

SECTION 4  
PARKE CREEK PLANNED UNIT DEVELOPMENT  
RESPONSE TO KITTITAS COUNTY CODE 17.36

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Kittitas County CDS

STATEMENT OF APPLICANT

Parke Creek Landing, LLC, through this application, is applying for a rezone of certain property to a Planned Unit Development Zone associated with a long plat on 185.30 acres close to Vantage Highway and Parke Creek Road. This is a Project Rezone and can be acted upon outside of the Kittitas County Comprehensive Plan review cycle.

The property is segregated into three areas as follows:

1. The Recreational Vehicle Storage Area contains 21.11 acres.
2. The Off-Road Vehicle Area contains 89.26 acres.
3. The Residential Area contains 74.93 acres.

The minimum allowed density for this project is 37 units (185.30 acres divided by 5 = 37.06 lots). The final development plan may include an allowable addition of units through a transfer of development rights as allowed by KCC 17.13. These lots will be developed on the southern portion of the property. See Exhibit 3 – Development Plan for the layout of the above-described areas.

*Note: Applicant has copied the current Kittitas County Code 17.36 into this portion of the application and has answered or commented upon each section as it relates to this planned unit development application. Applicant's comments are in italics and colored in blue as opposed to the code which is colored in black.*

**Chapter 17.36**  
**PLANNED UNIT DEVELOPMENT ZONE\***

Sections

17.36.010 Purpose and intent.

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Kittitas County CDS

**17.36.010**

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:

*As noted below, this proposed planned unit development meets and exceeds the purpose and intent of section 17.36 (Planned Unit Development) as outlined in this section of the code (17.36.010). To meet this section of the code it is required to meet only one of the following objectives. This planned unit development proposal exceeds this requirement.*

**17.36.010(a)**

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

*The design of this planned unit development is more innovative than generally possible under the current Rural Recreation zoning as it will create more housing opportunities in an area of Kittitas County that is slowly*

*developing. Additionally, with the opportunity to cluster homesites as allowed under Planned Unit Development regulations, large parcels used for various recreational opportunities including but not limited to off-road vehicles, off-road vehicle storage, and other recreational uses allowed by KCC 17.36 will be created.*

**17.36.010(b)**

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

*By reducing the size of the residential parcels within the boundaries of the proposed planned unit development, this development allows for shorter roads and utility corridors. Therefore, this development makes more economical use of the land, streets, natural resources, and public services, thereby conserving land for future uses, disturbing less land, and requiring less asphalt and utility materials, making for a more ecological and greener development. Additionally, the size reduction creates more opportunity for recreational opportunities as are being planned within this application.*

**17.36.010(c)**

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

*The design of this planned unit development allows for the creation of a large parcel of land that will allow for many recreational uses including but not limited to recreational vehicle storage and the use of off-road vehicles for recreational purposes which would not be allowed in a conventional subdivision under the current zoning.*

**17.36.010(d)**

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

*The proposed planned unit development preserves the views of the rolling hills that stretch to the north as there will be no buildings constructed at a height to obscure these hills.*

**17.36.010(e)**

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

*This property is in Rural Recreation zoning which requires a minimum lot size of 5 acres. A conventional development for housing within the boundaries of this proposed planned unit development would be based on 5-acre parcels which would require a homogenized development of large expensive housing. This proposed planned unit development will call for residential parcels of land ranging from 0.25 acres to 2 acres that may include single-family housing, thereby providing a variety of densities which will allow various housing types as smaller houses may be built on smaller parcels.*

*\*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.*

**17.36.010(f)**

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

*Parcel layout and road development within this proposed planned unit development provide for the opportunity for constructed houses to allow for passive solar energy panels to be placed on roofs.*

**17.36.010(q)**

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

*This project site is a on a gradual rolling slope that runs in a downward direction from the northeast to the southwest. Additionally, Parke Creek, a seasonal stream, also runs from the northwest corner to the southeast corner. With a 100' buffer on either side of Parke Creek for environmental conservation, this proposed planned unit development will use the rolling hill to create a natural guide for the provision of separate and mixed areas for housing, recreational vehicle storage areas, and ORV riding areas.*

**17.36.010(h)**

- h. To permit flexibility of design that will create desirable public and private open space(i); to vary the type, design and layout of buildings(ii); and to utilize the potentials of individual sites and alternative energy services to the extent possible(iii);

**17.36.010(h)(i)**

- i. FLEXIBILITY OF DESIGN THAT WILL CREATE DESIRABLE PUBLIC AND PRIVATE OPEN SPACE:

*The design of this planned unit development allows for a large parcel of land for recreational vehicle storage as well as recreational space that will permit many different uses including but not limited to the use of off-road vehicles for recreational purposes that would not be allowed in a conventional development with the same allowable density. Therefore, this development concept creates private and public recreational open space that provides for many types of recreation within this proposed planned unit development.*

**17.36.010(h)(ii)**

**ii. VARY THE TYPE, DESIGN AND LAYOUT OF BUILDINGS:**

*Conventional development for housing within the county is now based on 5-acre parcels of land within the 5-acre zoning requirements. In many of these areas, there is no water for domestic water use or irrigation that can be legally accessed or is approved by the county. Upon final development of these 5-acre parcels, there could be approximately 74.93 acres of land used for the development of homesites and corresponding residential area with approximately 89.26 acres of land left as a lot for the ORV area. This planned unit development proposal will call for parcels of land ranging from 0.25 acres to 2 acres that may include single-family housing, thereby providing a variety of densities which will allow for differing housing types as smaller houses may be built on smaller parcels and higher-income house may be built on larger parcels. The various parcel sizes will allow the applicant to vary the type, design, and layout of the buildings within the boundaries of the planned unit development.*

**17.36.010(h)(iii)**

iii. UTILIZE THE POTENTIALS OF INDIVIDUAL SITES AND  
ALTERNATIVE ENERGY SERVICES TO THE EXTENT POSSIBLE:

*Parcel layout and road development within this proposed planned unit development provide for the opportunity for constructed houses to allow for passive solar energy panels to be placed on roofs.*

**17.36.015**

17.36.015 Applicability

**17.36.015(1)**

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.

*This proposed planned unit development is located outside of the Kittitas County Urban Growth Area and Rural LAMIRDs.*

**17.36.015(2)**

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 proposed planned unit development is located outside of the Kittitas County Urban Growth Area and Rural LAMIRDs, is more than 20 acres in size, and is located in the Rural Recreation land use designation as shown on the Kittitas County Comprehensive Plan Land Use Designations Map.*

*Therefore, this planned unit development meets the applicability test and is allowed to be developed under Section 17. 36 of the Kittitas County Code.*

*\*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.*

**17.36.020**

**17.36.020 Allowed uses**

**17.36.020(1)**

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

*This section does not apply to the proposed planned unit development as said development is located outside of the Kittitas County Urban Growth Area and Rural LAMIRDs.*

- 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.

**17.36.020(2)**

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

*This section does apply to the proposed planned unit development as said development is located outside of the Urban Growth Area.*

**17.36.020(2)(a)**

- a. The following residential uses;

**17.36.020(2)(a)(i)**

- i. Accessory dwelling unit; *the proposed planned unit development may include accessory dwellings.*

**17.36.020(2)(a)(ii)**

- ii. Accessory living quarters; *the proposed planned unit development may include accessory living quarters.*

**17.36.020(2)(a)(iii)**

- iii. Dwelling, single-family; *the proposed planned unit development may include single-family dwellings.*

**17.36.020(2)(a)(iv)**

- iv. Dwelling, two-family; *the proposed planned unit development may not include two family dwellings.*

**17.36.020(2)(a)(v)**

- v. Dwelling, multiple-family; *the proposed planned unit development may not include multiple-family dwellings.*

**17.36.020(2)(a)(vi)**

- vi. Special care dwelling; *the proposed planned unit development will not include special care dwellings.*

**17.36.020(2)(a)(vii)**

- vii. Parks and playgrounds; *parks, playgrounds and other recreational areas may be included within the proposed planned unit development.*

**17.36.020(2)(b)**

- b. The following uses where they are only serving a residential PUD and where all other applicable standards are met: *The uses identified below may be developed within the boundaries of this proposed planned unit development as follows:*

**17.36.020(2)(b)(i)**

- i. Community buildings; *The proposed planned unit development may include a community building as described herein as well as those that may be added prior to the approval of the final development plan.*

**17.36.020(2)(b)(ii)**

- ii. Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses; *The proposed planned unit development may include indoor recreation facilities as described herein as well as those that may be added prior to the approval of the final development plan.*

**17.36.020(2)(b)(iii)**

- iii. Outdoor recreation facilities including swimming pools, sports courts or similar uses; *The proposed planned unit development may include outdoor recreation facilities as described herein including but not limited to an off-road vehicle park in the northern portion of the proposed planned unit development as well as those that may be added prior to the approval of the final development plan.*

**17.36.020(2)(b)(iv)**

- iv. Electrical vehicle infrastructure, pursuant to KCC Chapter 17.66; and *The proposed planned unit development may include electric vehicle infrastructure.*

**17.36.020(2)(b)(v)**

- v. Recreation vehicle storage areas. *The proposed planned unit development may include indoor and outdoor recreational vehicle storage areas with units that may be owned separately by individuals, individual entities, or the applicant, and used by the residents of the Parke Creek community.*

## 17.36.25

### 17.36.25 Allowed density.

#### 17.36.25(1)

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. *This section does not apply to the proposed planned unit development as said development is located outside of the Kittitas County Urban Growth Area and Rural LAMIRDs.*

#### 17.36.25(2)

2. 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.
  - a. *Example: A proposed PUD's boundary in a five (5)-acre minimum density zoning comprises 100 acres of land. Within this proposed PUD boundary there are five (5) pre-existing three (3)-acre parcels and one (1) pre-existing 85-acre parcel. The maximum density of this proposed PUD example would be 22 units. This is determined by including the five (5) pre-existing three (3)-acre parcels on 15 acres of land equaling five (5) units of density, being combined with the remaining parcel of 85 acres of undivided land which equals an additional 17 units of density. (85 acres of land divided by the five (5)-acre zoning = 17 units of density.)*

*As stated on the first page, the 185.30-acre parcel holds a density of 37 units (185.30 acres divided by 5 = 37.06 lots). The final development plan process may include a transfer of development rights as allowed by KCC 17.13.*

**17.36.030**

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 the following:

**17.36.030(1)**

1. Application forms and fees required by the County;

*Applications completed and attached in Sections 1, 2, and 3. Fees paid on submission to Kittitas County Community Development Services.*

**17.36.030(2)**

2. Legal description of the subject property including section, township, range, parcel numbers and number of acres;

*Completed and attached in Exhibit 1 of this application.*

**17.36.030(3)**

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

*Completed and attached in Exhibit 2 of this application.*

**17.36.030(4)**

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:

*An 8.5" by 11" replica has been completed and attached in Exhibit 3 of this application. A printed drawing that exceeds the scale of 200 feet to the inch has been delivered to Kittitas County Community Development Services with this application.*

**17.36.030(4)(a)**

- a. Existing buildings, roads, utilities and easements;

*None.*

**17.36.030(4)(b)**

- b. Arrangement of proposed land uses by type (residential, commercial, open spaces, etc.) with the approximate percentage of land in each category.

*Completed as part of the development plan found in Exhibit 3 of this application.*

**17.36.030(4)(c)**

- c. Proposed traffic circulation and parking;

*Completed as part of the development plan found in Exhibit 3 of this application. Parking will be on each individual lot.*

**17.36.030(4)(d)**

- d. Critical areas and natural features;

*Completed as part of the development plan found in Exhibit 3 of this application.*

**17.36.030(5)**

5. A Landscaping plan.

*A written landscaping plan is attached in section (c) in Exhibit 4 of this application.*

**17.36.030(6)**

6. A Phasing plan with identified timelines.

*A written phasing plan with identified timelines is included within this application as section (j) in Exhibit 4; this plan may be modified at the time of the approval of the final development plan as provided for in this chapter of the Kittitas County Code.*

**17.36.030(7)**

7. A Project narrative addressing the following:

*A written project narrative with responses to the following questions is included in Exhibit 4 of this application.*

**17.36.030(7)(a)**

a. Adjacent natural areas;

*See Exhibit 4*

**17.36.030(7)(b)**

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

*See Exhibit 4*

**17.36.030(7)(c)**

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

*See Exhibit 4*

**17.36.030(7)(d)**

- d. Future land ownership patterns within the development including homeowner's associations if planned;

*See Exhibit 4*

**17.36.030(7)(e)**

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

*See Exhibit 4*

**17.36.030(7)(f)**

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

*See Exhibit 4*

**17.36.030(7)(g)**

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

*See Exhibit 4*

**217.36.030(7)(h)**



- h. Planned residential densities expressed in terms of dwelling units per building and per net acre (total acreage minus dedicated rights-of-way);

*See Exhibit 4*

**17.36.030(7)(i)**

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

*See Exhibit 4*

**17.36.030(7)(j)**

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

*See Exhibit 4*

**17.36.030(7)(k)**

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

*See Exhibit 4*

**17.36.030(7)(l)**

- l. 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 the Development Plan in Exhibit 3 and the Phasing Plan in section (j) of Exhibit 4.*

**17.36.030(7)(m)**

- 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)

*See Exhibit 4*

**17.36.045**

17.36.045 Review criteria.

**17.36.045(1)**

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:

**17.36.045(1)(a)**

- a. Criteria applicable to all PUDs:

**17.36.045(1)(a)(i)**

- i. PUD complies with all amendment criteria in KCC Chapter 17.98;

*The proposed planned unit development complies with all criteria contained in Kittitas County Code Section 17.98. See Section 5 for Kittitas Code Chapter 17.98 compliance information.*

**17.36.045(1)(a)(ii)**

- ii. PUD makes economic and efficient use of land, streets, and public services;

*The proposed planned unit development makes a very efficient economic use of the land, streets, and public services as Kittitas County Code Chapter 17.36 specifically permits the creation of smaller parcels that can be clustered together. Because of this, there will be one residential entrance on Parke Creek Road. This allows a more efficient use of the land and utilities for construction of the new parcels and ensures future maintenance. This will require the use of fewer fossil fuels and reduce the impact to the environment during construction and after construction is completed as well as during and after construction of the roads, water system, sewer system, power system, and data systems, all of which are privately owned. Kittitas County, which collects road taxes from each of the parcels, will not have to expand any manpower, equipment time, or investment into the roadways that serve the proposed planned unit development.*

**17.36.045(1)(a)(iii)**

- iii. PUD preserves usable open space, important natural features, and other amenities;

*The proposed planned unit development creates a large space which will be used for recreational activities such as ORV riding and will be designed in such a manner that the natural environment, the view corridors, and the natural features of the land will be preserved.*

**17.36.045(1)(a)(iv)**

- iv. PUD provides site design features that reasonably mitigate off-site impacts; and

*The proposed planned unit development has several design features that reasonably mitigate offsite impacts including the creation of a large recreational tract of land that allows residents and guests of the planned unit development to recreate within the Parke Creek Community. All on-site recreational opportunities including ORV riding will not affect off-site recreational areas in the surrounding area. Additionally, an on-site recreational vehicle storage area will be built, providing a designated space for residents and guests to store their vehicles. This will help reduce traffic on the roads caused by hauling extra vehicles. All the roads within the site are private. All maintenance, including snow, will be maintained internally by the Community and will not impact the Kittitas County Public Works Department. All water and sewer installation and maintenance will be done privately.*

**17.36.045(1)(a)(v)**

- v. Public benefits of PUD outweigh the effect of the modification of underlying zoning standards.

*One of the main benefits that the proposed planned unit development provides for the community is the creation of a recreational storage unit for use by residents and guests coupled with a large recreational area that includes, but may not be limited to, an area for recreational off-road vehicles. This area is also of interest to incoming residents who wish to live in a more secluded area of lower Kittitas County. The planned unit development zone (KCC 17.36) allows for the creation of various sizes of lots. In accordance with the code, this proposed project will cluster various sizes of lots in the southern portion of the property. This clustering of the proposed building sites allows for the development of shorter roads and shorter utility runs which greatly reduces the impact on materials needed for the development. Additionally, the smaller lot sizes will allow residents to possess the rural character of the area without having the additional necessities and responsibilities that multiple acres create. In addition, placing the developed area in the southern portion of the property, which is at a lower elevation, reduces the amount of snow the property receives during the winter and reduces the amount of snow plowing required to maintain the roads, thereby reducing the use of fossil fuels and providing for a cleaner environment.*

**17.36.045(1)(b)**

b. Additional criteria applicable to PUDs on Rural Lands:

**17.36.045(1)(b)(i)**

- i. PUD is developed in a manner that maintains rural character;

*This proposed planned unit development will preserve natural features and views of the land. The Rural Recreation land use designation and zoning has been ruled to be in compliance with the Growth Management Act by the Eastern Washington Growth Management Hearings Board. In addition, the Kittitas County Comprehensive Plan and Kittitas County Code has also been ruled to be in compliance with GMA by the Eastern Washington Growth Hearings Board. This portion of the Kittitas County Code, identified as Section 17.36, is in compliance with GMA. Therefore, by using the KCC Section 17.36 and meeting the density requirements of said code, this proposed planned unit development maintains rural character.*

**17.36.045(1)(b)(ii)**

- 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

*Only those uses allowed in Kittitas County Code Section 17.36 are being proposed to be designed and constructed within this planned unit development. The non-residential uses may be open to guests and would be highly regulated by the applicant with enforced*

*rules in order to prevent overuse and disturbance to surrounding properties.*

**17.36.045(1)(b)(iii)**

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

*The properties adjacent to the southern side are primarily residences. Therefore, the development of residences on the southern portion of the project site will be seamless with these bordering properties. Additionally, the northern portion of the project will primarily be minimally developed recreational space, which will blend into the surrounding hills. The recreational vehicle storage will not be overdeveloped, creating a smooth transition to the nearby developed properties.*

**17.36.045(1)(b)(iv)**

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

**17.36.045(1)(b)(iv)(1)**

(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;  
*The proposed planned unit development will meet or exceed these requirements.*

**17.36.045(1)(b)(iv)(2)**

(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

*The proposed planned unit development will meet or exceed these requirements.*

**17.36.045(1)(b)(iv)(3)**

(3) Urban Wildland Interface Code for structures outside a fire district.

*The proposed planned unit development will meet or exceed these requirements.*