

FLYING A PLANNED UNIT DEVELOPMENT REZONE  
REVIEW AND RESPONSE TO  
KITITAS COUNTY CODE  
17.36 PLANNED UNIT DEVELOPMENT

APPLICANT STATEMENT

Presentation: To ensure that all elements, criteria, and items included within Kittitas County Code 17.36 have been met, the applicant has copied the entirety of the code into this document.

The applicant has responded to each section, subsection and/or subsection item in writing directly below the preceding section, subsection and/or subsection item. Each of the responses are in blue ink and begin with >>>>.

As the entire Kittitas County Code 17.36 has been copied into this document, the applicant has grayed out those sections that are not applicable to this application.

The code, as presented herein, is copied from the official Kittitas County website as of the date of this application and is shown in black ink.

This response to the Kittitas County Code 17.36 is in addition to the Comprehensive Plan Map Amendment Application. This response is not required by the application but is included herein to demonstrate that the proposed Flying A Planned Unit Development project meets all requirements presented in KCC 17.36. The completed Comprehensive Plan Amendment Application and correlating requirements were submitted to Kittitas County Community Development Services on June 28, 2024.

FLYING A  
COMPREHENSIVE PLAN MAP AMENDMENT  
PLANNED UNIT DEVELOPMENT REZONE  
NARRATIVE

From the Planned Unit Development Rezone Application: *Narrative project description: Please include at minimum the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.*

**Project Narrative:** The purpose of this Planned Unit Development rezone, a proposed map amendment to the Kittitas County Comprehensive Plan, is to create a more efficient use of the agricultural land that has become unusable through the establishment of an innovative housing project that would create up to 110 lots which may potentially range in size from 0.25 acres up to 20 acres, which would not be allowed under the current zoning.

The property for this proposed use spans approximately 197.4 acres and currently consists of 44 lots. Parcel 12302 is located at 300 Mission View Drive, and all other lots are currently associated with this address. The entire area is located directly east of Wilson Creek Road and south of Game Farm Road. The land use of the property designated by Kittitas County's Rural Residential, and the Zoning is Agriculture-5.

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 to be entirely within Agriculture-5 zoning. COMPAS also shows the property as being within Rural Residential and Rural Working Land Uses. This is also outdated and has been updated within the Comprehensive Plan to be entirely within the Rural Residential Land Use.

The Applicant, through the PUD (KCC 17.36) and the Transfer of Development Rights (KCC 17.13) processes, will be re-configuring the property to allow for the continued growth of the Game Farm Road area while creating space for individual small-scale family farming practices on some lots. The land, which is currently used for agricultural purposes, has become rocky and unusable for these purposes.

All 44 lots currently have irrigation and domestic water rights. These would continue to be utilized by individual homeowners within the PUD. There are wells on parcels 12302, 954201, and 954482. The entire PUD would be served by a Group A system. Parcels 12302 and 954482 are also served by private septic systems. The whole PUD would be served by a private sewer and/or septic system possibly including a system such as a LOSS (Large On-site Septic System) or an MBR (Membrane Bioreactor Plant) Treatment System.

The southern portion of property is relatively flat with a gradual northeastern grade. The highest point of the property is 1,714 feet above sea level. For critical area information, see Exhibit 7 – Washington State Department of Fish and Wildlife Priority Habitat and Species Map, attached to the original submission.

**Project Traffic Information:**

Project Traffic Calculations: Kittitas County uses 9.44 trips per day per residence for design criteria which equals a total of 1038.4 total additional trips per day for 110 residential units.

Kittitas County calculates that each residence adds 1 PM Peak Hour Trip and .76 AM Peak hour trips. Therefore, this proposed PUD will be adding 110 additional PM Peak Hour Trips and 83.6 AM Peak Hour Trips.

REVIEW AND RESPONSE TO  
KITITAS COUNTY CODE  
17.36 PLANNED UNIT DEVELOPMENT

17.36.010 Purpose and intent. The purpose and intent of this chapter is to provide for departures from strict compliance with the zoning standards outlined in other sections of this Title for projects that can demonstrate that such departures will protect the public interest and accomplish one or more of the following objectives:

- a. To encourage more innovative design than is generally possible under conventional zoning and subdivision regulations;

>>>> 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. The current zoning would require the allowed density of 1 unit to 5 acres with a minimum parcel size of 5 acres. 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 and would provide opportunities for more growth throughout this area.

- b. To encourage more economical and efficient use of land, streets, and public services;

>>>> This property has historically been for agricultural practices. However, most of the land has become unfit for agricultural practices. Because of this, and through the growing need for residential development within this area, most of the land will be used for residential housing, with open space(s) possibly including park(s) with playground equipment that may be constructed. This proposed Planned Unit Development provides for more economical and efficient use of the land as it allows for an innovative residential density that through this PUD will be clustered in areas which; (i) make use of space that cannot be sustained as agricultural land and would otherwise no longer be used; (ii) are planned in such a way that no county streets are added; and (iii) are planned to be entirely serviced by private utilities.

- c. To preserve and create usable open space and other amenities superior to conventional developments;

>>>> Most of the area will be used for residential housing, with open space(s) possibly including park(s) with playground equipment that may be constructed. 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.

- d. To preserve important natural features of the land, including topography, natural vegetation, and views;

>>>> This PUD process allows for the preservation of the important natural features of the land, including topography, natural vegetation, and views. This is through the development of pockets of open space. There may be a park, or series of parks, within the open space(s) that may be built with playground equipment and may include the natural topography and vegetation of the property. Furthermore, some created lots may be large enough to accommodate small-scale family farming practices. This will create additional space within lots and would likely preserve the views on the property.

- e. To encourage development of a variety of housing types and densities;

>>>> This proposed PUD will provide for and increase the variety of housing types and densities by developing the residential units on smaller parcels than are allowed under the current zoning thereby creating more lots in a rapidly growing area. As the Game Farm Road area continues to grow and develop as a residential area this PUD provides options for the variety of housing types and densities that are not allowed under the current zoning while enhancing the rural character of the Game Farm Road area through the encouragement of individual small-scale family farming practices.

- f. To encourage energy conservation, including the use of passive solar energy in project design and development to the extent possible;

>>>> Not applicable.

- g. To encourage development of areas or site characterized by special features of geography, topography, size, shape; and/or

>>>> Not applicable.

- h. To permit flexibility of design that will create desirable public and private open space,; to vary the type, design and layout of buildings,; and to utilize the potentials of individual sites

and alternative energy services to the extent possible; [Ord. 2013-001](#), 2013; Ord. 2007-22, 2007; Ord. 90-6 (part), 1990; Res. 83-10, 1983)

>>>>The proposed PUD will create a residential development with open space for all residents and some lots with additional space for individual small-scale family farming practices that would not be possible under the current zoning.

#### 17.36.015 Applicability.

1. Inside the Urban Growth Area (UGA) and Rural LAMIRDs: The provisions of this chapter can be used for any property over two (2) acres in size.

>>>>Not applicable.

2. Outside the Urban Growth Area (UGA) and Rural LAMIRDs: The provisions of this chapter can be used for properties over twenty (20) acres in size, except that PUDs are prohibited on Resource Lands and Rural Lands in the Rural Working Land Use Designation.

>>>> This property is outside of the UGA, is over 20 acres in size (197.40 acres), and is not located on Resource Lands and Rural Lands in the Rural Working land use designation. The proposed property is located in the Rural Residential land use.

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

#### 17.36.020 Allowed uses.

1. Inside the Urban Growth Area and Rural LAMIRDs, uses may include

>>>>Not applicable.

- a. All residential uses including multifamily structures;
- b. Manufactured home parks;
- c. Hotels and motels;
- d. Fractionally-owned units;
- e. Retail businesses;

- f. Commercial-recreation businesses, parks and playgrounds;
- g. Restaurants, cafes, taverns, cocktail bars;
- h. Electric vehicle infrastructure. pursuant to See KCC Chapter 17.66; and;
- i. The following uses where they are only serving a residential PUD and where all other applicable standards are met:
  - i. Community buildings;
  - ii. Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses;
  - iii. Outdoor recreation facilities including swimming pools, sports courts or similar uses; and
  - iv. Recreation vehicle storage areas.

2. Outside the Urban Growth Area, uses may include:

- a. The following residential uses;
  - i. Accessory dwelling unit; >>>> This project may include this use.
  - ii. Accessory living quarters; >>>> This project may include this use.
  - iii. Dwelling, single-family; >>>> This project may include this use.
  - iv. Dwelling, two-family; >>>> This use is not planned to be included.
  - v. Dwelling, multiple-family; >>>> This use is not planned to be included.
  - vi. Special care dwelling; >>>> This use is not planned to be included.
  - vii. Parks and playgrounds; and >>>> This project may include this use.
- b. The following uses where they are only serving a residential PUD and where all other applicable standards are met:
  - i. Community buildings; >>>> This use is not planned to be included.
  - ii. Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses; >>>> This use is not planned to be included.
  - iii. Outdoor recreation facilities including swimming pools, sports courts or similar uses; >>>> This project may include this use(s).
  - iv. Electrical vehicle infrastructure, pursuant to KCC Chapter 17.66; >>>> This use is not planned to be included.

and

- v. Recreation vehicle storage areas. >>>> This project may include this use including, but not limited to, storage of horse trailers and other types of recreation vehicles. (Ord. 2016-023, 2016; Ord. 2013-001, 2013; Ord. 2011-013, 2011; Ord. 2007-22, 2007; Ord. 90-6 (part), 1990; Res. 83-10, 1983)

17.36.025 Allowed density.

1. Inside the Urban Growth Area (UGA): The county may approve an increase of dwelling unit density for residential PUDs of not more than three (3) times the density permitted in the underlying zone, provided development rights are transferred pursuant to KCC Chapter 17.13 and additional natural and social amenities beyond the required minimums are provided.

>>>>Not applicable.

2. Outside the Urban Growth Area (UGA) and Rural LAMIRDs: The density of the underlying zone or existing density within the boundaries of the proposed PUD shall not be exceeded by a PUD. For Rural LAMIRDs, the density shall be consistent with the character of the existing area as required by RCW 36.70A.070(5)d).

(Ord. 2021-015, 2021;; Ord. 2013-001, 2013)

>>>>The proposed density for this proposed PUD is allowed by Kittitas County Code 17.13 Transfer of Development Rights. See the full response to KCC 17.13 in Section 3 of the original submission for additional information.

17.36.030 Submittal requirements - Preliminary development plan. Any persons or corporation applying for a Planned Unit Development zone shall file a preliminary development plan with an application for zone change, pursuant to KCC Chapter 17.98. The development plan application shall include all of the following:

1. Application forms and fees required by the County

>>>> Attached to the original submission as Sections 1, 2, and 4

2. Legal description of the subject property including section, township, range, parcel numbers and number of acres; >>>> Attached to the original submission as Exhibit 2



3. A vicinity map showing the location of the site and its relationship to surrounding areas and roads;

>>>> Attached to the original submission as Exhibit 3 – Aerial Photograph

4. A Development plan drawn to a scale no smaller than two hundred (200) feet to the inch with elevation contours of no more than twenty-(20)-foot intervals showing the following:

- a. Existing buildings, roads, utilities and easements
- b. Arrangement of proposed land uses by type (residential, commercial, open spaces, etc.) with the approximate percentage of land in each category.
- c. Proposed traffic circulation and parking;
- d. Critical areas and natural features;

>>>> Complete Site Plan containing all the items listed below is attached to the original submission as Exhibit 1

5. A Landscaping plan.

>>>>The proposed PUD landscaping plan will include native vegetation and the preservation of critical areas throughout the property. Gardens, hardscape, and grass will be used in landscaping around the residential areas. There will be pockets of open space that will have grass. These spaces will be for outdoor recreation uses and may include a park or series of parks that may have playground equipment. All driveways will have gravel placed on them or be hard surfaced to control dust. As all of the driveways are located in areas that are used for access to the homesites, portions of driveways will not be hard surfaced with asphalt.

6. A Phasing plan with identified timelines. >>>>Attached to the original submission as Exhibit 5

7. A Project narrative addressing the following:

- a. Adjacent natural areas;

>>>> There is no definition of Natural Areas in the zoning code. Kittitas County Planning staff was not able to provide a precise definition of “Natural Areas”. The adjacent surrounding areas and beyond consist of irrigated farmland and residential turf. The residential areas, specifically adjacent to the western border, contain more vegetation and trees. Naneum Creek is roughly 650 feet east and parallel to the eastern border of the property, and trees and other vegetation surround it. The KRD Cascade Canal creates the southern border of the project site.

- b. The type, design and characteristics of the surrounding properties;  
>>>>The surrounding properties include farmland and sprawling, low-density residential areas. There is a more concentrated residential development that is adjacent to the project site's northern border. Game Farm Road defines the northern border of this development. The western adjacent properties on the west side of Wilson Creek Road and the properties surrounding the southwestern border of the proposed project site are also of a slightly higher density than the surrounding area. Wilson Creek Road defines the western border of the proposed project site.
- c. Developer's intent with regard to providing landscaping and retention of open spaces;  
>>>>See landscaping plan above. It is the intent of the Applicant to permanently designate large areas of open space. These areas would include grass and possibly other native vegetation and would allow outdoor recreation uses. The park(s) that may be constructed would be within the large open space(s) and may be improved upon as operations commence. The park(s) would also 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. The park(s) would include various places for children to play with the possible inclusion of playground equipment. Furthermore, there may be the retention of agricultural land to be kept for continual cattle grazing.
- d. Future land ownership patterns within the development including homeowners associations if planned;  
>>>>This planned unit development is a collaboration with present landowners. There may be a homeowner's association as it is developed.
- e. Proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;  
>>>>Water: The developed areas of the project site are currently served by private systems, with wells on parcels 954482, 12302, and 954201. The proposed project site is in the Green Water Availability Zone and the applicant holds both irrigation and domestic water rights for the entire project site. These water rights will adequately serve the entire development upon final buildout. The development will be served by a Group A private municipal water system.

>>>>Sewer/Solid Waste: The existing and developed areas of the site are currently served by a private system. Parcels 12302 and 954482 are served by septic systems. The whole PUD would be served by a private sewer and/or septic system possibly including a system such as a LOSS (Large On-site Septic System) or an MBR (Membrane Bioreactor Plant) 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.

- f. Documentation from the Director that environmental review (SEPA) has been completed or will be completed;  
>>>>See the completed SEPA checklist in Section 4 of the original submission.
- g. An explanation and specification of any nonresidential uses proposed within the project;  
>>>> The proposed planned unit development may host an area(s) for park(s). This would consist of an open space with grass and playground equipment. There may be some areas preserved by the applicant that will remain farmland for cattle grazing.
- h. Planned residential densities expressed in terms of dwelling units per building and per net acre (total acreage minus dedicated rights-of-way);  
>>>> This area provides for 44 residential lots consistent with the underlying zoning. Additionally, there are 19 lots that are being transferred through a Transfer of Development Rights (see Section 3). The transfer to a Planned Unit Development provides an exchange rate equaling two units transferred to the receiving site per one eligible unit from the sending site consistent with KCC 17.13.080(5), totaling a received amount of 38 additional units. With the existing 44 lots, this creates a total of 82 possible residential lots. A second transfer of development rights process will be used to transfer additional units of density to the proposed project site that will total up to 110 total lots. The dwellings will be single-family dwellings and lots may vary in size from a quarter acre to one acre.
- i. The method proposed to insure the permanent retention and maintenance of common open space;

>>>>See above response to 17.36.030(7)(c). The Applicant will permanently retain and maintain common open space(s) through the designation of areas within the development that would include grass and possibly other native vegetation. These areas would be kept for common areas for use by residents and would allow outdoor recreation uses. The park(s) that may be constructed would be within the large open space(s) and may be improved upon as operations commence. The park(s) would include various places for children to play with the possible inclusion of playground equipment. The park(s) would also 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. Furthermore, there may be the retention of agricultural land to be kept for cattle grazing.

- j. Proposed development standards, including an analysis of the public benefit provided in exchange for the deviations from the standards of the underlying zone;  
>>>>The area surrounding Wilson Creek Road and Game Farm Road is rapidly developing. However, due to the zoning restrictions, sprawling, low-density development has occurred, leaving little room for new residents. 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. Future individual parcel owners would have the opportunity to cultivate 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. 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. Overall, this will allow for increased residential use by residents while preserving rural character. For more information about the increased density, see the code response to KCC 17.13.
- k. Timing for the construction and installation of improvements, buildings, other structures and landscaping;  
>>>>See Phasing Plan in Exhibit 5 of the original submission.

- I. A master plan of the site, if the proposed PUD is to be developed in phases. The master plan need not be fully engineered, but shall be of sufficient detail to illustrate the property's physical features and probable development pattern. The master plan will serve as a guide in each successive stage of development until its completion;

>>>>The elements identified to be included in the master plan are included within the Site Plan attached to the original submission as Exhibit 1.

- m. If the proposed PUD rezone will result in an increase in unit density over the existing zone, include a narrative of the transfer of development rights in accordance with KCC Chapter [17.13](#), Transfer of Development Rights. ([Ord. 2013-001](#), 2013; [Ord. 2010-006, 2010](#); Ord. 2007-22, 2007; Ord. 90-6 (part), 1990; Res. 83-10, 1983)

>>>>This PUD rezone will result in the addition of thirty-eight (38) units of density within the property. See the applicant's full response to Kittitas County Code 17.13 as an attachment to the original submission in Section 3.

17.36.040 Submittal requirements - Final development plan. Following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the Board which shall include all of the following as listed below. Submittal shall be consistent with the process as outlined for final plat development in KCC Chapter [16.20](#).

>>>>Not applicable for the preliminary application for this proposed PUD.

- 2. A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval;
- 3. A map or maps of the site drawn at a scale no smaller than one hundred (100) feet to one (1) inch showing the following:
  - A. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;
  - B. Arrangement of all buildings which shall be identified by type;
  - C. Preliminary building plans including floor plans and exterior design and/or elevation views;

- D. Location and number of off-street parking areas including type and estimated cost of surfacing;
- E. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;
- F. The location and total area of common open spaces;
- G. Proposed location of fire protection facilities;
- H. Proposed storm drainage plan;
- 4. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;
- 5. Provisions to assure permanence and maintenance of common open spaces;
- 6. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting;
- 7. Certification by the county of transfer of the required density credits in compliance with KCC Chapter 17.13, Transfer of Development Rights. (Ord. 2010-006, 2010; Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 90-6 (part), 1990; Res. 83-10, 1983)

#### 17.36.045 Review criteria.

- 1. Preliminary development plan: The Hearing Examiner shall evaluate a Planned Unit Development application and other evidence and testimony submitted into the record and shall issue a recommendation based on the following considerations and criteria:
  - a. Criteria applicable to all PUDs:
    - i. PUD complies with all amendment criteria in KCC Chapter 17.98; >>>>See [KCC 17.98 response attached to this document as Exhibit 1.](#)
    - ii. PUD makes economic and efficient use of land, streets, and public services; >>>> 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 outdoor recreational space, there will be more opportunity for county growth due to the greater number of residents within a smaller area. The proposed PUD would use both Wilson Creek Road and Game

Farm Road for access and would not create additional traffic on private roads or developments. This PUD will use private water and sewer and/or septic systems.

- iii. PUD preserves usable open space, important natural features, and other amenities; >>>> This proposed PUD is being developed to provide irrigation for pastures 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. The Applicant will permanently retain and maintain common open space through the designation of areas within the development that would include grass and possibly other native vegetation. These areas would be kept for common areas for use by residents and would allow outdoor recreation uses. The park(s) that may be constructed would be within the large open space(s) and may be improved upon as operations commence. The park(s) would include various places for children to play with the possible inclusion of playground equipment. The park(s) would also 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. Furthermore, there may be the retention of agricultural land to be kept for cattle grazing. This agricultural land would be kept by the applicant.
- iv. PUD provides site design features that reasonably mitigate off-site impacts; >>>> The proposed PUD is creating varying lot sizes that are not allowed in the current zoning in order to provide more housing opportunities in a rapidly growing area and prevent sprawling, low-density development. Private access roads will not encumber other developments or private homesites. The water and sewer and/or septic systems will be privately owned and operated.  
and
- v. Public benefits of PUD outweigh the effect of the modification of underlying zoning standards. >>>>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 outdoor recreational space, there will be more opportunity for county growth due to the greater number of residents within a smaller area. Furthermore, this development would prevent sprawling, low-density homesites, an arrangement that is contrary to the goals of the Kittitas County Comprehensive Plan. The proposed PUD would use Wilson Creek Road and Game Farm Road, both public roads, for access and would not create additional traffic on private roads or developments. This PUD will use private water and sewer and/or septic systems.

b. Additional criteria applicable to PUDs on Rural Lands:

- i. PUD is developed in a manner that maintains rural character; >>>> This proposed PUD is being developed to provide irrigation for pastures 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. 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.
- ii. Non-residential uses within PUD are designed at a scale appropriate for rural area and intended to serve only the residents of the PUD; and >>>>Residential lot sizes will vary in size to accommodate the rural agricultural lifestyle. This gives residents the opportunity to create 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. These lot sizes will be designed in order to prevent sprawling, low-density development. The areas of open space will be designed for



outdoor recreation uses and will be within the confines of the development for residential use.

- iii. PUD provides appropriate transitions to surrounding properties and land uses.

>>>>This proposed PUD will not crowd adjacent properties and homesites and will not obscenely obstruct views. Varying lot sizes and portions of open space will still allow for a rural environment. This development will not inflict upon other adjacent and surrounding land uses and will remain entirely within the boundaries of the project site.

- iv. All new structures shall comply with the applicable standards contained in: (1)

"Fire Safety Considerations for Developments in Forested Areas: Fire Hazard Severity Rating and Recommended Standards" (Northwest Interagency Fire Prevention Group) Washington Department of Natural Resources Severity Type Rating System; (2) standards adopted by Kittitas County Fire Protection Cooperative - "Recommendations For Fire Safety and Prevention of Forest and Range Land in Kittitas County Including Rural, Commercial and Private Developments"; and/or (3) Urban Wildland Interface Code for structures outside a fire district.

>>>>The applicant agrees to abide by the standards as adopted by Kittitas County.

2. Final development plan: The Director shall evaluate and the Board shall approve final development plans for the PUD, provided the conditions imposed on the preliminary PUD approval, if any, have been satisfied. (Ord. 2013-001, 2013)

>>>>Not applicable to this preliminary application

17.36.050 Permit issuance and conditions. Building permits and other permits required for the construction or development of property under provision of this section shall be issued only when, in the opinion of the Director, the work to be performed substantially conforms to the final development plan approved by the Board. (Ord. 2013-001, 2013; Ord. 96-19 (part), 1996; Ord. 90-6 (part), 1990; Res. 83-10, 1983) >>>>Not applicable to this preliminary application

17.36.060 Required improvements. All improvements including parking lots, driveways, landscaping, which are a part of the approved plan, but which do not otherwise require building

permits, shall be completed or bonded before occupancy permits are issued by Community Development Services. The amount of the bond shall be determined by Community Development Services on the basis of information presented with the final development plan. (Ord. 2013-001, 2013; Ord. 90-6 (part), 1990; Res. 83-10, 1983) >>>>Not applicable to this preliminary application

17.36.070 Inter-jurisdiction review. Proposed projects occurring within the Urban Growth Area shall be jointly reviewed with the associated city. (Ord. 2007-22, 2007) 17.36.080 Planned Unit Development Alterations. Proposed alterations to approved Planned Unit Developments shall be processed as follows: >>>>Not applicable to this preliminary application

1. Minor alterations: Minor alterations are those which, in the opinion of the Director, alter the dimensions, location, or type of facilities but maintain the basic character of the approved PUD application and do not alter the proposed uses or density. Minor alterations may be approved by the Director. >>>>Not applicable to this preliminary application
2. Major alterations: Major alterations are those which, in the opinion of the Director, substantially change the basic design, density, open space or other requirement of the Planned Unit Development. Major adjustments require a new application. (Ord. 2013-001, 2013; Ord. 2007-22, 2007) >>>>Not applicable to this preliminary application

17.36.090 Extensions and expiration. >>>>Not applicable to this preliminary application

1. Filing of final development plan - Non-phased PUDs. The applicant shall have five (5) years from the date of Board action to submit the final PUD application pursuant to 7.36.040, unless an extension has been granted pursuant to subsections 3 or 4 below. If the PUD is associated with a plat with a longer submittal timeframe the longer timeframe shall apply, pursuant to RCW 58.17.140. >>>>Not applicable to this preliminary application
2. Filing of final development plan - Phased PUDs. Applicants may develop a Planned Unit Development in phases, provided a phasing plan is approved as part of the initial application. In such cases, a final development plan shall be submitted for phases in the time limit established in the approved phasing plan, unless an extension has been granted pursuant to subsections 3 or 4 below. If the PUD phase is associated with a plat with a longer submittal timeframe the longer timeframe shall apply, pursuant to RCW 58.17.140. >>>>Not applicable to this preliminary application

3. One-(1)-year extension. An applicant who files a written request with the Director prior to the end of the five-(5)-year expiration period (or applicable timeline established in an approved phasing plan) shall be granted a one-(1)-year extension upon showing a good faith attempt to complete the requirements necessary for submittal of the final development plan. >>>>Not applicable to this formulary application
4. Additional extensions. Upon written request from the applicant, the Board may grant two (2) additional one-(1)-year extensions beyond the extension authorized in subsection 3 if they find there is reasonable justification for the granting of additional extensions. The Board may take into consideration changes in rules and regulations that occurred since the original PUD approval and may condition the extension to require compliance with any such rules and regulations, or portions thereof. >>>>Not applicable to this formulary application
5. Expiration. Planned Unit Developments which do not obtain final approval and implementing permits within the time frames established in this section shall expire without prejudice. For phased PUDs the expiration shall apply to all portions or phases of the PUD that have not applied for or been granted final approval. All future permits shall be subject to the requirements of the underlying zone unless a new application for a Planned Unit Development is submitted and approved. >>>>Not applicable to this preliminary application
6. Timeframe for implementing permits. Implementing permits, including land divisions for lot sales or building permits when there is no associated land division, shall be submitted within two (2) years of final development plan approval. >>>> As discussed in other portions of the submitted application there is an extended timeline which is shown in the phasing plan attached to the original submission as Exhibit 5. The phasing plan for this proposed PUD extends the timeline established in this subsection.
7. PUDs approved prior to 2007. Planned Unit Developments with preliminary development plans approved prior to adoption of the expiration standards contained in Ordinance 2007-22 shall have until December 31, 2017, to submit final development plans and shall be subject to the timeframes established in subsection 6 above for implementing permits. Undeveloped PUDs with final development plans approved prior to 2007 shall have until December 31, 2015, to complete land divisions for lot sales or building permits when there is no associated land division. Failure to obtain final plan or permit approvals or make substantial progress toward such approvals within the time frames in this

subsection shall result in expiration without prejudice. >>>>Not applicable to this preliminary application

8. Lapse of zoning. If the Planned Unit Development is not completed within the time periods in this section, the rezone to Planned Unit Development Zone is void for the area not completed, and the official zoning map shall be amended to the underlying zoning. (Ord. 2013-001, 2013; Ord. 2007-22, 2007>>>> As discussed in other portions of the submitted application, the time periods established shall be those that are approved as shown with the phasing plan attached to the original submission as Exhibit 5.

## EXHIBIT 1

PUD COMPLIES WITH ALL AMENDMENT CRITERIA IN KCC CHAPTER 17.98;

>>>>The following is a copy of KCC Chapter 17.98 copied directly from the Kittitas County website. The text of the code is in black and the applicant response is in blue with said response starting with >>>.

### Chapter 17.98

#### AMENDMENTS\*

##### Sections

17.98.010 Proposal.

17.98.020 Petitions.

\* Prior history: Ord. 2.

##### 17.98.010 Proposal.

Changes and amendments to this title may be proposed by:

1. The Board;
2. The Planning Commission;
3. Petition of the property owners affected, or their authorized agent. (Ord. 2013-001, 2013; Res. 83-10, 1983) >>>>This proposed PUD is using the petition method for the Amendment to the zoning code from Agriculture 5 to Planned Unit Development. This project is being processed as a Project Rezone and has been submitted as such in the original application.

##### 17.98.020 Petitions.

1. A petition to amend this title shall be filed with the administrator on forms prescribed by the Director. If the petition is for an amendment to the zoning map it shall include a legal description and location of the property to be reclassified. >>>>Submitted with the original application.
2. A petition asking for a change from one zone to another must be signed by not less than seventy-five percent (75%) of the property owners and representing at least seventy-five percent (75%) of the assessed valuation of the area proposed for the zone reclassification. >>>>The applicant owns 100% of the land included within the boundaries

of this proposed PUD. The legal descriptions of the property and the signatures of the owners of said property are included with the application submitted.

3. Any member of the general public has the right to petition the Board or planning commission for consideration of text amendments or change from one zone to another for a general area. Such consideration is not mandatory. >>>>Not applicable.
4. Petitions shall be processed pursuant to Title 15A of this code, Project permit application process. >>>>Agreed
5. A petition requesting a change on the zoning map shall be processed consistently with the Annual Comprehensive Plan Docketing Process, pursuant to KCC Title 15B, unless the petition is consistent with the Comprehensive Plan land use designation of the property and accompanied by a specific development application.>>>> This proposed Planned Unit Development is consistent with the land use designation of the property and is a non-project rezone. Therefore, this application shall be processed consistently with the comprehensive planning docketing process.
6. A petition requesting a change on the zoning map from one zone to another must demonstrate that the following criteria are met: >>>> See the following pages for responses to these questions.
  - a. The proposed amendment is compatible with the comprehensive plan; and
  - b. The proposed amendment bears a substantial relation to the public health, safety or welfare; and
  - c. The proposed amendment has merit and value for Kittitas County or a sub-area of the county; and
  - d. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property; and
  - e. The subject property is suitable for development in general conformance with zoning standards for the proposed zone; and
  - f. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property; and
  - g. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties; and

- h. The proposed amendment is in full compliance with KCC Chapter 17.13, Transfer of Development Rights, if the proposed amendment allows greater than one (1) dwelling unit (du) per twenty (20) acres or proposes to decrease the dwelling units (du) allowed in the zone classification.

(Ord. 2014-015, 2014; Ord. 2013-001, 2013; Ord. 2010-006, 2010; Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 96-1, 1996; Res. 83-10, 1983)

KCC 17.98.020(6)(A)

THE PROPOSED AMENDMENT IS COMPATIBLE WITH THE COMPREHENSIVE PLAN

This section has been answered in the original submission and is attached as Exhibit X-9C in Section 1.



KCC 17.98.020(6)(B)

THE PROPOSED AMENDMENT BEARS A SUBSTANTIAL RELATION TO THE PUBLIC HEALTH,  
SAFETY OR WELFARE

The proposed amendment must bear a substantial relation to only one of the following: public health, safety, OR welfare. This proposal benefits county residents in all three categories.

Kittitas County's comprehensive plan and zoning standards were established to protect the health, safety, and welfare of the public. Kittitas County adopted the Planned Unit Development zone (KCC 17.36) without it being appealed or overturned. Therefore, using the Planned Unit Development Zoning code for the development of this PUD shows that this proposed project has a substantial relation to public health, safety and welfare and benefits the county when meeting all the requirements found in the code.

Furthermore, the Kittitas County Code in section 17.36.020 establishes specific uses that may be used within a PUD and at the same time eliminate most other uses. As the Kittitas County Code was adopted to ensure that the public health, safety and welfare are protected, the uses identified below that are included within this proposed PUD show a substantial relation to the public health, safety or welfare as required by the PUD zone. The specific uses that are allowed in the PUD zone and proposed to be used in this project are as follows:

17.36.020 Allowed uses.

2. Outside the Urban Growth Area, uses may include:

a. The following residential uses;

- i. Accessory dwelling unit; There may be Accessory Dwelling Units built on the proposed PUD as allowed by Kittitas County.
- ii. Accessory living quarters; There may be Accessory Living Quarters built on the proposed PUD as allowed by Kittitas County.
- iii. Dwelling, single-family; There are two single-family residences that already exist within the proposed project site. There will be Single-Family Dwellings built on the proposed PUD as allowed by Kittitas County.
- iv. Dwelling, two-family; It is not anticipated that there will be any two-family dwellings on the property.

- v. Dwelling, multiple-family; It is not anticipated that there will be any multiple-family dwellings on the property.
  - vi. Special care dwelling; It is not anticipated that there will be any special care dwellings on the property.
  - vii. Parks and playgrounds; There may be a playground on the property for the residents and guests of the ownership of the units within the PUD.
- b. The following uses where they are only serving a residential PUD and where all other applicable standards are met:
- i. Community buildings; It is not anticipated that there will be any community buildings on the property.
  - ii. Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses; It is not anticipated that there will be any indoor recreation facilities located on the property.
  - iii. Outdoor recreation facilities including swimming pools, sports courts or similar uses; There may be opportunities for outdoor recreation uses within the proposed PUD as allowed by Kittitas County.
  - iv. Electrical vehicle infrastructure, pursuant to KCC Chapter 17.66; It is not anticipated that there will be any electrical vehicle infrastructure located on the property.
  - v. Recreation vehicle storage areas. There may be recreational vehicle storage constructed within the proposed PUD as allowed by Kittitas County.

By showing that the proposed PUD uses are all allowed by the Kittitas County Code and said code has been adopted to protect the public health, safety and welfare of the county and its residents, this proposed PUD has shown that it bears a substantial relation to the public health, safety and welfare of the county.

The following statements are quotes from the Kittitas County Comprehensive Plan with statements by the applicant that further indicate that the PUD bears a substantial relation to the public health and safety of the county:

#### **PUBLIC HEALTH and SAFETY**

Through these responses to applicable comprehensive plan goals and policies, it can be demonstrated that the proposed planned unit development will foster public health and safety.

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 provides a variety of rural densities and housing choices through the varied lot sizes. As this PUD will be built to all the standards of Kittitas County it bears a substantial relation to the public health and safety of the county.

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

There would be pockets of open space throughout the proposed PUD with a park or series of parks built with playground equipment. Moreover, there are numerous recreational opportunities within a fifteen-minute drive of the property. This development will be built to meet all applicable codes of Kittitas County. In developing a safe facility that protects the public health and safety of county residents, the development of the PUD bears a substantial relation to the public health and safety of the county.

NE-P3: Use Best Available Science to regulate development in a manner that balances protection of property rights and human health and safety with protection of critical area functions and values:

There are critical areas and respective buffers throughout the property of the proposed PUD. Throughout planning and development, these critical areas and buffers will be maintained. No construction will happen within these areas. The applicant will work with agencies as necessary to preserve these areas. Through this, the PUD bears a substantial relation to the public health and safety of the county.

WELFARE: The Merriam-Webster dictionary defines "welfare" as "the state of doing well especially in respect to good fortune, happiness, well-being, or prosperity".

This development is designed to encompass rural character in a setting that allows for a higher density than Rural zoning. Because of this, residents would have the chance to practice individual sustainable farming practices on a small scale, such as raising horses and growing vegetable gardens. These activities are shown to increase the well-being, mood, and satisfaction of life of those who practice these activities. Therefore, this proposed PUD bears a substantial relation to the public welfare of the county.

**SAFETY:** The Merriam-Webster dictionary defines "safety" as "the condition of being safe from undergoing or causing hurt, injury, or loss".

All of the residences and facilities within the PUD will be built according to the requirements of the Kittitas County Code and will use "Best Practices" to ensure that they are safe. Therefore, this proposed PUD bears a substantial relation to the safety of the county.

Throughout this exhibit, it has been shown that the proposed PUD bears a substantial relation to public health, safety, and welfare, exceeding the requirement that calls for the fulfillment of only one of the aforementioned conditions.

KCC 17.98.020(6)(C)

THE PROPOSED AMENDMENT HAS MERIT AND VALUE FOR KITTITAS COUNTY OR A SUB-  
AREA OF THE COUNTY

The Merriam-Webster dictionary defines “merit” as “a good quality or feature that deserves to be praised” and/or “the quality of being good, important, or useful”.

**Domestic Water:** The developed areas of the project site are currently served by private systems, with wells on parcels 954482, 12302, and 954201. The proposed project site is in the Green Water Availability Zone and the applicant holds domestic water rights for the entire project site. These water rights will adequately serve the entire development upon final buildout. The development will be served by a Group A private municipal water system. By providing this water privately, the amendment has merit and value for the county as it adds residential uses in an area that can be served by existing senior water rights.

**Irrigation Water:** The proposed project site is in the Green Water Availability Zone and the applicant holds irrigation water rights for the entire project site. Over the last 50 years, the surrounding properties of the proposed PUD have all been actively farmed, grazed, and ranched. As the population grew in the throughout the Game Farm Road area most of this agriculture usage, including farming, grazing and ranching, have changed to 3- and 5-acre homesites. The irrigation sources that supply this property with irrigation allows a large portion of this land to continue to be used for small-scale farming, grazing and ranching on the residential properties, therefore preserving the rural nature of the property, which is one of the objectives of the Kittitas County Comprehensive Plan.

**Innovative Densities:** 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, and sprawling, low-density environment has overtaken the area. This has especially affected the land 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.

Using Unusable Land: 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. 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.

The Merriam-Webster dictionary defines “value” as “the amount of money that something is worth” and/or “the price or cost of something”.

As incoming residents decrease the number of available homes, another area of the county would be built that is designated for residential growth without the creation of sprawling, low-density development. Furthermore, those who work in Ellensburg would have the opportunity to live roughly ten minutes away from work and would not have to move to a different part of the state to afford a home. This would increase revenue within the County through its increased use and profit from those who are able to remain local.

KCC 17.98.020(6)(D)

APPROPRIATE BECAUSE OF CHANGED CIRCUMSTANCES FOR REASONABLE  
DEVELOPMENT OF THE SUBJECT PROPERTY

The proposed amendment needs to be found appropriate because ONE of the following (i) because of changed circumstances (ii) because of a need for additional property in the proposed zone (iii) because the proposed zone is appropriate for reasonable development of the subject property. As stated above the amendment for the Project needs to meet only one of these criteria. As shown below the amendment for the Project meets all of the above stated criteria.

Because of Changed Circumstances: There has been a minimum of two changes in circumstances shown as follows:

(i) Because of changed circumstances;

The growing area outside of Ellensburg's UGA has created a deficit in housing opportunities for those working in town and throughout Kittitas County. As a result, residences are being built within historically agricultural areas, and this land that was once used for farming practices is now being overtaken by low-density development. This PUD would allow for the continuation of small-scale family farming practices while supplying necessary additional housing.

(ii) Because of a need for additional property in the proposed zone:

As stated above, there has been an influx of new residents throughout the greater Ellensburg area outside of the UGA, especially around Game Farm Road. This PUD will create more housing opportunities for the population increase while decreasing sprawling, low-density development. This is in line with the Growth Management Act goal discussing the reduction of sprawl as stated within the Kittitas County 2021 Comprehensive Plan: "Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development (RCW 36.70A.020(2))."

(iii) Because the proposed zone is appropriate for reasonable development of the subject property: Kittitas County Code 17.28A – Agriculture 5 zoning, defines this zone as follows: "The purpose and intent of the agriculture (A-5) zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly." This development will allow for residents to continue small scale agricultural practices as are encouraged within the zoning. Additionally, this

development will combat the sprawling, low-density development that has become prevalent within the surrounding area without the overcrowding of homesites. 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, which is compatible with the zoning requirements of the proposed project site.



KCC 17.98.020(6)(E)

AMENDMENT IS SUITABLE FOR DEVELOPMENT IN GENERAL CONFORMANCE WITH ZONING  
STANDARDS FOR THE PROPOSED ZONE

The following is taken from Kittitas County Code KCC17.36.020 and 17.36.025. This portion of the code provides for the uses within a PUD that is located outside an Urban Growth Area and states the following:

17.36.020 Allowed uses.

- i. Accessory dwelling unit; >>>>An accessory dwelling unit(s) may be built on the property in the future as allowed by the Kittitas County code which would be in general conformance with the proposed zone.
- ii. Accessory living quarters; >>>>Accessory Living Quarters may be built on the property in the future as allowed by Kittitas County code which would be in general conformance with the proposed zone.
- iii. Dwelling, single-family; >>>> Dwelling, single-family units are located on the property at the time of this application and continue to be built on the property in the future as allowed by Kittitas County code which would be in general conformance with the proposed zone.
- iv. Dwelling, two-family; >>>> Though allowed within the Planned Unit Development code it is not anticipated that two-family dwellings will be constructed on the property.
- v. Dwelling, multiple-family; >>>> Though allowed within the Planned Unit Development code it is not anticipated that multiple-family dwellings will be constructed on the property.
- vi. Special care dwelling; >>>> Though allowed within the Planned Unit Development code it is not anticipated that a special care dwelling will be constructed on the property
- vii. Parks and playgrounds; and >>>> A small park(s) and playground(s) may be constructed on the property to serve the residences that are located within the Flying A Planned Unit Development.

- i. Community buildings; >>>> Though allowed within the Planned Unit Development code it is not anticipated that community buildings will be constructed on the property.
- ii. Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses; >>>> Though allowed within the Planned Unit Development code it is not anticipated that indoor recreation facilities will be constructed on the property.
- iii. Outdoor recreation facilities including swimming pools, sports courts or similar uses; >>>> Outdoor recreation facilities may be built on the property in the future as allowed by Kittitas County code which would be in general conformance with the proposed zone.
- iv. Electrical vehicle infrastructure, pursuant to KCC Chapter 17.66; >>>> Though allowed within the Planned Unit Development code it is not anticipated that electrical vehicle infrastructure will be constructed on the property.
- v. Recreation vehicle storage areas. >>>> Recreation vehicle storage areas may be built on the property in the future as allowed by Kittitas County code which would be in general conformance with the proposed zone.

Only the allowed uses as provided in KCC 17.36.020 will be allowed within the proposed PUD. The proposed PUD is specifically designed to meet the allowed density. That density allowed within the zone including the Transfer of Development Rights as provided for in Kittitas County Code 17.13 provides a mix of residential lands and privately-owned rural areas for small-scale family farming uses. This PUD is designed to specifically meet this requirement and is suitable for development in general conformance with zoning standards for the proposed PUD zone.

KCC 17.98.020(6)(F)

WILL NOT BE MATERIALLY DETRIMENTAL TO THE USE OF PROPERTIES IN THE IMMEDIATE  
VICINITY OF THE SUBJECT PROPERTY

The proposed PUD will not be materially detrimental to the properties in the immediate vicinity of the proposed PUD as there will be no changes to the current uses of the boundary area of the proposed PUD. Furthermore, the residential use of the proposed property site will have a seamless transition with the residential development to the north and the residential properties to the northwest, west, and southwest. The residential agricultural uses within the proposed development, along with the open space area(s) and possible park(s), will be complimentary to the surrounding agricultural uses on the northeastern, eastern, and southeastern adjacent properties.

All irrigation and domestic water rights are owned by the applicant. All proposed water and sewer systems will be privately operated and maintained by the applicant. Furthermore, there may be the retention of agricultural land to be kept for cattle grazing in certain areas of the property, maintaining a primary use of the property as it is currently used.

The density of the residential buildings will not be increased over that allowed in the underlying zoning and as provided in Kittitas County Code 17.13.

KCC 17.98.020(6)(G)

AMENDMENT PROPERTY SHALL NOT ADVERSELY IMPACT IRRIGATION WATER

The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties. The applicant has both irrigation and domestic water rights for the entire proposed project site so outside sources will not be necessary.

KCC 17.98.020(6)(H)

THE PROPOSED AMENDMENT IS IN FULL COMPLIANCE WITH KCC CHAPTER 17.13

This proposed planned unit development will increase the density within the boundaries of said PUD by thirty-eight (38) residential units. The applicant, through Chapter 17.13 of the Kittitas County Code, will be transferring a portion of development rights from one parcel owned by the applicant to the proposed project site. A full response to this Chapter has been submitted with the original application and attached as Section 3. This demonstrates how the applicant is adhering to and meeting the said process as laid out in Kittitas County Code Chapter 17.13.