



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

## STAFF REPORT Parke Creek PUD Project

**TO:** Kittitas County Hearing Examiner  
**FROM:** Jamey Ayling, Planning Manager, Kittitas County Community Development Services  
**RE:** Parke Creek Planned Unit Development (PD-24-00002),  
Long Plat (LP-24-00004)

**HEARING DATE:** November 24, 2025 (Hearing Date)

### I. GENERAL INFORMATION

Requested Action: Frank Ragland, authorized agent for Parke Creek Landing, LLC has submitted multiple permit applications for a development. The requested permits include a Planned Unit Development (PUD), SEPA Checklist and long plat (LP).

Location: one parcel, parcel 295134 located off Parke Creek Road approximately .5 miles northeast of the intersection of Vantage Hwy, northeast of Kittitas, WA in Section 34 Township 18 Range 20; in Kittitas County.

### II. SITE INFORMATION

Total Property Size: 185.30 acres  
Number of Lots: portion of one (1), 128.03 acres to be rezoned to a PUD and platted into 25 lots  
Domestic Water: Proposed Group A Water System  
Sewage Disposal: individual septic tanks and Portable Toilets.  
Power/Electricity: Puget Sound Energy  
Fire Protection: Fire District 2  
Irrigation District: KRD

#### Site Characteristics:

North: Mostly sage land  
South: Irrigated agricultural lands and scattered home sites  
East: Operating Engineers training facility  
West: Irrigated agricultural lands and scattered home sites

Access: The site is accessed off Parke Creek Road.

Density: current zoning of Rural Recreation requires a minimum lot size of 5 acres, with 128 acres the property is capable of supporting 25 lots through a PUD that will not exceed underlying zoning.

### III. ZONING AND DEVELOPMENT STANDARDS

The subject property is located off Parke Creek Road approximately .5 miles northeast of the intersection of Vantage Highway, northeast of Kittitas, WA and is zoned Rural Recreation Per Kittitas County Code (KCC) 17.30.010, the purpose and intent of the Rural - Recreation zone is to provide areas where residential development may occur on a low density basis or in residential clusters. A primary goal and intent in siting R-R zones will be to promote rural recreation residential development associated with the many natural amenities found within Kittitas County.

**KCC 17.36.010 Purpose and intent:** The applicant seeks a rezone from the Rural Recreation zone to a PUD. Per Kittitas County 17.36.010, the purpose of the PUD zone 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;
- b. To encourage more economical and efficient use of land, streets, and public services;
- c. To preserve and create usable open space and other amenities superior to conventional developments;
- d. To preserve important natural features of the land, including topography, natural vegetation, and views;
- e. To encourage development of a variety of housing types and densities;
- f. To encourage energy conservation, including the use of passive solar energy in project design and development to the extent possible;
- g. To encourage development of areas or site characterized by special features of geography, topography, size, shape; and/or
- 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;

**KCC 17.36.15(2) Applicability**

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.

**Staff Response**

The subject property is 128.3 acres in size, and is outside the Urban Growth Areas and Rural LAMIRDs. As proposed, the project is consistent with this provision.

Uses proposed in the proposal include:

25 residential lots, may include multiple-family lots on 43.19 acres Recreational Vehicle storage on 21.11 acres and an Off-Road Vehicle area on approximately 63.73 acres.

**KCC 17.36.020(2) Allowed uses**

Under KCC 17.36.020(2), the allowed residential uses outside of an Urban Growth Area include:

- Accessory dwelling unit;
- Accessory living quarters;
- Dwelling, single-family;
- Dwelling, two-family;
- Dwelling, multiple-family;
- Special care dwelling;
- Parks and playgrounds

Under 17.36.020(2)(b) the following uses are allowed provided they only serve the residential PUD:

- Community buildings;
- Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses;
- Outdoor recreation facilities including swimming pools, sports courts or Similar uses;
- Electrical vehicle infrastructure, pursuant to KCC Chapter [17.66](#); and

Recreation vehicle storage areas.

**KCC 17.36.025(2) Allowed Density**

Outside the Urban Growth Area (UGA) and Rural LAMIRDs: The density of the underlying zone combined with the existing density within the boundaries of the proposed PUD shall not be exceeded by a PUD.

**KCC 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](#);*
    - ii. *PUD makes economic and efficient use of land, streets, and public services;*
    - iii. *PUD preserves usable open space, important natural features, and other amenities;*
    - iv. *PUD provides site design features that reasonably mitigate off-site impacts; and*
    - v. *Public benefits of PUD outweigh the effect of the modification of underlying zoning standards.*
  - b. *Additional criteria applicable to PUDs on Rural Lands:*
    - i. *PUD is developed in a manner that maintains rural character;*
    - 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*
    - iii. *PUD provides appropriate transitions to surrounding properties and land uses.*
    - 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.*
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)*

**Staff Conclusions**

As conditioned, the proposal is consistent with all of 17.36.045. A final development plan shall be submitted in accordance with KCC 17.36.

**KCC 16.12.010 Long plat review:** The planning official shall be vested with the responsibility of processing long plat applications. The county shall review and consider the proposed subdivision regarding:

1. Its conformance with all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington.
2. Its conformance to all standards and improvements required under this title.
3. Potential hazards created by flood potential, landslides, etc.
4. Provisions for all improvements and easements (roads, ditches, etc.) required by this title.
5. Access for all proposed lots or parcels by way of a dedicated road right-of-way or easement.
6. All other relevant facts which may determine whether the public interest will be served by approval of the proposed subdivision.

7. Its compliance with Kittitas County Code Chapter 13.35, Adequate Water Supply Determination or work voluntarily with Kittitas County to develop an authorized conservation easement, see section 16.08.061.

### **Staff Conclusions**

The proposal; 1) conforms to all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington, 2) conforms to all standards and improvements required under this title, 3) has no hazards created by flood potential, landslides, etc., 4) makes provisions for all improvements and easements, 5) outlines access for all proposed lots, 6) indicates no hindrance to the public interest, 7) complies with KCC 13.35 to determine adequate water supply. Staff finds that the proposed plat, as conditioned, is consistent with all applicable Washington State and Kittitas County codes.

## **IV. ADMINISTRATIVE REVIEW**

Notice of Application: Applications for a Planned Unit Development and a Preliminary Plat were submitted to Kittitas County Community Development Services (CDS) on December 3, 2024 with updated application files submitted with response to comments on August 21, 2025 (Index #s 1, and 10). The application was deemed complete on January 21, 2025 (Index # 2). The site was posted with a sign for Notice on January 22, 2025 (Index # 5). A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project and required by SEPA, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's tax parcel on January 23, 2025 (Index # 3.) and Notice to the Upper Kittitas County Tribune was posted the same date. Application was placed on Hold on February 20, 2025 at the request of the applicant to respond to the comments and concerns raised during the comment period ( Index #8, 9). Notice of SEPA Action and the SEPA MDNS was issued on September 24, 2025 (Index #11, 12). A notice of Public Hearing was issued on November 13, 2025 (Index # 13, 14). Project application process and review was performed in conformance with the Kittitas County Project Permit Application Process (Title 15A).

## **V. COMPREHENSIVE PLAN**

The Kittitas County Comprehensive Plan designates the proposal as a planned unit development with a plat, and a SEPA checklist located off Parke Creek Road approximately five miles east of Kittitas, with Rural Recreation land use designation. Kittitas County has established the following goals and policies to guide activities in these areas. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

LU-G4: Maintain a flexible balance of land uses which will protect, preserve, and enhance the rural character, historical forest lands, agricultural industries, mineral lands, and high-quality environment.

### **Consistency Statement**

The long plat will create thirty-six lots clustered along the southern boundary of the parcel along the KRD Canal, the ORV Park will be located in the center of the parcel while preserving a 200 foot buffer for Parke Creek that flows through the parcel, allowing continued open range use of the rest of the property.

H-P3: Identify lands within areas which are served by centralized water and sewer systems, paved streets, and have other public services provided to them which are suitable for higher density residential use, including multi-family and single family planned unit developments and clustered housing.

### **Consistency Statement**

The planned unit development will utilize a centralized group A water system and paved streets to support the higher density clustered residential use.

RR-G8: The County should strive to sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.

Consistency Statement

The creation of Tract D around the Shrub Steppe designated lands and ultimate removal from the project promotes the applicants awareness and desire to protect the easterly non-resource ag and rangeland activities. This measure will allow for the protection and conservation of those acres for open space.

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

Consistency Statement

Up to 25 single family and/or multiple-family residential lots will be created on the lower 43.19 acres allowing the development to maintain the rural character and meet the density requirements of Title 17.30.

**VI. ENVIRONMENTAL REVIEW**

A critical area review was performed by staff, and GIS data indicates a Type 2 (fish bearing) stream running through the middle of the parcel. The GIS data indicates priority habitat species on the property as well. The GIS data indicates a Critical Area Aquifer Recharge (CARA) for Group A Wellhead Protection Areas. SEPA Checklist was submitted with the application and an MDNS was issued on September 24, 2025

**VII. AGENCY AND PUBLIC COMMENTS**

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. A variety of agencies and individuals commented on the application. All comments were included in the record.

**Kittitas Reclamation District**

The proposal lies within the KRD service area, and a portion of the land does have KRD water rights assigned to them. Park Creek will need to follow KRD's guidelines.

*Applicant's response:*

*Applicant will comply with requirements of KRD.*

*County Response:*

*Staff provided the comments to the applicant and will review that KRD is a signature on the final plat.*

**Bonneville Power Administration**

The proposal will not directly impact BPA facilities. BPA does not have any objections to the approval of this request at this time.

*Applicant's response:*

*Understood.*

*County Response:*

*Staff provided the comments to the applicant.*

**Washington Department of Archeology and Historic Preservation**

"Our statewide predictive model indicates that there is a moderate to high probability of encountering cultural

resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

*Applicant Response:*

*The applicant has a cultural resource study that was published by the previous owner of this property and has included it within the comments response package.*

*County Response:*

*The SEPA Determination has been conditioned to include an IDP and a cultural resource study*

**State of Washington Dept of Children, Youth, and Families**

"We appreciate the opportunity to provide feedback on this development proposal. Our facility focuses on delivering therapeutic and trauma-informed care in an environment that supports young peoples growth and rehabilitation. The addition of 37 homes aligns well with the mission, as positive interactions are essential for our youths successful reintegration into their communities across the state. Some concerns we have would be increased traffic, wastewater management, and impacts to wildlife.

*Applicant response:*

*See applicant response to comments*

*County Response:*

*Applicant has coordinated with DCYF to adjust the proposal for limited impacts to the facility and reduced the proposal to not include any of the shrub step environment.*

**Washington Department of Health – Office of Drinking Water**

"The development is envisioned for at least 37 homes, this meets the definition of both a project and a group A water system for this development. As a Group A public water, DOW ODW is the exclusive administrative authority."

*Applicant Response:*

*The applicant plans to construct a Group A water system for this development and will abide by DOHODW standards.*

*County Response:*

*Staff provided the comments to the applicant.*

**Yakama Nation**

"Yakama Nation requests a cultural resource survey for the full proposed project area in preparation for future residential or other construction, which should include a sub-surface testing component as ground breaking for when new construction is expected. and that during implementation that there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington."

*Applicant Response:*

*We have included a copy of the cultural resource survey previously conducted on the property by previous owners.*

*County Response:*

*The SEPA Determination has been conditioned to include an IDP and a cultural resource study.*

**Kittitas County Fire Marshal**

“Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire apparatus access is required for this application. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Roads constructed in grades steeper than fifteen percent (15%) shall be constructed with Portland cement concrete with grooved surfacing.

This application is sited in the designated high fire hazard Wildland - Urban Interface zone. Additional setback, building construction, access, fire flow and addressing requirements will be applied at the time of building permit application.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.”

*Applicant Response:*

*Understood.*

*County Response:*

*Staff provided the comments to the applicant.*

**Kittitas County Public Works**

**Access:**

1. Approved access permits shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.
2. Crossing permits are required to cross Parke Creek prior to issuance of the access permit.
3. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
4. Road easement may be required.
5. Road certification and road naming will be required.
6. Second access for emergency ingress egress may be required with lot count exceeding 30 lots in the mid and north developments.
7. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
8. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.

**Engineering:**

Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).

All road construction within the public or private right-of-way shall be designed by or under the direct supervision of a civil engineer, licensed to practice in the State of Washington. Please submit road plan and profile drawings

along with any associated drainage reports for a formal Civil Review to Kittitas County Public Works. (KCC 12.04.020).

**Survey**

1. All Plans prepared by a Licensed Engineer or Surveyor showing elevation elements must meet the requirements of WAC332-130-145.

**Transportation Concurrency**

A concurrency evaluation and determination shall be required for all development applications in which the proposed development is projected to have an impact upon the transportation corridor or intersection. Developments generating 41 or fewer daily trips are exempt from TIA and concurrency evaluation requirements. (KCC 12.04.02.020)

**Flood**

FEMA is in the process of conducting a floodplain study for Park Creek that includes this property. Preliminary modeling results are expected in the near future, as soon as 1-2 months. Public Works will provide preliminary data to the applicant as the information becomes available. The preliminary maps will be considered the best available information for all future development..

**Water Mitigation/Metering**

The following comments outline the requirements for legal availability of water and metering for the proposed new use:

The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through a letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use. Prior to final plat approval and recording, the following conditions shall be met:

In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:

1. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
2. An adequate water right for the proposed new use; or
3. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.

All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.

**Final Plat Notes:**

The following notes shall be placed on the face of the plat:

- Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.”
- The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.”

*Applicant Response:*

*Understood.*

*County Response:*

*The SEPA Determination has been conditioned to meet the requirements of Kittitas County Public Works.*

**Public Comments**

Public comments are shown in Index # 7 Comments received included the following concerns: traffic, off road vehicle usage on roads, noise, light pollution and encroachments into wildlife areas.

**VIII. PROJECT ANALYSIS & CONSISTENCY REVIEW**

In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is the planning staff's analysis and consistency review for the subject application.

**Consistency with the Comprehensive Plan:**

The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan policies apply to this proposal: LU-G4, RR-G8, RR-G16.

**Consistency with the provisions of KCC 17A, Critical Areas:**

A critical area review was performed by staff, and GIS data indicates a Type 2 (fish bearing) stream running through the middle of the parcel. The GIS data indicates priority habitat species on the property as well. The GIS data indicates a Critical Area Aquifer Recharge (CARA) for Group A Wellhead Protection Areas. SEPA Checklist was submitted with the application and an MDNS was issued on September 24, 2025

**Consistency with the provisions of KCC 16.12.010, Preliminary Plat Review:**

This proposal, as conditioned, is consistent with the Kittitas County Long Plat Review requirements. The proposal; 1) conforms to all county subdivision, zoning, health and sanitation, roads and bridges, and fire and life safety regulations and with laws adopted by the state of Washington, 2) conforms to all standards and improvements required under this title, 3) has no hazards created by flood potential, landslides, etc., 4) makes provisions for all improvements and easements, 5) outlines access for both proposed lots, 6) indicates no hindrance to the public interest, and 7) complies with KCC 13.35 to determine adequate water supply.

**Consistency with the provisions of KCC Title 12, Roads and Bridges:**

As conditioned, the proposal must be consistent with the provisions of KCC Title 12.

**Consistency with the provisions of KCC Title 14, Buildings and Construction:**

As conditioned, the proposal must be consistent with the provisions of KCC Title 14.

**Consistency with the provisions of KCC Title 8, Health Welfare and Sanitation:**

As conditioned, the proposal must be consistent with the provisions of KCC Title 8.

**Consistency with the provisions of KCC Title 13, Water and Sewers:**

As conditioned, the proposal must be consistent with the provisions of KCC Title 13.

**Consistency with the provisions of KCC 17.30, R-R – Rural Recreation Zone:**

This proposal is consistent with the Kittitas County Zoning Code for the R-R – Rural Recreation Zoning designation.

**Consistency with the provisions of KCC 17, Zoning :**

The proposal is consistent with KCC Title 17. The entirety of the revised proposal falls within the current Rural Recreation Zoning District. The Rural Recreation zoning district requires a 5-acre minimum lot size (KCC 17.30.040). The proposed development includes smaller lot sizes but does not exceed the overall allowable density for the property. KCC 17.36 allows limited departures from underlying minimum lot sizes upon successful application for a rezone to a PUD, provided that the underlying zoning density is respected. The proposal calls for 25 single family and/or multi-family lots, on 83 acres in the lower portion of the development.

**Consistency with provisions of KCC 17.36 Planned Unit Development**

This proposal is consistent with the Kittitas County Zoning Code for the Planned Unit Development Zoning designation.

**IX. Action**

Staff places the proposal before the Hearings Examiner. As conditioned, staff recommends **APPROVAL** of the Parke Creek Landing PUD, Preliminary Plat subject to the following conditions:

- 1) The applicant shall submit to Kittitas County a final PUD development plan in accordance with KCC 17.36.
- 2) All development shall conform substantially to the application and accompanying materials submitted on August 21, 2025.
- 3) Applicant shall comply with the mitigation measures outlined in SEPA Determination SE-24-0001 issued on September 24, 2025.
- 4) Applicant shall meet all state and federal regulations.