

**EXHIBIT 4**  
**PARKE CREEK PLANNED UNIT DEVELOPMENT**  
**PROJECT NARRATIVE**

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Kittitas County CDS

*From the Planned Unit Development application – 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.*

*This narrative includes a general description and follows with a response to KCC 17.36.030(7).*

**APPLICATION PROPOSAL**

This application is for a Recreational & Residential Planned Unit Development that will include 37 residential lots, outdoor recreation facilities, recreational storage, and all other uses allowed under Kittitas County Code (KCC) 17.36. This requested proposal is consistent with Kittitas County Code (KCC) 17.15.060.1 (Allowed uses in rural non-LAMIRD lands) and KCC 17.36 (Planned Unit Development). The property containing the proposed project is in Rural Recreation zoning and Rural Recreation land use.

*\*NOTE: The land use designation and zoning have been amended from the Rural Working Land Use Designation and Agriculture-20 Zoning to the Rural Recreation Land Use Designation and Zoning. These changes have not been amended on the Kittitas County COMPAS online mapping tool. This amendment was adopted on December 19, 2023 and is recorded under Ordinance 2023-010. See Exhibit 9 for further information.*

Per the Comprehensive Plan, the necessary number of housing units for future population growth is projected to be 8,611 units by the year 2037. This proposed planned unit development will allow for additional housing to be built. Furthermore, there is a need for recreational opportunities in the lower county. The inclusions of an off-road vehicle (ORV) area and on-site RV storage area fulfills this need. Residents and guests

are provided with a private, safe, enclosed recreational area that will foster the growth of recreational tourism in an area that has not previously had these opportunities.

### LOCATION OF PROPOSAL

The 185.30-acre proposed project site is located directly off Parke Creek Road and north of Vantage Highway and Interstate-90. It is about 2 miles from the Quilomene Wildlife Area. See Exhibit 2 – Vicinity Map for more information.

### CURRENT USE OF PROPERTY

The current land use of the property includes an estimated 157 acres of previously-used farm ground with an estimated 40 acres of sage brush. Additionally, there are associated irrigation ditches and sprinkler infrastructure such as risers, pipe, and old irrigation wheel lines. Parke Creek runs through the property from the northeast to the southwest.

### PROPOSAL DESCRIPTION

This PUD will be designed to provide for a residential and recreational development that will include uses as allowed under KCC 17.36. See Exhibit 3 for the Development Plan that includes a layout of the proposed use areas and Exhibit 10 for a full list of proposed uses. The three main areas of the project, titled as referenced within the Development Plan in Exhibit 3, will be as follows:

*Residential Area:* The residential area will be 74.93 acres and will be composed of 37 residential lots. There may be park(s) and/or playground(s) constructed within this area. See section (h) of the response to KCC 17.36.030(7) included within this narrative for further information.

*Off-Road Vehicle (ORV) Area:* This area is at the northern end of the site and extends in a southerly direction to cover a total area estimated to be 89.26 acres. The outdoor recreation facility will encompass uses possibly including but not limited to off-road vehicle (ORV) track(s) and/or trail(s) which will be constructed to serve a broad

spectrum of riders including all skill levels and ages, motor sport riding track(s) and/or trail(s), mountain biking (BMX) track(s) and/or trail(s), multi-use and general riding track(s) and/or trail(s) for intermediate skill levels of riding, multi-use and general riding track(s) and/or trail(s) for advanced skill levels of riding, and an area for youth to learn responsible riding and beginner skill levels. Events for these recreational features may be held. These events will follow all guidelines and the submission of necessary permit(s).

The facility will be developed for recreational riding seven (7) days a week during all seasons and will be open to all skill levels. Operational hours will occur from 7 A.M. to 10 P.M. Riding hours will occur from 8 A.M. to 8 P.M. with the exception of events that may exceed past 8 P.M.

Recreational Vehicle Storage Area: The RV storage area, encompassing 21.11 acres of the northwest corner of the subject property, will provide for onsite recreational storage units that will provide an opportunity for users of the residential and recreational PUD a place for storing recreational equipment and vehicles. Water and sewer services will not be supplied to this use, as this storage area concept will only consist of on-site storage units. This area will include a fence with a gated entrance off Parke Creek Road. The recreational vehicle storage area is considered and permitted as an allowed use pursuant to KCC 17.36 and the allowed use table in KCC 17.15.060.1. See Exhibit 10 for the full list of proposed uses.

## ACCESS

There are varying options for access to this proposal. Users of the facility may travel on Interstate-90 and use Exit 115 to the City of Kittitas. Once off the exit, they will travel through Kittitas, eventually accessing Number 81 Road. Once on Number 81 Road, they will travel east, take a right turn on Vantage Highway, and continue for 4 miles until reaching Parke Creek Road. There, they will turn left and continue north. The proposed entrance for the residential area will be off Parke Creek Road on the western boundary of the project site. The RV storage area and ORV area will be accessed through a second entrance north of the residential entrance. Another access point allows visitors to use either I-90 Exit 106 or Exit 109 to the City of Ellensburg and travel through town eventually accessing Vantage Highway and continuing east for an estimated 10 miles and turning left on Parke Creek Road. From there, they are able to access the proposed project site from the same entrances as described above. An alternative access route from the east can be taken by using Exit 136 at Vantage and traveling westbound via the old Vantage Highway for an estimated 20 miles, then turning right on Parke Creek Road to access the entrances. These roads are maintained by the Washington State Department of Transportation and Kittitas County Public Works. The internal road circulation within the proposal will be privately owned, maintained, and constructed according to the Kittitas County Private Road Standards.

The homes being constructed in the proposed planned unit development are primarily going to be recreational homes. The 10<sup>th</sup> generation Trip Generation Manual, which is provided by the Institution of Transportation Engineers (ITE), has established an average of 0.29 PM peak hour trips per recreational residential household. Based on the projected 37 units in this proposed planned unit development, there is expected to be an average of 11.31 PM peak hour trips. This projected amount of traffic would not impact the Level of Service (LOS) of Parke Creek Road or associated intersections, which are currently at a LOS A.

## FIRE

This proposal will be part of a Group B water system as managed by LCU, Inc., which is a satellite management agency as approved by Washington State. Fire flow and additional fire emergency needs will be required by local agencies as part of this water system's design and approval. The proposal also contains irrigation rights that provide the use of irrigation water. As the property is developed or subdivided, the applicant will supply an irrigation distribution plan as required that will service the residential lots and other necessary areas of the property.

The proposed site's landscaping in the ORV area and RV storage area will mainly consist of existing dirt within the project site. The ORV area will be graded and cleared to develop the proposed recreational track(s) and/or trail(s). As a result, vegetation within the ORV area will be removed, reducing fire danger. Excess top-course material may be placed alongside the outer limits of the proposed ORV track(s) and/or trail(s) during the construction process, which would create additional buffer areas that would further protect adjacent lands from possible fire danger.

The applicant will install a 12,000-gallon water tank and a 20,000-gallon water bladder within the project site for uses such as additional fire suppression, water truck refills, fire-related precautions, dust abatement, project construction, and track maintenance. The incorporation of this onsite water tank and water bladder will provide access to Fire District 2, which is the operating station that would have access to this water for fire suppression uses if a fire emergency occurs. In case of immediate fire danger, the KRD canal that runs along the southern border of the property is able to provide immediate air access via helicopter. Buckets can be dipped into the canal and immediately dropped onto the proposed project site. Fire engines also have the ability to pump directly out of the canal to extinguish fire.

## NOISE

It is stated within Kittitas County Code Chapter 9.45 that *"it shall be a rebuttable presumption that sounds created between 8:00 a.m. and 10:00 p.m. do not unreasonably annoy, disturb, injure, or endanger."* Based on this, all reasonable noise within the above-identified hours is permitted by Kittitas County.

Additionally, within KCC 9.45.040, the following sounds are exempt from this rule and may be present within or occur as a result of this proposed planned unit development:

- 4. Sounds created by emergency equipment and emergency work necessary in the interests of law enforcement or of the health, safety or welfare of the community;*
- 9. Sounds created by off-highway vehicles while being used in officially designated off-road vehicle parks...*
- 12. Sounds created by construction between 6:00 a.m. and 10:00 p.m.;*
- 13. Sounds created by refuse removal equipment or personal snow removal equipment;*
- 15. Sounds created by motor vehicles while being driven upon public highways...*
- 16. Sounds originating from motor vehicle racing events at authorized facilities;*
- 17. Sounds created by unamplified human voices from 6:00 a.m. to 10:00 p.m.;*
- 18. Sounds created by lawn and garden equipment from 6:00 a.m. to 10:00 p.m.;*
- 19. Sounds created by lawfully established commercial and industrial uses;*

Noise may be generated as construction of the site commences. Construction hours may occur from 6 A.M. to 10:00 P.M. as allowed within KCC 9.45. Upon full buildout of the site, other sounds may be emitted from sources including traffic, residential noises such as talking, concentrated recreation within homesites and possible park(s) and/or playground(s), and property maintenance. Sounds from the recreational storage area may include sounds emitting from vehicles and equipment as well as vehicle/equipment maintenance. The ORV area will include general sounds from recreating and noises from ORV/motorized vehicles and crowds. ORV riding hours will be from 8 A.M. to 10 P.M. Additionally, there may be additional noises generated from events that may occur. All operations including events will follow the rules enforced in KCC 9.45, including KCC 9.45.070, which discusses special variances for such events.



## LIGHT

Light pollution, a growing international concern, is gaining well-deserved awareness. Kittitas County has started to bear witness to this issue in its cities and areas of high population density. However, despite extensive research, there are no applicable rules, laws, or ordinances within the Kittitas County Code, the Kittitas County Comprehensive Plan, the Washington Administrative Code (WAC), or the Revised Code of Washington (RCW) that effectively control lighting fixtures or ban excessive light emission.

The proposed planned unit development is prioritizing the reduction of light pollution in alignment with its environmentally conscious vision in all stages of its development.

While there are no policies in any local or state codes pertaining to this increasing problem, dedicated advocacy groups, such as the non-profit organization DarkSky International, are actively campaigning to neutralize light pollution around the world.

Using the suggestions from DarkSky, the proposed project has implemented strategies to mitigate light pollution issues for residents, guests, the surrounding community, and Kittitas County as a whole.

One of the suggestions of DarkSky International is to utilize outdoor lighting only when and where it is needed. Using this guide, the proposed planned unit development will include the judicious placement of lights only in necessary locations such as main roads, the residential area, the ORV area, the RV storage area, and other essential buildings. The primary aim is to ensure emergency route access and the safety of residents and guests.

Energy-efficient lighting is another key aspect of light pollution mitigation. The use of LED bulbs is highly beneficial for the environment due to their longer lifespan and lower heat emission, resulting in energy conservation and reduced overall environmental impact. Given these benefits, the proposed project is opting to use LED lights wherever possible.

The design of light fixtures, another NightSky suggestion, is also taken into consideration. The proposed planned unit development will ensure that all outdoor lighting is shielded and directed downwards to minimize the impact on the night sky. This practice helps direct the rays to illuminate only what is necessary, rather than creating a larger area of unnecessary lighting.

The proposed project also plans to use motion sensors and timers for outdoor lights. This is important for conserving energy and creating less light pollution. These measures will be predominantly implemented in areas of high user concentration, such as lodging sites and buildings. This allows guests and staff to safely navigate the premises at night without the need for continuous lighting.

This proposed project aims to minimize any potential impacts on the natural area while providing guests with an opportunity to enjoy the rural features of the lower Kittitas County. Through these strategies, the proposed planned unit development strives to create an environmentally conscious space that is respected and appreciated by all users and the surrounding community.



#### ADDITIONAL INFORMATION

Water Supply: See response to 17.36.030(7)(e) for information.

Sewage Disposal/Treatment Plan: See response to 17.36.030(7)(e) for information.

Liability/Insurance: The applicant will provide insurance along with release of liability forms as a standard protocol for participants using this facility.

## **RESPONSE TO KITTITAS COUNTY CODE 17.36.30(7)**

1. A Project narrative addressing the following:
  - a. Adjacent natural areas;

THE NORTH adjacent area consists of irrigated farmland and pasture. This area is elevated with sagebrush extending up the hillside. The entire northern area is within the Ellensburg Foothills Corridor according to the Washington State Department of Fish and Wildlife Priority Habitat and Species (PHS) online mapping tool included within Exhibit 7. The area around Parke Creek is labeled as a freshwater emergent wetland.

THE EAST adjacent area consists of sagebrush and a shrubsteppe area as recorded on the PHS map, with a small patch of irrigated pasture near the southeast corner.

THE SOUTH adjacent area is bordered by the Kittitas Reclamation District North Branch Canal. There is irrigated farmland with patches of trees, grass, and other vegetation, especially around the Parke Creek border. This area around the creek is described as a freshwater emergent wetland according to the PHS map. There are a few other adjacent areas labeled as wetlands, including an area adjacent to the southeastern border that is roughly 20 acres in size. There are also patches of sagebrush throughout areas, with an area of shrubsteppe as listed on the PHS map.

THE WEST adjacent area is also bordered by the Kittitas Reclamation District North Branch Canal and consists of a large area of sagebrush with an area of shrubsteppe as listed on the PHS map. There is a small area of vegetation around the KRD canal and a small irrigation stream which runs through the proposed project site and diverts to the west. The irrigation stream and the adjacent area between this stream and the canal are labeled as wetland areas on the PHS map. South of the canal there is a vast area of green irrigated farmland, pastures, and a wetland area.

b. The type, design and characteristics of the surrounding properties;

There is existing and continued development of the surrounding areas and adjacent lands with 3-acre to 20-acre lot sizes adjacent to the southern, eastern, and western boundaries of the subject property.

THE NORTH adjacent parcel consists of the Parke Creek Community Facility, which is a juvenile detention center. This parcel is owned by the State of Washington. This parcel is located directly within the northern boundary and is within Agriculture-20 Zoning and Rural Working Land Use. The irrigated farmland and shrub brush areas north of the aforementioned facility are currently owned by a local farmer. The east half of this parcel is within Forest and Range Zoning and Rural Working Land Use, and the west half is within Agriculture-20 Zoning and Rural Working Land Use.

THE EAST adjacent parcel is currently in use by Western Washington Operating Engineers as a heavy machinery operations training facility. This school trains individuals in using heavy operating equipment such as cranes, loaders, graders, excavators, and bulldozers. There is consistent use of the various machinery; occasionally there is noise. The closest area between the project site parcel and the training facility is approximately 470 feet. This parcel is in Forest and Range Zoning and Rural Working Land Use.

THE SOUTHEAST adjacent parcel is 7.5 acres and hosts a residence and small horse pasture. This residence is approximately 500 feet from the project's site boundary. There is a green irrigated patch of land that is in front of the residence facing Vantage Highway. This parcel is in Agriculture-20 Zoning and Rural Working Land Use.

THE SOUTH adjacent parcels are separated by the KRD North Branch Canal and contain two homesites. The closest homesite is located on the southern end of the southwestern corner and is approximately 160 feet away from the project site. There are portions of farmland and agricultural areas. All of these parcels are within Agriculture-20 Zoning and Rural Working Land Use.

THE WEST adjacent parcels contain two homesites located closest to the southwestern corner of the project site across Parke Creek Road, which creates the western border of the project site. The closest homesite is located approximately 200 feet away from the project site boundary. The entire western area is primarily partially irrigated farmland and shrub brush. There is an irrigation stream and a small wetland in the central area that is roughly 6 acres. South of this area, there are 161 agricultural acres with a larger wetland that is approximately 35 acres. All of these parcels are within Agriculture-20 Zoning and Rural Working Land Use.

In the distant surrounding area, there is a continuation of small lot development intermixed with larger areas of farmland. The eastern and southern distant surrounding areas on the other sides of Parke Creek Road and Vantage Highway are the continuation of smaller parcels ranging from 3 to over 20 acres in size.

- c. Developer's intent with regard to providing landscaping and retention of open spaces;

The primary area of open space will be the retention of Parke Creek and its associated buffer. See section (i) of this code response for further information.

**The Recreational Vehicle Storage Area:** The area may incorporate necessary landscaping with regards to establishing a buffer between this area and adjacent properties. If this occurs, this will be incorporated into the irrigation distribution plan.

**Off-Road Vehicle Area:** There is no proposed landscaping within this designated recreational area. The ORV area will be graded and cleared to develop the proposed recreational track(s) and/or trail(s). As a result, vegetation within the ORV area will be removed, reducing fire danger. There will be the ability for the applicant to use this area for mitigation purposes if needed. If replanting occurs, native plants will be used. The use of native vegetation will occur within this area if landscaping is needed. Currently, there are no plans to landscape this with any particular vegetation other than natural grasses.

**The Residential Area:** This area will be allowed to construct the standard landscaping that applies to single family structures. The initial plan will include front and back yards with vegetation including but not limited to grass. These yards will be provided irrigation as it is required to design an irrigation distribution plan with the local irrigation district. The park(s) and playground(s) that may be constructed will include typical landscaping including grass. In general, there may be the need to provide a buffer to adjacent properties with additional landscaping. If this is needed, a separate landscaping plan will be provided as part of the final development plan process.

- d. Future land ownership patterns within the development including homeowners associations if planned;

The individual lots created within this proposed planned unit development will be individually owned single-family dwellings. The applicant, or an associated entity, may continue to own and manage all of the recreational open space and natural areas. There may be a homeowner's association which would be responsible for financing the maintenance of the recreational and natural areas. In addition, the homeowner's association would be responsible for all the roads and landscaping needs within the project. Members of the homeowner's association may have certain rights to the ORV park and other amenities offered within the development.

- e. Proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan; large community drain field

Water: Water will be provided by the applicant, who will obtain water either through a private water bank or other means to serve this proposal. This water will be used to develop a Group B water system. This Group B water system will be designed by a licensed engineer and reviewed and approved by the Kittitas County Public Health Department and Washington State Department of Health (WADOH). Water will be supplied for fire suppression, meeting the requirements of WADOH and other necessary state agencies regarding water storage and distribution for domestic and fire flow needs such as in-house sprinklers. The applicant will install a large pond in the irrigation stream running through the project site. The area for the pond will be in the northwestern central area of the property where a bridge over the stream is currently located. This pond will be used for general area fire suppression. Additionally, the applicant plans to pump out of the KRD canal with the installation of a pump station. This station, via a pressurized irrigation system, will deliver water for the irrigation of the residential area, for fire control via the pond within the irrigation system, and for dust control within the ORV park. The applicant may also supply a water truck, portable water tank, and a water bladder for additional fire suppression and dust abatement needs. Sprinklers will be installed in residences for fire flow.

Septic: As for other public health services such as septic facilities for the proposal, the applicant will develop individual or community drain fields (small community drain fields or a large on-site septic system (LOSS)) that will provide septic service for the complete proposal. The applicant may also enter into a contract with a local supplier for portable toilets, which would provide septic service needs for the ORV park and outdoor recreational operations. The use of these portable toilets will include service and maintenance schedules when they are in use. These portable toilets will be located onsite during practices and events as part of the recreational operation. Additionally, the applicant may install or enter into a contract for shower stations, washing stations, water filling stations, and/or other public facilities as the project and/or extraneous situations may require.

Power: Power is located off Parke Creek Road and will be provided by Kittitas County Public Utility District 1 (KCPUD). The installation of this power would require applications to be submitted to the power supplier for extension of the infrastructure if needed. Generators will be available as a backup power source.

Telephone/Data will be provided by T-Mobile or other available service.

- f. Documentation from the Director that environmental review (SEPA) has been completed or will be completed;

The corresponding completed SEPA checklist was simultaneously submitted to the Director with this proposed planned unit development application. The submitted SEPA checklist can be found in Section 6.



- g. An explanation and specification of any nonresidential uses proposed within the project;

The nonresidential uses within the property will primarily be recreational. See Exhibit 10 for a full list of the proposed permitted uses and the definitions as found within the Kittitas County Code.

- 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 37 residential lots consistent with the underlying zoning (185.30 acres divided by 5 = 37.06 lots). The dwellings would be single-family dwellings. The residential lots are proposed to be in the southern portion of the subject property and would be placed along KRD canal that runs along the southern border of the proposed site. These lots may vary in size from a quarter acre to one acre. Homeowners may have access to other recreational facilities (ORV Area and RV Storage Area) within this proposal. Density may be increased during the final development plan as permitted by KCC 17.13 – Transfer of Development Rights.

- i. The method proposed to insure the permanent retention and maintenance of common open space;

Parke Creek traverses through the site from the northeast corner of the property to the southwest corner for a length estimated at 3,500 feet. The creek runs through the southwest corner eventually going under the KRD canal. KCC 17A.04.030(4) designates Riparian Management Zones (RMZ) and buffers for streams. As it is a DNR Type F stream within the Columbia Plateau Ecoregion, it will have an RMZ width of 100 feet of protected open space on both sides for a total of 200 feet. With this buffer requirement, the result will be an estimated 16 acres of open space, preserving Parke Creek as a creek and wildlife corridor. This buffered area will also retain the ability to be used for revegetation for any mitigation if needed now or in the future. To maintain this open space area, an open space easement will be implemented that will preserve the 100' on both sides (200' total) of the creek as required. This easement will provide the maintenance provisions and additional open space to further protect Parke Creek.

- j. Proposed development standards, including an analysis of the public benefit provided in exchange for the deviations from the standards of the underlying zone;

There are very little ORV areas throughout the lower Kittitas County valley and even less that are privately managed and enforced. Additionally, there no facilities for people, especially youth, to competitively race ORVs in the Kittitas County area. The nearest places that house these opportunities include Spokane and the Tri-Cities. This proposed planned unit development would provide a much-needed recreational opportunity for hundreds of families in the immediate area and within the vicinity.

If events are held, they would bring revenue to the County through additional taxes. The local cities (City of Ellensburg, City of Kittitas, and services at Vantage) would also benefit through additional tax revenue. The general community would benefit as lodging businesses, restaurants, gas stations, food marts, and many more businesses in the area would generate more revenue with the influx of new residents, event goers, visitors, and ORV enthusiasts. It is estimated that 75% of visitors would be a transient population. These visitors are expected to stay all weekend with possible events happening as often as every other weekend.

This proposal could eventually provide jobs for people, especially youth, in the community. These job opportunities have the potential to last all year, including during the winter months when winter motor sports may be permitted.

This proposed project would engage many people in a highly popular hobby. It would also bring an economic benefit to the area as it would create more use of other public ORV trails located within the Wenatchee National Forest and the Quilomene Wildlife Recreational Area. Creating more residential lots would provide incoming residents with housing and access to ORV trails.

- k. Timing for the construction and installation of improvements, buildings, other structures and landscaping;

### **Parke Creek PUD Phasing Plan**

This Phasing plan accompanies the application for the Planned Unit Development for the Parke Creek PUD (Project) as provided for in the responses to KCC 17.36 and the associated SEPA document. This Phasing Plan is for the approval and the development of the Project by and in Kittitas County and is a best-case scenario. The actual timeline for the approval process is unknown as the timeline will vary depending on the pending approvals from jurisdictions both within and outside of the Kittitas County approval process such as domestic water transfer approvals and building permits. In addition, the development and construction of the Phases of the Project will vary depending on market conditions, national health conditions, weather, financing, and other unforeseen circumstances that are outside of the Applicant's ability to control. The Phasing Plan and timeline provided herein may accelerate or decelerate depending on known and unknown factors. The development areas are planned in phases, with respect to services and amenities as outlined below. At full buildout, the Project will be a long subdivision plat with three Areas including the Residential Area, the Off-Road Vehicle Area, and the RV Storage Area. The estimated projected phased buildout schedule is included below.

#### **Phase One:**

The RV Storage Area (RVS) (21.11 acres) will be developed in divisions within Phase 1. As soon as a product/style of a storage structure/concept is decided upon, which may include but would not be limited to enclosed structures or open sided structures or the use of both, then the construction process will move forward. RVS Division 1 may include obtaining the access and grading permit for the initial construction process. RVS Division 2 will be the continual improvement of the RV Storage Area with 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 Phase 1, 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.

**Water:** Begin the process of obtaining water for the proposal. Once domestic water is obtained, continue forward with the design and approval of a Group B water system which includes the completion of a Group B water system proposal and subsequent approvals from the Kittitas County Department of Health, Kittitas County Department of Public Works Water Resources, and the Department of Ecology.

**Septic:** Begin the process of the design and approval of community drain fields or a large on-site septic system (LOSS) for the future redevelopment pursuant to the proposal. This includes subsequent approvals from the Kittitas County Department of Health and the Department of Ecology. It is estimated that the water and septic portions of this Phase will occur within one to two years of final approval.

The ability to meet this phase of the timeline will depend on the Kittitas County approval process, approvals by jurisdictions outside of Kittitas County's control, the availability of materials and subcontractors, and surveying and engineering work all provided by private contractors. It will also depend on market conditions, national health conditions, weather, financing, supply chain issues, and other unforeseen circumstances that are outside of the Applicant's ability to control. The Phasing Plan and timeline provided herein may accelerate or decelerate depending on known and unknown factors. Weather can further delay the development process and impact development schedules. In recent years, local late fall weather becomes wet, cold, and freezing, which delays or shuts down development and construction through the winter season.

### **Phase Two:**

The Off-Road Vehicle Area (ORV) (89.26 acres) will have a portion of this area developed within Phase 2. ORV Division 1 will include the grading of the ORV track. There may be a possible expansion of other recreational uses such as to accommodate mountain biking and BMX facilities. An overall expansion of the initial ORV track may occur in other Phases of the proposal. ORV Division 2 will include the designation of open space along Parke Creek, with 100' of buffering on either side (see section (i) within this exhibit). This will be an open space easement encompassing both sides of Parke Creek as required.

The ability to meet this phase of the timeline will depend on the Kittitas County approval process, approvals by jurisdictions outside of Kittitas County's control, the availability of materials and subcontractors, and surveying and engineering work all provided by private contractors. It will also depend on market conditions, national health conditions, weather, financing, supply chain issues, and other unforeseen circumstances that are outside of the Applicant's ability to control. The Phasing Plan and timeline provided herein may accelerate or decelerate depending on known and unknown factors. Weather can further delay the development process and impact development schedules. In recent years, local late fall weather becomes wet, cold, and freezing, which delays or shuts down development and construction through the winter season.

### **Phase 3:**

The Residential Area (R) (74.93 acres) may be developed in portions within all phases. R Division 1 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. R Division 2 will incorporate the construction of the civil plan including but not limited to roads, infrastructure, stormwater, water, septic, along with the platting of all or a portion of the lots. It is estimated that this Phase will occur after Phase 2 and will take around 5 years to complete from the fifteenth year of development.

The ability to meet this phase of the timeline will depend on the Kittitas County approval process, approvals by jurisdictions outside of Kittitas County's control, the availability of materials and subcontractors, and surveying and engineering work all provided by private contractors. It will also depend on market conditions, national health conditions, weather, financing, supply chain issues, and other unforeseen circumstances that are outside of the Applicant's ability to control. The Phasing Plan and timeline provided herein may accelerate or decelerate depending on known and unknown factors. Weather can further delay the development process and impact development schedules. In recent years, local late fall weather becomes wet, cold, and freezing, which delays or shuts down development and construction through the winter season.



- 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;

See Exhibit 3 – Development Plan

- 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)

It is not anticipated that there will be a transfer of development rights at this time.

In conclusion, this residential and recreational planned unit development provides needed services for the lower Kittitas County area through the development of 37 residential units and the operation of an ORV area and recreational vehicle storage area. The proposed uses are permitted by and consistent with the Kittitas County Code and the Kittitas County Comprehensive Plan. Additionally, they are also consistent with the project site's current land use designation and zoning and the adjacent land use designations and zoning. This proposed project would create a massive economic benefit while preserving its critical areas. Overall, this low-impact project would fulfill the needs of a growing county while creating new opportunities for those that cherish this valley for its vast opportunities for recreational pursuits.