVE DESCRIPTION**



## Exhibit X-9

**9. Narrative project description: For all proposed Comp Plan amendments, provide the following information:**

***9-A: Why is the amendment needed and being proposed?***

*The land directly outside of the Urban Growth Area surrounding Ellensburg has been rapidly growing with new housing and residents multiplying exponentially over the past five to ten years. Due to the current allotted lot sizes in the area, the available land for housing units has dramatically decreased as a result. This has especially affected the area around Game Farm Road, a rural area that is within a ten-minute drive of Ellensburg. This planned unit development, with the creation of approximately 110 lots that may potentially range in size from 0.25 acres up to 20 acres, would establish an innovative housing project that would not be allowed under the current zoning.*

*Additionally, this property has historically been for agricultural practices. However, most of the land has become unfit for growing and is rocky. Because of this, and through the growing need for residential development within this area, most of the area will be used for residential housing, with some possible open space for a park(s) with playground equipment that may be constructed. There has also been less water availability in Kittitas County, especially in areas with faster growth rates. However, there are established domestic and irrigation water rights with available on-site wells on the property. These resources are designated for the proposed development. As larger lots are developed within the planned unit development, irrigation for pastures will be provided so future individual parcel owners can continue as small family farming practices with the ability to develop uses such as growing personal gardens including vegetables gardens and raising horses and/or cattle for personal use with the goal to continue a rural farming/ranch base. Residential lots will range in size to accommodate this. This will protect rural character and support a residential agricultural lifestyle that is growing in popularity throughout the County while creating more development within a growing area.*



***9B - How does the proposed amendment consistent with the County-Wide Planning Policies for Kittitas County?***

**Kittitas County Countywide Planning Policies**

**Last amended on July 5, 2016**

**Ordinance Number 2016 - 013**

**PREAMBLE TO THE COUNTY-WIDE PLANNING POLICIES**

These Planning Policies are to be used solely to establish a framework from which the comprehensive plans of the County and cities within the county are developed and adopted, pursuant to RCW 36.70A, The Growth Management Act.

These policies are adopted to ensure consistency and coordination among the comprehensive plans of the County and the cities.

Nothing in these policies shall be construed to alter the land use powers of the cities or County.

**VISION STATEMENT**

This statement is a general vision of the future of our county, toward which this framework and these policies aim.

Kittitas County and the cities will value and protect and enhance the quality of life by protecting the visual and physical environment; fostering economic opportunity, diversity, and security; supporting a wide range of natural resource-based industries; ensuring access to recreational opportunities; promoting educational excellence; and providing for affordable housing and accessible transportation.

**Discussion and Explanation**

Planning for growth and change must be based on maintaining and enhancing the existing quality of life, the character of the County, and meeting the needs of the community as a whole.

Actualizing this vision requires a collaborative effort among public officials from all jurisdictions and active citizen participation. Public officials have decision making responsibility; however active citizen involvement through a variety of venues must be encouraged and valued.

The entire community must be willing to share the burden and the responsibility of achieving mutually identified planning goals.

The implementation of County-wide Planning Policies will promote more efficient growth patterns which may result in reduced cost of public services and facilities in the long term due to more logical distribution of governmental services.

*Through the applicant's responses to the criteria presented in these policies, the proposed development will adhere to this vision statement. The proposed development will add worth to the developed area through the value, protection, and enhancement of the quality of life. This will maintain and enhance the character of the County. Furthermore, the proposed development's preservation and continuation of rural residential values that have been a prevalent part of Kittitas County growth will give more opportunities*

*for residences on Game Farm Road than were previously possible under the current underlying zoning, meeting the needs of the growing community. This planned unit development, with less lot frontage, or total utilities needed for project size, will also promote a more efficient growth pattern which will greatly reduce the needed facilities in this area. Overall, this proposed planned unit development, both in its vision and applicability, adheres to the vision statement of the County-Wide Planning Policies.*

## ROLE OF THE KITTITAS COUNTY CONFERENCE OF GOVERNMENTS

*This section does not apply.*

- i. The Kittitas County Conference of Governments (KCCOG) may serve as mediator in matters of conflict resolution regarding interpretations and issues of clarification related to this document.
- ii. All jurisdictions of Kittitas County will jointly work to identify and address service areas and their impacts through the KCCOG.
- iii. The process for engaging in conflict resolution mediation with regard to development impact fees shall be agreed upon by all parties involved, KCCOG shall serve as the first level of conflict resolution according to the agreed upon process.

## INTERLOCAL AGREEMENTS

Objective: To encourage cooperation between Kittitas County and the cities and towns within the County on a basis of mutual advantage and to provide services and facilities in a manner that will be best suited to geographic, economic, population, and other factors that influence the needs and development of local communities.

*Over the past 70 years, a majority of the Game Farm Road area has been developed due to the 5-acre parcel size requirements of the underlying Agriculture-5 zoning. This has led to an excess of undeveloped space throughout the rapidly growing area. By decreasing parcel sizes and creating a controlled area of residential agricultural growth and possible recreational space, there will be more opportunity for county growth due to the greater number of residents within a smaller area.*

*\*NOTE: The COMPAS online mapping tool shows the property as being within both Agriculture-5 and Agriculture-20 zoning. This information is outdated and has been updated within the Comprehensive Plan and is now entirely within Agriculture-5 zoning.*

- Policy 1.1: Measures intended to implement countywide planning policies may include interlocal agreements, contracts, memorandums of understanding, and joint ordinances, or a combination thereof. *Understood*
- Policy 1.2: Cities and the County shall execute interlocal agreements to coordinate and manage growth in UGAs and should consult special districts as appropriate. Interlocal agreements shall acknowledge and implement the Countywide Planning Policies and shall incorporate uniform criteria for orderly annexation. *Understood. This proposed planned unit development shall adhere to the Countywide Planning throughout the planning, development, construction, operation, and maintenance phases.*
- Policy 1.3: Joint funding arrangements through mechanisms such as interlocal agreements should be adopted for a period after annexations of developed properties to consider compensation for the County's loss of revenues and its capital facility expenditures prior to annexation, and any city obligations to provide capital facilities to the area annexed. *This proposed project will be privately funded. Moreover, through the opportunity to concentrate*

*housing units into parcels smaller than the current zoning, this project will be more cost-effective, creating greater revenue for the County.*

## URBAN GROWTH AREAS

*This section does not apply as the proposed development is not within an Urban Growth Area.*

Objective: To cooperatively determine future Urban Growth Areas and provide opportunities for a broad range of needs and uses within such areas for the following twenty (20) years for each jurisdiction.

### General Policies

- Policy 2.1: The County, in cooperation with the cities, will designate Urban Growth Areas (UGAs) for each jurisdiction that is expected for the next twenty (20) years as required by the Growth Management Act. Policies may consider potential growth anticipated for the subsequent fifty (50) years.
- Policy 2.2: The designation of UGAs beyond the existing limits of incorporation will be based on demonstration of necessity to meet population projections and a demonstration by the cities that municipal utilities and public services either already exist, or are planned for and can be effectively and economically provided by either public or private sources.
- Policy 2.3: UGAs will be determined by projections of population growth in both rural and urban areas of the County. These projections shall be reached through negotiation at the KCCOG, taking into account current growth rates and the Office of Financial Management (OFM) anticipated population projections.
- Policy 2.4: The subdivision, rezone, capital improvements, and governmental service decisions of all County governmental jurisdictions should be directed by their projected share of growth and should be in proportion to that projected share of growth. These projections will be reviewed on an annual basis as needed at a regularly scheduled KCCOG meeting.
- Policy 2.5: Proposals for development, subdivisions, and public projects within the unincorporated UGAs shall be subject to joint review by the County and the affected incorporated jurisdictions according to the development standards and comprehensive plans. The County shall enforce these standards as agreed upon in the joint permit review process or interlocal agreements.
- Policy 2.6: Subdivisions and development within the UGAs shall be orderly and coordinated between County and city governments and utility service purveyors.
- Policy 2.7: Within UGAs, the forming of unincorporated areas of suburban density shall be planned and coordinated.
- Policy 2.8: The County should consider the use of joint SEPA lead agency status with any incorporated area for projects within a UGA to ensure coordination of mitigation for potential environmental impacts.
- Policy 2.9: Final development approval will continue to reside with the County for areas outside of City limits.
- Policy 2.10: Consistent development regulations and development standards including but not limited to: street alignment and grade, public road access, right-of-way, street

improvements, sanitary sewer, storm water improvements, power, communications, utilities, park and recreation facilities, and school facilities should be adopted for areas within the identified twenty (20) year UGA boundaries for each jurisdiction within Kittitas County.

Policy 2.11: To encourage logical expansions of municipal boundaries into UGAs and to enable the most cost-efficient expenditure of public funds for the provision of municipal services into newly annexed areas, the County and the respective cities shall jointly develop and implement development, subdivision and building standards, coordinated permit procedures, and innovative financing techniques including the possibility of development impact or other fees for the review and permitting of any new development within UGAs.

Policy 2.12: City services should not be extended outside 20-year UGAs; however municipal services may be extended to serve a Master Planned Resort approved pursuant to the Kittitas County Comprehensive Plan Master Planned Resort Policies and RCW 36.70A.360. Such services include, but are not limited to: central sewage collection and treatment, public water systems, urban street infrastructure, and storm water collection facilities.

Policy 2.13: County adoption of city standards for development within corresponding UGAs shall be negotiated. These may include the following:

1. Street locations, both major and secondary
2. Street right-of-way
3. Street widths
4. Curbs and gutters
5. Sidewalks
6. Road construction standards
7. Cul-de-sacs, location and dimensions
8. Storm drainage facilities, quantity, quality, and discharge locations
9. Street lights, conduit, fixtures, locations
10. Sewer, septic regulations, private sewer, dry sewer facilities
11. Water, pipe sizes, locations, construction standards
12. Electrical and natural gas distribution systems
13. Communication utilities, telephone, cable TV, etc.
14. Fire protection, station locations, fire flows, uniform codes
15. School facilities
16. All building requirements
17. Subdivision and platting requirements
18. Mobile homes and manufactured home regulations
19. Zoning ordinances: permitted uses in UGAs, setbacks, building heights, lot coverage, etc.
20. Libraries
21. Any other like services.

Policy 2.14: The availability of the full range of government services will be subject to the annexation policy of the adjacent municipality. Utility extensions into the UGA shall be consistent with the adopted comprehensive plan and capital facilities plan of the utility purveyor.

- Policy 2.15: In rural unincorporated areas outside UGAs, the County may designate limited areas of more intensive rural development (LAMIRD), consistent with the provisions of RCW 36.70A.070(5).
- Policy 2.16: All planning efforts within UGAs associated with an incorporated city shall be accomplished on a joint basis between the city and the County and include participation from residents of unincorporated areas to the satisfaction of the County.
- Policy 2.17: Amendments or changes to the UGA designation may only be proposed once a year and must be reviewed by the KCCOG. Amendments may only be proposed by a city or the County.
- Policy 2.18: Amendments to the UGA shall be mutually agreed upon between a city and the County. The KCCOG shall review and make recommendations regarding UGA amendments that have the potential to affect population allocations.
- Policy 2.19: An amendment to a UGA shall only be approved once the city or the County has demonstrated that the UGA designation criteria listed in policies 2.1 through 2.4 have been met.

## REDUCE SPRAWL

Objective: To reduce the inappropriate conversion of undeveloped land including farmland into sprawling, low-density development.

*Some of the undeveloped land within this proposed development may be used for recreational space that may including a park with grass and playground equipment. Undeveloped land that is not being used for recreational space will be used for homesites within a specified area. The development will not be converted into a low-density development.*

- Policy 3.1: Commercial developments including retail, wholesale or service related activities having a gross floor area more than 4,000 square feet, with associated parking facilities, shall be located only within UGAs and Limited Areas of More Intense Rural Development (LAMIRDs). When commercial facilities are developed in conjunction with an approved Master Planned Resort, those portions of hotel/motel, short-term visitor accommodations, residential uses, conference and meeting rooms, and eating and drinking, and active recreation service facilities which are not devoted to retail sales shall not be subject to the 4,000 square foot limitation. All other retail, wholesale, or service related facilities included in the Master Planned Resort shall be subject to the 4,000 maximum square foot size. *This proposed project is a planned unit development and does not include a commercial development.*
- Policy 3.2: New industrial development which is not resource-based and requires urban services and zoning permits shall be located only within UGAs or industrial zoned land. Temporary industrial uses may be allowed within Master Planned Resorts approved by the County pursuant to RCW 36.70A.360 and the County Comprehensive Plan Master Planned Resort policies; provided, however, that any such use shall be limited to master planned resort construction, development, maintenance, and operational purposes and shall be subject to annual review and approval by the County. Nothing in this section shall prohibit Master Planned Resorts approved by the County from continuous maintenance and operational needs of such resorts. *This proposed project is a planned unit development and does not include an industrial development.*



- Policy 3.3: Planned Unit Developments (PUDs) which include commercial and/or industrial uses in addition to residential uses shall be located in UGAs or Master Planned Resorts pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan Master Planned Resort Policies. *As previously stated, this proposed planned unit development does not include a commercial or industrial development.*
- Policy 3.4: The location of all PUDs shall be established to foster the efficient expansion and management of infrastructure and utilities and demonstrate compatibility with resource land uses; impact fees may be assessed to compensate the cost of increased demands upon infrastructure, services, and utilities. *This proposed PUD is being developed to establish many homesites on smaller parcels than are allowed in the current zoning, which requires a minimum of 5 acres per one homesite. This would create more residential opportunities in an area that is almost entirely low-density development. All infrastructure, services, and utilities will be privately funded.*
- Policy 3.5: Only residential PUDs will be allowed outside of UGAs and LAMIRDs and are subject to the policies contained herein; densities of PUDs allowed outside UGAs and LAMIRDs shall be determined by the underlying zone classification. *This proposed PUD is outside of all UGAs and LAMIRDs. Through the planned unit development zoning, smaller parcels than previously allowed under the underlying zoning will be developed for an innovative and economically efficient housing design.*
- Policy 3.6: The County may authorize master planned resorts in Kittitas County pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan Master Planned Resort Policies. *This proposed development is not being developed to be a master planned resort.*

## TRANSPORTATION

Objective: To provide for adequate and appropriate transportation systems within the County that are coordinated with county and city comprehensive plans.

*This proposed planned unit development is easily accessible by cars, trucks and bikes. Although considered a rural area, the development is within a ten-minute drive of Ellensburg city limits.*

- Policy 4.1: Transportation plans (i.e., transportation elements of comprehensive plans) shall promote the development and implementation of a safe, efficient, and environmentally sound transportation system in accordance with federal and state requirements, including the State's Growth Management Act that is responsive to the community. *This proposed PUD is easily accessible. It is the understanding of the applicant that Game Farm Road is a Level of Service A. It is not known whether this development will create additional traffic on Game Farm Road and the surrounding area, but there will not be enough development to raise the Level of Service to an unsafe or dangerous level. There will be new roads that are planned to be built within the proposed development. These roads will not be public and will be for development access only.*
- Policy 4.2: Transportation plans will support the planning goals for comprehensive plans set forth in RCW 36.70A.020 and 36.70A.070(6), including promotion of economic development consistent with available resources and public services and facilities. *This proposed planned unit development will follow all guidelines of the RCW. The roads within this proposed PUD will be entirely funded, constructed, and serviced by private utilities and will create more housing opportunities than previously allowed under the current zoning regulations, which will prove to be more economically efficient than the current zoning*



*requirements. Moreover, the transportation impact of this proposed development will not be enough to raise the level of service to a degree that current services and facilities cannot support.*

- Policy 4.3: Transportation plans will be consistent with their respective comprehensive plans and will be compatible with the applicable components of other local and regional transportation plans (e.g., QUADCO Regional Transportation Planning Organization, bordering counties, WSDOT and local agencies). *The applicant will coordinate with all local, regional, and state transportation agencies throughout the planning, construction, and operation stages of development.*
- Policy 4.4: The County and cities shall cooperate in the analysis of, and response to, any proposed major regional industrial, retail/commercial, recreation, or residential development proposals that may impact the transportation system in Kittitas County. *It is the understanding of the applicant that Game Farm Road is a Level of Service A. It is not known whether this development will create additional traffic on Game Farm Road and the surrounding area, but there will not be enough development to raise the Level of Service to an unsafe or dangerous level.*
- Policy 4.5: Transportation plans and project prioritization shall be developed in active consultation with the public. *The applicant will work with all necessary agencies in an upfront manner.*
- Policy 4.6: Inter-jurisdictional transportation plans shall promote a coordinated and efficient multi-modal transportation system, including alternative forms of transportation for the movement of goods and people. *This proposed development will not include alternative forms of transportation as this development will require residents to have their own reliable forms of transportation.*
- Policy 4.7: The transportation plans will, to the maximum extent practical, provide a safe and environmentally sound system that meets community, elderly, disabled and low-income population needs. *This proposed development will be directly accessible off of Game Farm Road and will not require additional transportation services.*
- Policy 4.8: Transportation improvements which are necessary to maintain the identified level of service standards shall be implemented concurrent with new development so that improvements are in place at the time of development, or that a financial commitment is provided to ensure completion of the improvements within six years. *Game Farm Road and Wilson Creek Road currently meet all WSDOT road standards, so transportation improvements will not be necessary.*

## HOUSING

Objective: To encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types typical of the character of Kittitas County, and preserve existing, useful housing stock.

*This proposed planned unit development would provide quality housing for middle-income families within densities smaller than the existing underlying zoning, which provides for a minimum of 5-acre parcels. This may decrease the market prices of the houses without decreasing the value of the homesites. Moreover, the homesites would be in a highly desirable rural setting and would preserve the landscape by*

*designating a contained area for said homesites and individual farming and ranching practices rather than creating a sprawling, low-density development. This area, although rural, is also within a ten-minute drive of Ellensburg. This will preserve the rural character unique to Kittitas County while increasing the value of the development.*

- Policy 5.1: Consistent with RCW 36.70A.070(2)(c) a wide range of housing development types and densities within the county will be encouraged and promoted; including multiple-family and special needs housing, to provide affordable housing choices for all. *As stated above, this proposed planned unit development would provide quality homesites for middle-income families in a density that differs from the existing underlying zoning, which provides for a minimum of 5-acre parcels. This would decrease the market prices of the houses without decreasing the value of the homesites and prevent a sprawling, low-density development.*
- Policy 5.2: All types of housing for individuals with special needs should be allowed by all jurisdictions. *This planned unit development will provide housing specifically for middle-income families, which may include individuals with special needs.*
- Policy 5.3: Multi-family housing meeting the needs of all income levels should be encouraged by all jurisdictions within Urban Growth Areas. *This planned unit development is not within an Urban Growth Area.*
- Policy 5.4: Jurisdictions shall consider innovative economic techniques and strategies for providing affordable housing as part of their economic development strategy. *As stated above, this proposed planned unit development would provide quality homesites for middle-income families in a density that differs from the existing underlying zoning, which provides for a minimum of 5-acre parcels. This would decrease the market prices of the houses without decreasing the value of the homesites and prevent a sprawling, low-density development.*

## ECONOMIC DEVELOPMENT

Objective: To provide an environment encouraging economic growth within the County and its jurisdictions that is compatible with County character.

*The purpose of this Planned Unit Development is to create smaller lots than are allowed under the current zoning in a highly desirable setting. This development provides for the proposed residential density to be placed in such a manner that it will allow housing for more residents and continue individual agricultural uses while preventing sprawling, low-density development. This development will promote economic growth in tandem with the rural policies and goals of the Game Farm Road area and rural character of Kittitas County.*

- Policy 6.1: The jurisdictions in Kittitas County will work with local and regional economic development interest groups in preparing and implementing economic development plans. *In the development of this proposed project, the applicant has worked with different individuals and groups with a vested interest in economic development and has created a plan with economic efficiency in mind. See this proposed project's completed application for further information.*
- Policy 6.2: Economic vitality and job development will be encouraged in all the jurisdictions consistent with all comprehensive plans developed in accordance with the Growth Management Act. *This proposed development will enhance economic vitality.*

Policy 6.3: Economic development activities will be implemented in a manner which supports our quality of life and is consistent with comprehensive plans. This can be achieved by:

1. Recognizing that education and training which produce a skilled work force are essential to the county's economic vitality. *This proposed project will create skilled jobs throughout the planning, construction, operation, and maintenance stages.*
2. Basing the level of economic development activity on our ability to manage the resulting growth. *This proposed project creates more homesites for the applicant's family and other incoming residents within the Game Farm Road area, which provides room for individual agricultural uses for an area that has been exponentially growing over the last seventy years. This manages the growth of the area.*
3. Requiring urban non-resource based economic development activities to locate within designated UGAs or incorporated cities. *This is not an urban non-resource based economic development.*
4. Requiring economic development proposals to show how increased services and infrastructure support will be provided. *This proposed project will be privately funded and operated and will use privately owned utilities. See this proposed project's completed application for further information.*
5. Undertaking countywide and regional efforts to coordinate economic development activities. *In the development of this proposed project, the applicant has worked with different individuals and groups with a vested interest in economic development and has created a plan with economic efficiency in mind. See this proposed project's completed application for further information.*
6. Ensuring that the economic development element of local comprehensive plans and countywide and regional growth management plans are compatible. *This proposed project has and will continue to follow all laws, rules, codes, and ordinances of the Kittitas County Comprehensive Plan, the RCW Growth Management Plan, and other applicable plans.*

## PROPERTY RIGHTS

Objective: To ensure that private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

*Understood. Once homesites are developed and sold, the applicant relinquishes all rights of the property to the buyer.*

Policy 7.1: The rights of property owners operating under current land use regulations shall be preserved unless a clear public health, safety, or welfare purpose is served by more restrictive regulation. *Agreed. After approval of this application and once homesites are developed and sold, the applicant relinquishes all rights of the property to the buyer.*

Policy 7.2: Surface water runoff and drainage facilities shall be designed and utilized in a manner which protects against the destruction of property and the degradation of water quality. *The applicant will design this planned unit development with an approved stormwater plan and proper drainage facilities for surface water.*

## PERMITS

Objective: To ensure predictability by processing applications for both state and local government permits in a timely and fair manner. *Not applicable*

Policy 8.1: Upon receipt of a complete application, land use proposals and permits shall be expeditiously reviewed and decisions made in a timely manner. *Agreed*

## NATURAL-RESOURCE BASED INDUSTRIES

Objective: To maintain and enhance natural resource-based industries, including but not limited to: productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

*This planned unit development is planned to create innovative lot sizes with space for individuals to have agricultural practices including but not limited to growing personal gardens including vegetables gardens and raising horses and/or cattle for personal use with the goal to continue a rural farming/ranch base.*

Policy 9.1: Industrial developments which are solely resource based may be permitted beyond UGAs.  
*This planned unit development is not an industrial development that is solely resourced based.*

Policy 9.2: Industries and commercial developments which provide for and/or compliment sales of agricultural production and agricultural tourism, or enhance recreational tourism within the County shall be encouraged within rural areas. *This planned unit development is not within land that is or will be used for resource-based industries.*

Policy 9.3: All economic development and population growth in the County shall be accommodated in a manner that minimizes impacts on agricultural land, forestry, mineral resources, shorelines, and critical areas. *Parcels be created to continue individual agricultural practices such as growing personal gardens including vegetables gardens and raising horses and/or cattle for personal use with the goal to continue a rural farming/ranch base.*

## OPEN SPACE AND RECREATION

Objective: To encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.  
*This planned unit development may host an area for a park. This would consist of an open space with grass and playground equipment.*

Policy 10.1: Preserve open space and create recreational opportunities through the use of innovative regulatory techniques and incentives such as but not limited to: purchase of development rights, transfer of development rights, conservation easements, Public Benefit Rating System, and level of service standards. *The Applicant, through Planned Unit Development (KCC 17.36) and Transfer of Development Rights (KCC 17.13) county guidelines, will be reconfiguring the property to create a higher number of lots that are smaller than the current zoning regulations. This will create opportunities for homesites to continue individual agricultural practices and possibly create communal recreational*

*open space. Overall, this will allow for increased residential use by residents while preserving rural character. For more information, see the code response to KCC 17.13.*

- Policy 10.2: New park and recreational facility plans shall include natural features, topography, floodplains, relationship to population characteristics, types of facilities, various user group needs, and standards of access including travel time. *The park that may be constructed would include natural features such as grass and possibly native plants and would be within the proposed planned unit development, creating ease of access for all residents.*
- Policy 10.3: Indoor and outdoor recreation facilities shall be designed to provide a wide range of opportunities allowing for individual needs of those using these facilities. *The park that may be constructed would include various places for children to play as well as some open space for easily accessible low-grade recreation.*
- Policy 10.4: Expansion and enhancement of parks, recreation, scenic areas, and viewing points shall be identified, planned for, and improved in shorelands and urban and rural designated areas. *The park that may be constructed would be within the large open space and may be improved upon as operations commence.*

## ENVIRONMENT

Objective: To protect and enhance the County's quality of life and rural environment by safeguarding its environmental resources.

*This planned unit development is being proposed to have some smaller lot sizes than are allowed under the current zoning. This will create less utility use per each house and will preserve agricultural practices through the continuation of individual farming and ranching uses.*

- Policy 11.1: All jurisdictions shall protect critical areas through comprehensive plans and policies and develop regulations that are consistent with the adopted environmental ordinances. *The applicant will work with all local and state environmental agencies in order to protect all critical areas within the proposed planned unit development. For more information regarding critical areas within this development, see Exhibit 6 – Critical Areas Report.*
- Policy 11.2: Groundwater should be identified and protected, including appropriate protection of aquifer recharge areas. Supplies of potable domestic water, irrigation water, and firefighting water should be ensured in the rural, suburban, and urban areas. *The proposed project site is in a Green Water Availability Zone and the applicant owns both domestic and irrigation water rights for the property.*
- Policy 11.3: Water rights are those rights defined in state law, including RCW 90.03.010 and 90.44.035, as well as those rights as defined by agreements between the State and the County. *This proposed planned unit development will abide by all RCW and KCC laws, rules, codes, and ordinances.*

## CITIZEN PARTICIPATION



Objective: To encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

*This planned unit development is a collaboration with present landowners. There may be a homeowner's association as it is developed.*

- Policy 12.1: The County and cities shall provide regular and ongoing opportunities for public review and comment throughout the Comprehensive Plan development process. *Agreed*
- Policy 12.2: The County and cities shall continue to encourage public awareness of the Comprehensive Plan by providing public participation opportunities and public education programs designed to promote a widespread understanding of the Plan's purpose and intent. *Agreed*
- Policy 12.3: The County and cities shall encourage citizen participation throughout the planning process as mandated by state statute and codes for environmental, land use, and development permits. *Agreed*
- Policy 12.4: The County and cities shall utilize broad based Citizen Advisory Committees to participate and assist in the development of Comprehensive Plan Elements, subarea plans, and functional plans as necessary. *Agreed*

## PUBLIC FACILITIES AND SERVICES

Objective: To ensure that public facilities and services necessary to support development shall be adequate to serve the development at the time of occupancy and service levels are not decreased below minimum standards.

*The area within and around the proposed project is served by both Puget Sound Energy and the Public Utilities District 1. The existing residences within the proposed development property are already served by a Puget Sound Energy line that provides electrical connections. Each home will be serviced by a private sewage treatment system as approved by Kittitas County, the Washington State Department of Health, or the Washington State Department of Ecology. All solid waste will be taken to the Kittitas County transfer station either by private delivery or through contracted solid waste pick up. In addition, the PUD is not being overdeveloped, as the zoning requirements for residential housing are being met. No additional public services will be required as all services are private except for the public roads that will be used for development access. Therefore, there will be adequate public facilities to support this proposed development and service levels will not be decreased below minimum standards. There may be minimal public school and municipal facility use.*

### General Public Facilities and Services

- Policy 13.1: Planning and financing for public facilities to serve potential business and industries except natural resource based should be limited to urban growth areas. *The applicant is not planning nor financing for public facilities to serve potential business or industries.*
- Policy 13.2: Siting requirements for County public facilities within UGAs shall be jointly and cooperatively established with the municipalities. Municipal services should be extended by cities within unincorporated areas of UGAs. *This proposed planned unit development is not within an Urban Growth Area.*



- Policy 13.3: The cities and the County shall develop a cooperative communication process through KCCOG, which includes public involvement at an early stage, to consider siting of city, countywide, and statewide public facilities, including but not limited to, solid waste disposal, correctional, transportation, education and human service facilities. *All facilities used by the proposed development will be privately funded, constructed, operated, and maintained.*
- Policy 13.4: The siting of any public facility requires that the facility location be compatible with area land uses. Local comprehensive plans and regulations will establish standards to ensure such compatibility. *All utility facilities that will be used are private and compatible with area land uses.*
- Policy 13.5: In determining a local government's fair share of siting of public facilities, the decision maker shall consider at least the following:
1. The location and effect of existing public facilities on the community. *This proposed development will use private utilities.*
  2. The potential for re-shaping the economy, the environment, and the community character resulting from the siting of the facility. *The private facilities that will be used for this proposed development will create new housing opportunities in the Game Farm Road area while still preserving the rural character of the County.*
- Policy 13.6: The County and cities should jointly sponsor the formation of Local Improvement Districts for the construction or reconstruction of infrastructure to a common standard which are located in the city and the Urban Growth Areas. *This proposed project will construct all homesites and facilities in a manner acceptable by certain county and state standards.*
- Policy 13.7: The levels of service for capital facilities shall be cooperatively defined, planned, and financed by all segments of the public and private sector involved in providing a particular service. *Does not apply*
- Policy 13.8: Financing methods for infrastructure serving residential needs should be mitigated for resource lands as designated by the County in keeping with anticipated levels of service impact. *Does not apply*
- Policy 13.9: All development should be evaluated so that it is assigned a fair and proportionate share of future infrastructure costs within UGAs and other designated service areas. *Agreed. This proposed development will accommodate for additional costs if it is within a designated service area.*
- Policy 13.10: All jurisdictions shall participate in identifying needed regional services. All jurisdictions shall cooperate to identify adequate revenue sources and in creating financing mechanisms for regional services and infrastructure. Financing mechanisms may include increment financing or tax base sharing. *There will be no public utility use within this proposed development as all utilities will be privately funded, constructed, operated, and maintained.*
- Policy 13.11: All jurisdictions shall coordinate bond elections for capital facility planning and financing. *There will be no public utility use within this proposed development as all utilities will be privately funded, constructed, operated, and maintained.*
- Policy 13.12: Public facilities will not be located in Resource Lands or Critical Areas unless no feasible alternative site location exists, such as in the case of utility transmission

facilities. *There will be no public utility use within this proposed development as all utilities will be privately funded, constructed, operated, and maintained.*

### Essential Public Facilities

- Policy 13.13: The comprehensive planning process in each jurisdiction shall identify land for all essential public facilities of city, countywide, or statewide significance, such as human service facilities, educational or solid waste handling facilities, transportation facilities, correctional facilities and in-patient care facilities. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*
- Policy 13.14: Essential public facilities requiring siting outside cities or UGAs must be self-supporting and must not require the extension, construction, or maintenance of municipal services and facilities. Criteria shall be established that address the provision of services when siting an essential public facility. Essential public facilities should not be located outside cities or designated twenty-year urban growth areas unless the nature of their operations needs or dictates that they be sited in the rural area of the County. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*
- Policy 13.15: Essential public facilities shall be sited in places that enhance the region's development strategy and that encourage their efficient use by the public. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*
- Policy 13.16: All jurisdictions shall identify existing essential public facilities including but not limited to:  
*Does not apply*
1. Utility corridors, sewer, water, power and communication facilities
  2. All transportation facilities
  3. Landfills, solid waste handling, and disposal facilities
  4. Sewage treatment facilities
  5. Recreational facilities
  6. Schools
  7. Municipal facilities (city halls, fire stations, police stations, libraries, and post offices)
  8. Parks
  9. State and local correctional facilities
  10. In-patient facilities, including substance abuse facilities
  11. Mental health facilities
  12. Group homes
  13. Secure community transition facilities
  14. Any facility on the state ten-year capital plan maintained by the Office of Financial Management
- Policy 13.17: All jurisdictions shall establish a countywide process for siting essential public facilities of region-wide significance. This process will include:  
*Does not apply*
1. An inventory of needed facilities;
  2. A method of fair share allocation of facilities;

3. Economic and other incentives to jurisdictions receiving such facilities;
4. A method of determining which jurisdiction is responsible for each facility;
5. A public involvement strategy; and
6. Assurance that the environment and public health and safety are protected.

Policy 13.18: Essential public facilities which are identified by the County, by regional agreement, or by State or Federal government shall require public involvement through meetings and hearings, and involve review and comment from citizens and local jurisdictions. *Does not apply*

Policy 13.19: All jurisdictions shall strive to locate regional and essential public facilities so as to distribute them equitably countywide. No single community shall be required to absorb an undue share of the impacts of regional and essential facilities. *There will be no public utility use within this proposed development as all utilities will be privately funded, operated, and maintained.*

#### Historic Preservation

Objective: To identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

*The applicant has personally studied historical maps, historical aerial photos, and GIS data, and has lived on the property for over 50 years. Based on this knowledge, it has been determined that there are currently no discovered lands, sites, or structures of historical significance. This proposed planned unit development will have precautions set in place if anything of cultural, historical, and/or archaeological significance is discovered. If something is discovered during the development process, construction will immediately stop, and an Inadvertent Discovery Plan (IDP) will be completed and submitted.*

Policy 14.1: The County and cities shall consult with local historic preservation groups to ensure coordination of plans and policies by the Department of Archaeology and Historic Preservation. *See above. The applicant will consult with the Department of Archaeology and Historic Preservation if necessary in order to ensure historic preservation.*

Policy 14.2: The County and cities shall consult with local historic preservation groups and/or advisory groups as appropriate. *See above. The applicant will consult with local historic preservation groups and/or advisory groups if necessary in order to ensure historic preservation.*

## GLOSSARY OF TERMS

**Capital Facilities:**

Capital Facilities are those physical features or assets which provide a public service such as, but not limited to: fire stations, water towers, police stations, libraries, highways, sewage treatments plants, communication, and recreation facilities.

**Development Impact Fees:**

Development impact fees mean a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. Impact fee does not include a reasonable permit or application fee.

**Development Regulations:**

Development regulations means any controls placed on development or land use activities by a county or a city, including but not limited to: zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances, and binding site plans ordinances.

**Development Standards:**

Development standards mean any required minimal functional standard which describes or defines how development is to occur. Development standards are intended to serve as an established level of expectation by which development is required to perform.

**Essential Public Facilities:**

Essential public facilities include those facilities that are typically difficult to site, such as: airports; state education facilities; state or regional transportation facilities; state and local correctional facilities; solid waste handling and disposal facilities; and in-patient facilities including substance abuse facilities, mental health facilities, group homes and other health facilities.

**Interlocal Agreements:**

Interlocal agreements mean any binding agreements, contracts, or other stipulations between two or more governing entities which implement the provisions of the County-wide Planning Policies.

**LAMIRD:**

Limited Areas of More Intense Rural Development (LAMIRDs) are an optional designation available through the Growth Management Act to recognize areas of rural

development that are more intensive than the balance of the rural area. The LAMIRD designation allows for redevelopment and infill in historical rural towns and communities, as well as intensification and new development of isolated small businesses and small-scale recreational uses. Specific guidance for designation and development in LAMIRDs is provided in RCW 36.70A.070(5).

**Level of Service:**

A level of service is an indicator of the extent or degree of service provided by, or proposed to be provided by a public facility, such as, but not limited to, fire protection, water supply, sewage treatment, library services, highways, and communication and recreational services.

**Local historic preservation group:**

Local historic preservation group means a committee, advisory board or other group that is designated by a local jurisdiction or recognized by the Washington State Department of Archaeology and Historic Preservation.

**Local Improvement District:**

Local improvement district means the legislative establishment of a special taxing district to pay for specific capital improvements.

**Municipal Services:**

Municipal services are those services in keeping with and/or required in incorporated cities such as, but not limited to, centralized sewage collection and treatment, public water systems, urban street infrastructure, power and storm water systems, emergency services, libraries, and government.

**Planned Unit Development:**

A planned unit development is the result of a site specific zone change, based on a binding site plan. The planned unit development zoning district is intended to encourage flexibility in design and development that will result in a more efficient and desirable use of land.

**Policy:**

A broad based statement of intent that gives management direction or guidance in the decision making process. The policy statement is used to select a primary course of action.

**Resource Lands:**

Resource lands mean those lands designated by the County which are to be protected from urban growth encroachments and incompatible land uses. Resource lands include all lands designated as Commercial Forest, Forest and Range, Agricultural Lands of Long-Term Commercial Significance, and Mineral Resource Lands.

**Transfer of Development Rights:**

Transfer of development rights are the conveyance of development rights to another parcel of land where restrictions

places on development of the original parcel prevent its previously allowed development. Transfer of development rights are usually associated in a program which involves sending and receiving zones.

**Urban Growth Areas:**

Urban growth areas are those areas designated by the County or an incorporated city and approved by the County, in which urban growth is encouraged. Urban growth areas are suitable and desirable for urban densities as determined by the sponsoring jurisdiction's ability to provide urban services.

**Utilities:**

Utilities mean the supply, treatment, and distribution, as appropriate, of domestic water, sewage, stormwater, natural gas, electricity, telephone, cable television, microwave transmissions, and streets. Such utilities consist of both the service activity along with the physical facilities necessary for the utilities to be supplied. Utilities are supplied by a combination of general purpose local governments as well as private and community based organizations.



***9C - How is the proposed amendment consistent with the Kittitas County Comprehensive Plan?***

**FLYING A PLANNED UNIT DEVELOPMENT**

**COMPATIBLE WITH THE COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan is a large document that covers the planning for all aspects, in regard to land use, for the entire Kittitas County. There are specific sections that apply to the land use and the zoning of the identified property where the proposed planned unit development is located. The land use that has been established for the property as to where the proposed PUD is located is Rural Residential and the Zoning is Agriculture 5.

This exhibit shows that the proposed PUD is compatible with the Kittitas County Comprehensive Plan.

The first is section 2.5 and 2.5.1 Rural and Resource Lands. This section describes the type of lands to be included in the Rural Residential Land Use Designations. The following is a quote from the section 2.5 of the Kittitas County Comprehensive Plan on page 24:

“[Rural residential lands] are those which are adjacent or near identified UGAs or LAMIRDs and have an infill potential at similar residential density. They generally have a lower population density than urban areas but higher than most rural areas. A limited level of government services usually exists, and they are often inside fire districts and are outside flood areas and most hazard areas.”

The land included within the proposed PUD, as described within this application, would meet the above criteria upon full buildout and is therefore compatible with the Kittitas County Comprehensive Plan.

The second section of the Kittitas County Comprehensive Plan that discusses the Land Use and Zoning goals of the plan is Section 8 – Rural and Resource Lands. All goals within Section 8 that are applicable to this proposed project are included within this answer to question 9C. The

applicant has attached a description to each goal that demonstrates how the PUD is compatible with each of the identified goals.

**RR-G1: Open space and visual and natural landscape should predominate over the built environment** >>>>This PUD proposal is compatible with the comprehensive plan goal RR-G1 as it plans to create smaller lot sizes than are allowed under the current zoning that will allow for the creation of individual agricultural practices while preventing sprawling, low-density development.

**RR-G2: Opportunities should exist for traditional rural lifestyle and rural based economies.** >>>> This PUD proposal is compatible with the comprehensive plan goal RR-G2 as it provides a way of life for those who wish to live a rural lifestyle within a ten-minute drive of Ellensburg and possess individual space for farming and ranching uses without the creation of sprawling, low-density development.

**RR-G3: Spaces and development should be compatible with fish & wildlife habitat** >>>>This PUD proposal is compatible with the comprehensive plan goal RR-G3 as it preserves all critical areas and their buffers throughout the property.

**RR-G4: Undeveloped land should not be converted to development of sprawl and low density.** This PUD proposal is compatible with the comprehensive plan goal RR-G4 as this PUD, using a transfer of development rights, will create smaller parcels than are allowed under the current zoning requirements. This will create a higher density of homesites within the property and prevent sprawling, low-density development. See the KCC 17.13 code response in Section 3 for further information.

**RR-G5: Activities generally should not require extension of urban governmental services.** >>>>This PUD proposal is compatible with the comprehensive plan goal RR-G5 as it does not require any extension of urban services.

RR-G6: Land use should be consistent with protection of surface and ground water flows and recharge/discharge areas.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G6 as it does not interfere with the irrigation flow and the irrigation used on the land assists in aquifer recharge. All of the irrigation water and domestic water used on this property either has water rights or the water use has been mitigated.

Page 84 of the Kittitas County Comprehensive Plan states: “‘Rural development’ refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170.”

>>>>This PUD proposal is compatible with the comprehensive plan as quoted above as it is outside of the urban area and outside of the recourse lands, as identified by the county. All residential development within this project will not be built within agricultural lands.

Page 84 of the Kittitas County Comprehensive Plan states: “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 requirements of the rural element.” (RCW 36.70A.030(17))

>>>>This PUD proposal is compatible with the comprehensive plan as quoted above as it is a rural residential development that meets the Planned Unit Development zoning requirements and does not create sprawling, low-density development. Moreover, some residents will be provided space for individual farming and ranching practices.

RR-P1: The County shall promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P1 as it meets the guidelines of KCC 17.36 – Planned Unit Development Zone and KCC 17.28A – A-5 - Agriculture Zone. The proposed PUD is designed to preserve the rural character as identified by Kittitas County.

RR-P2: In order to protect and preserve Resource Lands, non-resource development and activities on adjacent Rural lands shall require preservation of adjacent vegetation, existing landforms (e.g. ravines) or use of other methods that provide functional separation from the resource land use.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P2 as homesites and facilities will not be built within critical areas and their adjacent buffers throughout the property.

RR-G7: The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G7 as it is preserving the rural open space within the property without creating sprawling, low-density development.

RR-G9: The County should continue to explore ways to provide rural economic opportunity.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G9 as it provides a rural lifestyle for incoming residents while being within a ten-minute drive of Ellensburg and within a two-hour drive of the greater Puget Sound area, providing a rural residential area that is easily accessible for commuters. Furthermore, it is creating more residential opportunities for the Game Farm Road area, which has been steadily growing over the last 70 years under zoning requirements that have created sprawling, low-density development.

RR-G10: The County should look for opportunities for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G10 as the innovative housing density provides more homesites while preventing sprawling, low-density development. Additionally, more open space is created with smaller lots,

which maintains the rural character of Kittitas County. The PUD protects health and safety as the development meets all of the county health and safety requirements.

**RR-P8: Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.**

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P8 as it is using the PUD zone, which is an incentive-based strategy, and is also compatible to the rural environment as it would create more rural space for individual residents with smaller lots and protect all critical areas and their buffers.

**RR-P9: Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.**

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P9 as its goal is to develop more residences while providing residents with space to create farming and ranching practices. The Game Farm Road area, which has been growing in development for the last few decades, has been overtaken by large, low-density lots. This PUD would create more growth without overtaking the area with more low-density lots. Moreover, there may be recreational open space that may host a park.

**RR-P10: Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.**

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P10 as it meets all of the RR-P10 goals. In regard to rural densities, this PUD meets the requirements of KCC 17.36 – Planned Unit Development Zone and KCC 17.28A – A-5 - Agriculture Zone. The innovative housing density provides more homesites while preventing sprawling, low-density development. Additionally, there will be space within parcels for individual agricultural practices, which is a defining feature of rural communities and development patterns. Furthermore, all critical areas and their buffers throughout the property will be protected. There may be a park which would include a

playground and grass, providing opportunities for low-grade recreation. All of these conditions preserve and create rural character.

RR-P11: Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P11 as it maintains the density as approved by the transfer of development rights code found in KCC 17.13 and does not adversely affect surface and ground water. All of the surface and groundwater that will continue to be used within this proposed PUD is either delivered by the KRD, mitigated through means provided by Kittitas County, and/or is a water right held by the applicant.

RR-P12: Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base, including agriculture.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P12 as the property has adequate domestic and irrigation water to serve the project.

RR-P13: Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P13 as it meets all the requirements of the Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters of Kittitas County.

RP-14: Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them.



>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P14. Future residences will not be constructed upon lands that are currently being used for agricultural purposes. This development will not encumber surrounding agricultural uses.

RP-15: Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P15. There will be space within some parcels for individual agricultural practices including but not limited to growing gardens including vegetable gardens and raising horses and/or cattle. Critical areas and their buffers will be undeveloped, and there may be a park constructed. All of this gives preferences to agriculture and outdoor recreation.

RR-P16: Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P16 as this PUD is compatible with the rural character definition as provided by the County. This PUD would create space within smaller residential parcels, preserving rural character in a residential development. Furthermore, only agricultural activities as defined in RCW 90.58.065(2)(a) will occur within this property.

RR-P19: Kittitas County will provide criteria within its zoning code to determine what uses will be permitted within rural zone classifications in order to preserve rural character.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P19 as it is designed to specifically meet KCC 17.36, KCC 17.13, and KCC 17.28A.

RR-P21: Functional separation and setbacks found necessary for the protection of water resources, rural character and/or visual compatibility with surrounding rural areas shall be required where development is proposed.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P21 as the PUD meets all of the required separation and setbacks imposed by Kittitas County.

RR-G12: Permit residential development in rural areas which enhance and protect rural character. >>>>This PUD proposal is compatible with the comprehensive plan goal RR-G12 as it provides for residential development in the rural Game Farm Road area that will conserve individual agricultural practices and prevent sprawling, low-density development.

RR-G14: Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G14 as the PUD will include pockets of open space and may include a park that would host a playground and a grassy area. These open spaces will encourage recreation and, as a result, protect public health and safety.

RR-G15: Provide opportunity for limited development of rural community.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G15 as it provides for limited development of the PUD property as provided for in the existing Land Use Designation and the Zoning and in the Transfer of Development Rights in KCC 17.13.

In section 8.4.5: Rural Land Use Descriptions, the opening paragraph describes the Kittitas County Comprehensive Plan description of rural lands. To show that the proposed planned unit development is compatible with this section of the Kittitas County Comprehensive Plan, the description has been segregated into pieces with a response by the applicant as to how the PUD is compatible with the Kittitas County Comprehensive Plan.

#### 8.4.5 Rural Land Use Descriptions

Rural Residential lands are those which are adjacent or near UGAs or LAMIRDs.

>>>>This PUD proposal is compatible with the Rural Land Use as it is outside of the UGAs and LAMIRDs and meets all the underlying zoning density requirements as well as the requirements of the Planned Unit Development section of the code.

They generally have a lower population density than urban areas but higher than most rural areas. >>>>The density of the proposed PUD is compatible with Kittitas County Code 17.36 and Kittitas County Code 17.13.

A limited level of government services usually exists, and they are often inside Fire Districts and are outside flood areas and most hazard areas.

>>>>The PUD meets these criteria.

Rural Residential lands are characterized by activities generally associated with small-scale farms, dispersed single-family homes, and some types of recreational uses and open spaces.

>>>>The PUD will have more concentrated housing with the potential for individuals to practice small-scale farm uses, which is acceptable under the PUD zone (17.36) and Transfer of Development Rights (17.13) Kittitas County codes. Moreover, this will fit the character of the growing Game Farm Road area without the creation of sprawling, low-density homes. Therefore, the proposed project will meet these criteria.

Lands are typically too far from the urban area to enable cost-effective provision of public services, and the typical uses do not require urban services.

>>>>This PUD will not require the extension of urban services.

Further into the Kittitas County Comprehensive Plan the plan lays out rural residential goals as follows:

RR-G16: Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

>>>>This goal allows for continued residential development that meets the rural character of Kittitas County. This is through the creation of a housing concentration than is higher than the current zoning requirements with the potential for individuals to practice small-scale farm uses. This allows for the preservation of rural character without sprawling, low-density development. This proposed PUD will not require the extension of urban services.

RR-G17: Generally, provide services supporting rural development and lower population densities.

>>>>The PUD meets these criteria. The provided private utilities will be installed to support the rural residential community.

RR-G19: Permit siting in areas generally without commercial activity.

>>>>The PUD meets these criteria. As commercial operations are not occurring on this property, there will be no commercial activities.

RR-G20: Protect residential activities from flooding areas and natural hazard areas.

>>>>The PUD meets these criteria as a ditch on the northern side of the property may be widened to account for additional flooding. Furthermore, all critical areas and adjacent buffers on the property will be preserved.

RR-G21: Preserve views of open space while providing opportunity for variety of rural densities.

>>>>This PUD is designed to preserve the existing views of the internal and surrounding property. This is through the creation of a housing concentration that is higher than the current zoning requirements with the potential for individuals to practice small-scale farm uses, which will create additional space in some areas. This allows for the preservation of surrounding views without sprawling, low-density development.

RR-P24: Residential development near water will limit impervious surfaces to the size necessary to conduct the allowed use proposed on the site.

>>>>The PUD is not located near water but in any case, impervious surfaces will be limited. All of the driveways will be covered with gravel and be hard surfaced. All critical areas and adjacent buffers on the property will be preserved.

RR-P25: New rural residential development shall provide adequate water for domestic use.

>>>>The PUD owns adequate water for domestic and irrigation use.

RR-P30: Clustering of development can only occur where it results in the protection of open space and protects against conflicts with the use of farming or other resource lands. When clustering of development is proposed on land that shares boundaries with public lands and provides existing public access to recreational uses on adjacent public lands, easements for public access connections shall be considered during development review. The open space portion of the cluster development shall be located to protect fish & wildlife habitat and migration corridors.

>>>>This PUD design protects all critical areas and their buffers within the property as well as agricultural practices that surround the property.

RR-P32: Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

>>>>The PUD meets these criteria. No development will be built upon land with continuing agricultural practices. There are no additional opportunities for farming within the property as most of the land is rocky and unfit for agriculture.

RR-P33: Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

>>>>The PUD meets these criteria. No development will be built within areas of continuing agricultural practices. Plans will be designed with adjacent agricultural activities in mind.

RR-P36: Planned Unit Developments (PUD) in rural areas will only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.

>>>>This PUD, in the creation of smaller lots, will not create a high-density environment. This PUD will not require any additional services and is designed specifically to prevent sprawling, low-density development within the Game Farm Road area.

RR-P37: Innovative housing developments which preserve rural character will be encouraged. >>>>This PUD will use innovative housing techniques to create a housing concentration that is higher than the current zoning requirements with the potential for individuals to practice small-scale farm uses. This would create additional space in some areas and preserve rural character.

The last section of the Kittitas County Comprehensive Plan that affects the proposed PUD is Chapter 10 which lists the County's Economic Goals. To show that the proposed PUD is compatible, this section is a response to a select portion of those goals as discussed below:

E-G1: Support economic development initiatives that meet the varied needs and demands of the community.



>>>>This PUD supports economic development initiatives in Kittitas County by providing quality housing on smaller lots in a growing area of the County.

E-G2: Support the retention and expansion of existing local businesses and industries.

>>>>This PUD supports the retention and expansion of existing local businesses and industries through the creation of homes on smaller lots. This will provide more affordable permanent housing to those who work locally and in the surrounding area.

E-G4: Encourage economic growth while protecting the rural character of the County.

>>>>The PUD is designed to encourage economic growth by constructing homes on smaller lots, creating more affordable housing. In some parcels within the development, residents may be provided with additional space to practice individual small-scale farm uses. All development will protect critical areas and their buffers. These aspects will preserve rural character within the County.

### ***9D - How have conditions changed that warrant a comprehensive plan amendment?***

*Over the past seven decades, Game Farm Road has undergone significant changes. Initially, it was a small, predominantly irrigated farming community with less than thirty residences. This area has since transformed into a rapidly growing rural residential community. The applicant has lived on the land for over 50 years with regional family history going back over 80 years. During this time, a significant transformation on all sides of the project site has been witnessed. The surrounding land that was once farmland is currently becoming occupied by full-time residences, part-time residences (including second homes), and short-term rentals. This growth trajectory is projected to continue.*

*There are at least three causes to this:*

*First, the rapid population growth of Washington State, particularly in Upper Kittitas County, has significantly impacted the region. As King County experiences overflow due to its own population surge, this influx spills over Snoqualmie Pass into a vast majority of Kittitas County stretching into the east. The appeal of the Game Farm Road area lies in its rich rural landscape, which is highly desirable especially with incoming residents. Consequently, this attractive location continues to draw in a growing population.*

*Second, over the past 75 years, the steady improvement of Interstate 90 (I-90) has significantly transformed the Game Farm Road area. In the 1950s, the journey from the greater Puget Sound to Ellensburg Road was a lengthy four- to five-hour trip. Today, I-90 stands as a four- to six-lane super freeway, enabling commuters from Ellensburg to reach the west side of the state and the greater Puget Sound area in less than two hours. Moreover, the Washington State Department of Transportation's upcoming completion of I-90 to Easton promises further benefits, including increased traffic flow, higher speeds, and reduced travel time to the west side.*

*Third, the nature of Agriculture zoning in Kittitas County has created sprawling, low-density development throughout rural areas. In order to create desirable and innovative housing, smaller lot sizes with high-quality homesites are being proposed in order to merge the desires of rural character with housing developments standards that are necessary for a growing county. Some parcels may have room for residents to practice small-scale family farm uses such as growing gardens including vegetable gardens and raising cattle and/or horses. This will preserve individual agricultural practices and create room for new development.*

*Below are three images that demonstrate the Game Farm Road area transformation from a small farming and ranching community to a growing residential community.*

1. 1954 Aerial Photo:

- The first image captures Game Farm Road in 1954.
- The entire Game Farm Road area was predominantly agricultural land at that time. There are less than thirty identifiable residences around the area.



2. *Current Parcel Status:*

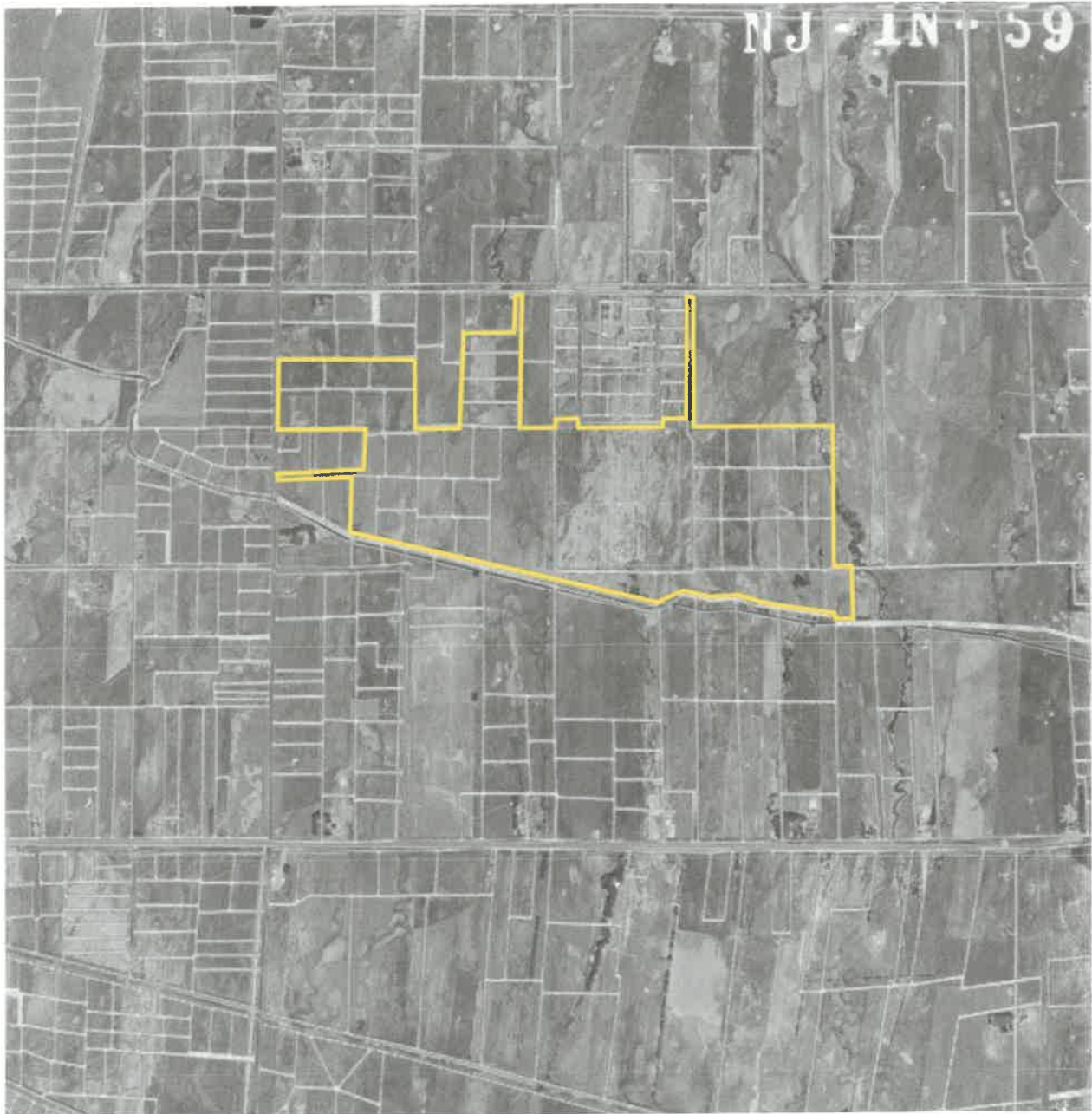
- *The second image displays tax parcels that are current as of 2021, sourced from the Kittitas County TaxsiFTER website.*
- *With numerous short plats throughout the area, there has been a growing number of residences in the last seven decades. These smaller tax parcels as demonstrated below generally range from three to five acres.*





3. *Tax Parcel Overlay:*

- *The third image shows the current tax parcels as of 2021 from the Kittitas County Taxsifter website layered on the 1954 image.*
- *This shows the growth of Kittitas County over the last seventy years and displays the sprawling, low-density developments that are typical of agricultural properties.*



*The proposed rezone to Planned Unit Development (PUD) is pivotal. It aims to create a development that allows incoming residents to experience the valuable and desired rural character of Kittitas County. The applicant is proposing to introduce a more innovative housing design than what is currently allowed under the existing Agriculture – 5 zoning and leverages both domestic and irrigation water rights for this property. The development's creation of space for residents to exercise small-scale family farm activities ensures that the rural lifestyle, a necessary part of rural character, will remain preserved and continue to be practiced for generations to come.*



**EXHIBIT X-11**  
**PARCEL INFORMATION**

11. For map amendments attach the following additional information for each parcel involved:

a. Parcel Information

- i. Tax parcel number(s): *12133, 12302, 094834, 536136, 954188, 954189, 954190, 954191, 954195, 954196, 954197, 954198, 954199, 954200, 954201, 954202, 954203, 954204, 954480, 954481, 954482, 954483, 956816, 956817, 956818, 956819, 956820, 956821, 956822, 956823, 956824, 956825, 956826, 956827, 956828, 956829, 958408, 962340, 962341, 962342, 962343, 962344, 962345, 962346*
- ii. Total Acreage: *197.4 acres*
- iii. Site Address: *No official address. 300 Mission View Drive (12302)*
- iv. Owner: *Flying A Land LLC, Schmidt House LLC (12302), William D Schmidt Disclaimer Trust (954481, 954482)*
- v. Mailing Address: *300 Mission View Drive*
- vi. Owner's Home Phone Number: *509.899.3812*

b. Land Use Information

- i. Current and proposed comprehensive plan designation:  
*Current: Rural Residential*  
*Proposed: Rural Residential*
- ii. Current and proposed zoning designation  
*Current: Agriculture-5*  
*Proposed: Planned Unit Development*
- iii. (Note: Rezone requests require separate Rezone application and fee). *Understood*
- iv. Present use of the property: *Agriculture with less than five residences*
- v. Surrounding land use: *Rural Residential, Rural Working*

c. Services:

- i. Whether the site is currently served by sewer or septic: *12302 and 954482 are served by septic systems*
- ii. Name of sewer purveyor (if on public sewer system): *Private system*
- iii. Whether the site is currently served by a public water system or well: *Private system*  
*(There are wells on parcels 954482, 12302, 954201)*
- iv. Name of water purveyor (if on public water system): *Private System*
- v. Whether the site is located on a public road or private road: *Parcels 12302, 954480, 954481, and 954482 are located off of a private road. The rest of the parcels are close to public roads.*
- vi. Name of road: *Mission View Drive (private road), Wilson Creek Road, Game Farm Road (public roads)*
- vii. Fire District: *Fire District 2*

11. For map amendments attach the following additional information for each parcel involved:

TRANSFER OF DEVELOPMENT RIGHTS SENDING SITE

a. Parcel Information

- i. Tax parcel number(s): *564933*
- ii. Total Acreage: *441.55 +/- acres*
- iii. Site Address: *Manastash Road*
- iv. Owner: *Schmidt Ranches LLC*
- v. Mailing Address: *300 Mission View Drive*
- vi. Owner's Home Phone Number: *509.899.3812*

b. Land Use Information

- iii. Current and proposed comprehensive plan designation:  
*Rural Working – Not proposing to change land use*
- iv. Current and proposed zoning designation  
*Forest and Range – Not proposing to change zoning*
- iii. (Note: Rezone requests require separate Rezone application and fee). *Understood*
- iv. Present use of the property: *Undeveloped land*
- v. Surrounding land use: *Rural Working, Commercial Forest, Commercial Agriculture*

c. Services:

- i. Whether the site is currently served by sewer or septic: *None*
- ii. Name of sewer purveyor (if on public sewer system): *N/A*
- iii. Whether the site is currently served by a public water system or well: *Neither*
- iv. Name of water purveyor (if on public water system): *Private System*
- v. Whether the site is located on a public road or private road: *Public Road*
- vi. Name of road: *Manastash Road*
- vii. Fire District: *Not currently covered by a district*