

**PARKE CREEK PLANNED UNIT DEVELOPMENT
FINAL DEVELOPMENT PLAN
Presented by Parke Creek Landing, LLC**

RECEIVED
APR 17 2025
Kittitas County CDS


**Frank Ragland, Member
Parke Creek Landing, LLC**

**PARKE CREEK PLANNED UNIT DEVELOPMENT
FINAL DEVELOPMENT PLAN**

Table of Contents

1. Application Statement by Parke Creek Landing, LLC, Applicant
2. Response to Title 17.36.040 of the Kittitas County Zoning Code
3. Exhibit List
4. Exhibits

**PARKE CREEK PLANNED UNIT DEVELOPMENT
FINAL DEVELOPMENT PLAN
Application Statement by Parke Creek Landing, LLC, Applicant**

This Final Development Plan is for all phases of the Parke Creek Planned Unit Development as recommended for approval by the Hearing Examiner on December 8, 2025, and attached hereto as Exhibit A. This recommendation was approved by the Kittitas County Board of Commissioners on February 3, 2026 via Ordinance 2026-001, attached hereto as Exhibit B. Also attached hereto as Exhibit C is a true and correct copy of the Kittitas County Code Chapter 17.36 Planned Unit Development Zoning Code as it existed on April 7, 2026, the day of this final development plan's submission.

A copy of the original submitted site plan is attached hereto as Exhibit D. During the November 24th, 2025 hearing, an updated site plan with a smaller area was proposed to and approved by the Hearing Examiner. This was done to exclude 78.17 acres of shrubsteppe along the project's eastern border. Later, this site plan was also approved by the board of county commissioners. This updated site plan is attached as Exhibit E.

Pursuant to chapter 17.36.090(2) and confirmed in a meeting with Kittitas County Community Development Services (CDS) Planning Manager, Jamey Ayling, the applicant is filing the Final Development Plan for this Planned Unit Development in stages for each Phase of the project. This document is for the Parke Creek Final Development Plan Phases 1, 2, and 3 of the approved Parke Creek Planned Unit Development preliminary proposal as established by Ordinance 2026-001, which is included herein as Exhibit B.

The requirements for the creation of a Planned Unit Development Final Development Plan are included in Kittitas County Code 17.36.040: Submittal requirements - Final Development Plan. This Final Development Plan for the Parke Creek Planned Unit Development has been created to address all the relevant sections and sub-sections of Kittitas County Code 17.36.040. The layout of this Final Development Plan follows the order of Kittitas County Code 17.36.040 and its relevant sub-sections that apply to this Planned Unit Development.

PARKE CREEK FINAL DEVELOPMENT PLAN

Response to Title 17.36.040 of the Kittitas County Zoning Code

Applicant's responses to Title 17.36.040 begin with >>>> and are in blue.

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](#).

1. 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;

>>>> Chapter 17.36.040 (1) requires a statement in the Final Development Plan regarding the sequencing of construction for all the elements of this portion of the approved Parke Creek Planned Unit Development. The following is the sequencing of the three planned phases of the Parke Creek Planned Unit Development:

As originally submitted by Parke Creek Landing LLC on December 3, 2024, and deemed complete on January 21, 2025, the Parke Creek Planned Unit Development application contained a staging plan. During the Kittitas County approval process, there were no requests for modifications or change to the proposed staging plan by the county, the applicant, or any other individual or entity. Therefore, the applicant has adopted the staging plan as submitted to Kittitas County with the original application to represent the staging plan for the Parke Creek Planned Unit Development Final Development Plan.

The following is the staging/phasing plan as originally submitted with the Parke Creek Planned Unit Development application and expanded for this final development plan:

This phasing plan accompanies the application for the Parke Creek Planned Unit Development Comprehensive Plan Amendment and Project (the project) and as required by Kittitas County Code Section 17.36 – Planned Unit Development Zone and the associated SEPA checklist. This staging/phasing plan establishes the proposed sequence and general timeline for the development of the Planned Unit Development. The proposed timeline and staging/phasing sequence represent the Applicant's intent and best-case scenario based on current conditions. The final execution and completion dates for the various project stages/phases are inherently flexible and expressly subject to potential delays due to factors largely outside the Applicant's direct control. The

project timeline is heavily dependent on the duration of regulatory reviews and the issuance of final design approvals and permits from various authorities having jurisdiction. The processing of required entitlements consistently involves variable and often extended timelines from state and federal agencies and utility providers, which can significantly delay development. These include, but are not limited to, obtaining approvals from the Department of Ecology (DOE) for water right transfers (which can take 2 to 4 years), the Department of Fish and Wildlife (WDFW), the Department of Health (DOH), and various utility providers such as Kittitas County Public Utility District. A delay in the satisfaction of any one external condition precedent necessitates a corresponding adjustment to the project's staging/phasing sequence.

The construction schedule is also contingent upon unpredictable external forces, including economic and market conditions. The pace of development will be directly influenced by local housing market demand, lot absorption rates, the availability and cost of construction and development financing, and material cost volatility. Moreover, unpredictable force majeure events, including but not limited to pandemics or geopolitical conflicts, may substantially impact the availability and cost of construction labor and materials.

Finally, building activities are restricted by seasonal and weather constraints, including but not limited to early or late season snow, drought, and summer fire restrictions. Given these variables, the Applicant reserves the right to accelerate, delay, or modify the sequence of the planned stages and phases as necessary to adapt to current conditions. The timing of subdivision lot sales may precede other elements of the development upon final plat approval.

The project will be developed in phases.

2026 – 2028

Upon approval of the final development plan, the applicant will continue the approval process for the domestic water system and sewer/septic system. The Group B water system plan for this project has been submitted to the Kittitas County Department of Health and is awaiting approval. Additionally, Kittitas County Public Works has determined the proposed new use of groundwater within the project site to be water budget neutral. For more information, see Exhibit I: Determination of Water Budget Neutrality.

Division 1: The Residential Area will begin to be developed during this time. This will include the road review and approvals (civils), including but not limited to grading, design to private road standards, stormwater standards, which are all part of the residential lot platting. Upon approval of this Final Development Plan, access and grading permit applications will be submitted to the Kittitas County Public Works Department.

Division 2: The Off-Road Vehicle Area (ORV) will be developed within this phase. During this time, the ORV track will be constructed and graded. There may be other recreational uses such as mountain biking and BMX facilities. An overall expansion of the initial ORV track may occur in other Phases of the proposal.

Division 3: The RV Storage (RVS) Area will be developed in divisions within this phase, which may include but would not be limited to enclosed structures or open sided structures or the use of both. RVS phase 1 development will include obtaining the access and grading permit for the initial construction process.

In the Hearing Examiner's recommendation of approval, found in Exhibit A, the conditions state that "all development shall conform substantially to the application and accompanying materials submitted on August 21, 2025." The application materials and subsequent responses to comments consistently state that the non-residential amenities, specifically the "Off-Road Vehicle (ORV) area", are designed to be accessible to the public. Additionally, the Hearing Examiner concluded that "Public use and interest will be served by approval of this proposal." Restricting the 63.73-acre ORV area and other non-residential amenities exclusively to the residents of the 9 proposed lots would diminish the "public use" and "public benefit" that the Hearing Examiner cited as a primary reason for recommending approval. Based on this, the applicant plans to proceed with the final development plan as a PUD that provides managed public access to the proposed non-residential recreational facilities.

2029 – 2030

This phase includes the design and approval process of lot and parcel development for the first 9 lots. During this period of time, additional surveying and engineering will take place to support the platting process.

Division 1: The 9 lots will continue to be designed in the preliminary phase. Preparation for the construction of homesites will commence including but not limited to the implementation of power lines and rudimentary water and sewer system lines.

Division 2: Development of the ORV Area will include the designation of open space along Parke Creek, with 100' of buffering on either side. This will be an open space easement encompassing both sides of Parke Creek as required.

Division 3: The RV Storage Area will also be developed including but not limited to the construction of the storage structures and fencing. The RVS Area will retain the ability to develop the number of units within this site in future divisions within this phase, in other Phases, or develop the recreational storage area all at once. It is estimated that this Phase will occur within the 5 years following final approval.

2026 – 2046

Construction of development in phases. Nine (9) lots will initially be developed. It is anticipated that additional parcels may be created using the TDR process as allowed by Kittitas County Code 17.13. Construction, if conditions allow, may occur as early as 2026.

2. 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:

>>>> See Exhibit G – Phasing and Utilities Map that is attached to this document in a smaller scale than required for the ease of reproduction of this document. With the submittal of this Final Development Plan, the applicant has also delivered maps to CDS that meet the scaling requirements.

- a. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;

>>>> Exhibit G – Phasing and Utilities Map provides the requested information on the face of the drawing. The roads shall meet or exceed the standard design attached in Exhibit H. Drainage is planned for the ditch on the side of the road.

- b. Arrangement of all buildings which shall be identified by type;

>>>> Exhibit G – Phasing and Utilities Map provides the requested information on the face of the drawing.

- c. Preliminary building plans including floor plans and exterior design and/or elevation views;

>>>> Pursuant to Kittitas County Code 17.36.040 (2)(c), the Final Development Plan for Parke Creek must include preliminary building plans, encompassing floor plans, exterior design elements, and elevation views.

Parke Creek will be maintaining cohesive design aesthetics as found in other developments that have been approved, planned, and developed to completion within Kittitas County. One such development is the Roslyn Ridge Planned Unit Development located in Ronald. For ease of access, the applicant has decided to adopt housing plans that are the same as or similar to the design plans for the Roslyn Ridge PUD.

The required preliminary building plans are incorporated by reference and included with the Final Development Plan drawings and house plans from information submitted under RZ-01-00010 and RZ-05-00033 as part of the Evergreen Ridge Final Planned Unit Development (FPUD) Master File (the original name for the Roslyn Ridge PUD).

These documents are of record and are online with the Kittitas County Community Development Services and can be accessed through the Kittitas County Community Development Services website under the archived land use applications "Rezoning" section for the Evergreen Ridge project.

For a comprehensive review, refer to the Evergreen Ridge FPU master file, particularly pages 76 through 8399. Additionally, a digital storage device containing all relevant information has been provided to CDS staff.

These plans, when used during the construction of the Parke Creek Planned Unit Development, may be combined, modified, enlarged, or decreased in size, and are subject to approval by the Parke Creek Homeowners Association to ensure that they meet the intent of the above and other requirements that are controlled by the Homeowners association. Engineered building plans will be submitted to Kittitas County for their engineering, fire, life, and safety review and approval and issuance of a building permit.

- d. Location and number of off-street parking areas including type and estimated cost of surfacing;

>>>> Exhibit G – Phasing and Utilities Map provides the requested information on the face of the drawing.

- e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;

>>>> Exhibit G – Phasing and Utilities Map provides the requested information in the drawing. It is estimated that driveways are a minimum of 12 feet. The cost of surfacing is estimated to be around \$5 per square foot. Road maintenance will be through the community HOA through both CCR's and a Road Maintenance Agreement.

- f. The location and total area of common open spaces;

>>>> Exhibit G – Phasing and Utilities Map provides the requested information in the drawing.

- g. Proposed location of fire protection facilities;

>>>> Exhibit G – Phasing and Utilities Map provides the requested information in the drawing.

- h. Proposed storm drainage plan;

>>>> Exhibit G – Phasing and Utilities Map provides the requested information in the drawing. The applicant will be using the roadside ditches to gather the stormwater and grass lined ditches to control the stormwater.

3. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;

>>>> Included within Exhibit F is information regarding the Group B water system plan for the initial 9 lots proposed for this PUD project, which has been submitted to and approved by the Kittitas County Department of Health. Kittitas County Public Works has determined the proposed new use of groundwater within the project site to be water budget neutral. For more information, see Exhibit I: Determination of Water Budget Neutrality.

4. Provisions to assure permanence and maintenance of common open spaces;

>>>> There are no proposed common spaces being constructed in Phase 1, Phase 2, or Phase 3.

5. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting;

>>>> Areas that have been despoiled by construction will be restored with natural occurring plants, trees, and grasses after all construction has been completed. It is estimated the cost will be \$2,500 per acre according to 2026 cost calculations.

6. 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)

>>>> It is anticipated that additional parcels may be created using the TDR process as allowed by Kittitas County Code 17.13. Upon the expansion of homesites beyond the initial 9 lots, the applicant will provide CDS with the necessary information.

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:

>>>> See Exhibit A for the Hearing Examiner's recommendation for approval.

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)

>>>> Understood