

SECTION 5
PARKE CREEK PLANNED UNIT DEVELOPMENT
RESPONSE TO KITTITAS COUNTY CODE 17.98

RECEIVED
DEC 03 2024
Kittitas County CDS

17.98.020 Petitions.

1. A petition to amend this title shall be filed with the administrator on forms prescribed by the Director. If the petition is for an amendment to the zoning map it shall include a legal description and location of the property to be reclassified.

The required application has been filed on the forms prescribed by the Director including a legal description and location of the property. This completed application has been attached to this document.

2. A petition asking for a change from one zone to another must be signed by not less than seventy-five percent (75%) of the property owners and representing at least seventy-five percent (75%) of the assessed valuation of the area proposed for the zone reclassification.

The application is signed by the manager of the Parke Creek company who owns 100% of the property included within the boundaries of this proposed planned unit development.

3. Any member of the general public has the right to petition the Board or planning commission for consideration of text amendments or change from one zone to another for a general area. Such consideration is not mandatory.

Understood

4. Petitions shall be processed pursuant to Title 15A of this code, Project permit application process.

Understood

5. A petition requesting a change on the zoning map shall be processed consistently with the Annual Comprehensive Plan Docketing Process, pursuant to KCC Title 15B, unless the petition is consistent with the Comprehensive Plan land use designation of the property and accompanied by a specific development application.

This proposed planned unit development is accompanied with a specific development application for a preliminary and short plat as approved through this process.

6. A petition requesting a change on the zoning map from one zone to another must demonstrate that the following criteria are met:

17.98.020(6)(a)

The proposed amendment is compatible with the comprehensive plan;

This rezone is consistent with the Kittitas County Comprehensive plan per Ordinance 2023-010, which approved of the subject property change to Rural Recreational Land Use and Zoning designation. Under the current zone, the ability to propose a recreational & residential planned unit development is granted under the Kittitas County Code 17.15 and 17.36.

Additionally, the Kittitas County Comprehensive Plan and Kittitas County Code Title 17 - Zoning has been found by the Eastern Washington Growth Management Hearings Board to be compliant with the Growth Management Act (GMA).

The Kittitas County Development Code, specifically Chapter 17.36 - Planned Unit Development Zone, is contained within said code and referenced and supported within the Kittitas County Comprehensive Plan which has also been found compliant with the Growth Management Act. Therefore, Chapter 17.36 - Planned Unit Development Zone complies with and is compatible with the Kittitas County Comprehensive Plan.

Through these reasonings, this proposed land use action, which is being processed as required by Kittitas County Code Chapter 17.36, is compliant and supported by the Growth Management Act and is compatible and compliant with the Kittitas County Comprehensive Plan.

Footnotes have been added to these excerpts which are identified by (XX) within the following text below. The footnotes follow the excerpts identified and copied below.

1.3 VISION STATEMENT

Kittitas County is a region with a distinct sense of place based on the quality and diversity of our natural (1) and built environment, valued recreational opportunities (2), respected rural working lands, unique regional character, and commitment to a high quality of life (3). Kittitas County addresses challenges of future growth in a direct manner. Coordinated planning and suitable density patterns ensure that rural areas, natural areas, and working lands are sustained for the benefit of current and future generations. An important factor in the County's growth is fostering a diverse economy with a variety of employment opportunities achieved through a balance of commercial, industrial, and manufacturing areas located and sized to ensure opportunities for rural-based employment (4). The diverse housing needs of current and future residents is met by providing a range of housing types that ensure adequate and affordable housing options (5). Kittitas County enhances its regional character by preserving the diversity of

existing resource tourism (6) and promoting future opportunities for expansion and establishment of new resource tourism opportunities (7). The County protects, conserves, and responsibly manages natural resources through education, coordination, facilitation, and long-term planning.

2.2 GROWTH MANAGEMENT ACT GOALS (as stated in the Kittitas County Comprehensive Plan dated December 2021)

Page 12 paragraph 1 of the Kittitas County Compressive Plan states: “as housing prices and cost of living have increased in King and Snohomish counties, the desirability of Kittitas County as a location for long distance commuters has increased substantially (8). This trend is not expected to change over the next 20-year planning timeline (9).”

LU-P7: Promote infill development of vacant or under-utilized properties. (10)
Water Rights (11)

Water rights are property rights held by individual citizens, irrigation entities, municipalities, public and private utilities (12) and governments. Water rights are recognized by state law RCW 90.023.010 Surface Waters (13) and RCW 90.44.035 Ground Waters (14). Surface water rights within Kittitas County are being adjudicated in the action commonly known as Acquavella. Kittitas County does, under its authority from the Growth Management Act, have a duty and the authority to protect ground and surface water quantity and quality. To fulfil the duty of the County under the Settlement Agreement and the Growth Management Act, Kittitas County implemented the Permanent Measures in Kittitas County Code Chapter 13.35.027 on December 2, 2015 requiring all new uses of groundwater (15) to be mitigated and metered within the Yakima River drainage (Water Resource Inventory Area (WRIA)) 39.

Kittitas County operates a water banking (16) and metering program in the Yakima River Basin to provide rural domestic water mitigation to new groundwater uses to offset local impacts as well as the Total Water Supply Available in the Yakima River, as measured at the Parker gauge. Water use is metered, monitored and reported to Washington State Department of Ecology annually. Kittitas County offers two mitigation packages in the Green and Yellow zones of the Kittitas County Water Bank service area (17). The package available to each customer will be determined by the parcel's irrigation availability. Package A, only available to customers with access to other outdoor irrigation, will offer 275 gallons per day indoor domestic use only and Package B, only available to customers without access to outdoor irrigation, will offer 275 gallons per day indoor domestic only with 25 gallons per day for outdoor use up to 500 square feet. The packages offered through the Kittitas County Water Bank (18) were determined by a Citizen's Advisory Committee and adopted by the Board of County Commissioners. The County continues to seek and acquire additional water holdings throughout the county and expand its service areas. Kittitas County has acquired enough senior water rights, suitable for mitigating new domestic uses, to meet the development projections in the county for 20 years within the Kittitas County Water

Bank service area. This number was conservatively calculated assuming only Package B mitigation certificates would be issued, although the trend is more of a 60/40 split, with package A being more prevalent. Private water banks (19) have overlapping and additional service areas within Kittitas County that offer mitigation that is not calculated in the 20-year development projection. Kittitas County's does not require mitigation or metering for exempt well uses within the Columbia River Basin (WRIA 40).

LU-P40: Kittitas County may place limitations on the establishment of new uses of groundwater based on the county's authority to protect ground and surface water (20).

LU-P41: Kittitas County finds that new uses of groundwater that are not mitigated in the Yakima River drainage basin threaten to interfere with senior water rights and stream flows and create a public health and safety threat that warrants application of provisions set forth in Kittitas County Code to existing lots as allowed by RCW 58.17.170(3) (21).

2.5.1. Rural and Resource Land Use Designations

Page 24 paragraph 3 of the Kittitas County Comprehensive Plan states: Rural Recreation is the third land use designation of the Plan. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent (22).

3.4 HOUSING POLICIES (as stated in the Kittitas County Comprehensive Plan dated December 2021)

The Kittitas County community can accomplish its stated housing goals through their intentional integration into future county decisions and through the active implementation of the following policies. These policies have been developed to guide future housing development as envisioned by the Kittitas County community. Policies focus on the relationship of zoning and land use to housing needs rather than recommending specific designation alternatives (24).

H-P1: Establish development regulations and incentives that provide an equitable supply of housing types, sizes, costs, and densities which are affordable to all economic groups throughout the County (25).

H-P2: Promote a higher density of residential land uses by implementing innovative residential developments, such as cluster developments, master planned developments, and planned unit developments within urban growth areas (26).

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 (27).

H-P7: Invest in the maintenance and expansion of water, sewer, streets, parks and fire protection services to adequate service levels in areas designated for higher density residential uses (28).

H-P8: Encourage home ownership within the community (29).

H-P15: Allow use of innovative technology in residential developments which promote sustainable practices and healthy lifestyles (30).

Most of the highly walkable areas in Kittitas County are in incorporated downtowns: Ellensburg, Cle Elum, and Roslyn all enjoy walkable downtowns with at least partial sidewalk coverage. South Cle Elum, Kittitas, and many of the unincorporated towns have significant sidewalk deficiencies that make walking and biking more difficult. Many rural routes lack facilities like sidewalks and wide shoulders altogether, and County ordinance allows speeds up to 50 mph on rural routes unless otherwise signed. High-speed roadways without separate nonmotorized facilities make walking and biking uncomfortable and less safe (31).

4.2.1 Pedestrian and Bicycle Network

Provision of facilities for walking and biking is essential to providing a functional, multimodal transportation system that accommodates all users (32).

T-G1: Safe Create a transportation network that can be shared safely by all users and provides sufficient access for emergency response (33).

T-P1: Require new development to provide multiple access points that are designed to support emergency access and evacuation (34).

T-P3: Develop and maintain a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements (35).

T-P4: Provide all weather, all-season use of the road system for the movement of goods and services (36).

T-P8: Encourage new development to provide for safe transportation alternatives (37).

T-G2: Efficient and Accommodates Growth, but Respects Rural Character Provide a transportation system network that works hand-in-hand with existing and planned land uses, supports farm-to-market and recreational tourism needs, but respects the rural character and wildlife that residents cherish (38).

T-P9: Ensure an efficient regional system of roads that is functional, safe, accommodates evacuation, and is consistent with adopted County policy and local

comprehensive plans (39).

T-P12: Build and maintain a modern transportation network that expands and grows with the needs of its growing population (40).

T-P13: Identify transportation corridors to be preserved as part of the overall transportation plan by requiring right-of-way dedication or easements as part of development approval, and by acquiring right-of-way for future needs (41).

T-P14: Maintain level of service “C” in rural areas and “D” in county urban areas as measured during the PM peak hour for roadway segments along segments that are classified as collectors or higher (42).

Network:

T-P15: Provide a transportation system with a hierarchy of roads, with distinct purposes, forming a complete network (43).

Land Use:

T-P18: Evaluate the merits of a proposed land use action against the potential impacts on the transportation system by reviewing development proposals for potential impacts to the transportation system and requiring developments to identify and mitigate their transportation impacts through SEPA or other local regulatory reviews and county permits or actions (44).

T-P19: Provide a transportation system that corresponds to and is consistent with patterns of land development and which provides access to and from population centers and recreational opportunities identified in the comprehensive plans in accordance with adopted land use plans (45).

T-P20: Encourage land use development patterns and investments which reduce the demands on the roadway network (46).

T-G3: Complete, Multimodal, and Accommodates Outdoor Recreation Fill gaps in the system to accommodate safe and enjoyable travel by those choosing to walk, bike, or use transit, including recreational users (47).

T-P25: Consider alternative modes when reviewing development applications, incorporate multiple modes into transportation improvement projects, and establish development standards to support the use of alternative transportation modes (48).

T-P29: Encourage the expansion and use of non-motorized transportation by constructing and maintaining safe, efficient, and pleasant streets for pedestrian and bicycle use (49).

Recreation:

T-P30: Promote and support recreational activities throughout the County by providing adequate access to public lands (50).

T-P32: Support the construction of parking facilities at identified locations known for recreational and multi-modal use.

agencies, airports, businesses, and the public) to develop and operate the transportation system (51).

T-P39: Seek partnerships with other public or private agents when mutual benefits and significant cost savings are anticipated as a result of a coordinated transportation improvement project to maximize benefits while minimizing costs (52).

Funding/Costs:

T-P47: Improve the sustainability of the county's funding for maintenance, operations, and capital improvements. Periodically review funding status and consider either increasing revenues generated by existing sources or establishing new funding sources for transportation (53).

T-P48: Maximize local funds by pursuing outside funding sources for all transportation improvement projects (54).

T-P51: Ensure the transportation system can support new development and that new development funds all new construction and improvements that might be necessary to maintain adopted level of service standards (55).

Walking:

Walking is the most fundamental transportation mode of all since virtually all trips include a walking component. Effective pedestrian facilities enable community building and social equity. While many of the County's roads do not need fully separate sidewalks or paths due to the lack of destinations in close proximity in rural areas, arterials and collectors in the Urban Growth Areas (UGA) and Limited Areas of More Intensive Rural Development (LAMIRDs) may warrant dedicated pedestrian infrastructure (56).

Bicycling:

The cities within the County already offer recreational bicycling options on the various trails spanning its length such as the Coal Mine Trail and Palouse to Cascade State Park Trail (formerly known as John Wayne Trail). Connecting to these routes from other areas of the County can be challenging, however, due to the lack of bicycle infrastructure. Bicyclists can share the road with motorists but high speeds, lack of

paved shoulders, and lack of separation from auto traffic can be a deterrent. Table 4-3 establishes guidance in terms of the level of accommodation that the County wishes to provide for bicycles (57).

From Table 4-3 Bicycle Accommodation Descriptions:

Installation of facilities that provide more separation from vehicle traffic (58).

Maintain existing bicycle infrastructure and support city and regional entities in implementing improvements (59).

U-G1: Appropriately place utility facilities within public rights-of-way, where feasible (60).

U-G3: The County should coordinate with all utility providers (61).

U-G5: Multi-jurisdictional utility facility coordination and cooperation should include efforts to coordinate the procedures of making specific land use decisions to achieve consistency in timing inter-jurisdictional coordination in the planning and provisions of utilities (62).

U-G6: Decisions made regarding utility facilities should be consistent with and complementary to regional demand and resources and should reinforce an interconnected regional distribution network (63).

U-G8: Any and all easement rights shall be acquired under normal lawful procedures (64).

U-G11: The County should promote the joint use of transportation rights-of-way and other corridors consistent with the underlying private property rights and easement limitations (65).

U-P2: Expansion of improvement of utility systems should be recognized primarily as the responsibility of the utility providing the corresponding service (66).

U-P3: Decisions made by the Kittitas County regarding utility facilities will be made in a manner consistent with and complementary to regional demands and resources (67).

U-P4: Additions to and improvements of utilities facilities will be allowed to occur at a time and in a manner sufficient to serve growth (68).

U-P16: It is the position of Kittitas County that it is inappropriate for utilities to over or under build other utilities. A specific example of such requirements may be found in RCW 35A.14.900 and other state law (69).

U-P20: Electric and natural gas transmission and distribution facilities may be sited within and through areas of Kittitas County both inside and outside of municipal boundaries, UGA's, Master Planned Resorts, LAMIRDS, and Fully Contained Communities, including to and through rural areas of Kittitas County (70).

Rural Recreation:

RR-G26: Maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County (71).

RR-G27: Provide safe opportunities to develop public and private recreational spaces while preserving rural character (72).

RR-G28: Increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas (73).

RR-G29: Allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

Substantial amounts of recreation lands in this County are owned by the public and private parties (74). These provide more than ample opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation and wildlife viewing. In addition to publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands (75).

Rural recreation in Kittitas County is also largely provided in the form of recreational residences, primarily in the upper western area of the County (76). These developments are often "second homes" for persons living in other parts of the State. These recreational residences are a significant contributor to the County's economy (77).

R-P56: Developments located for commercial, residential/recreational purposes, such as Master Planned Resorts or Planned Unit Developments, shall have adequate water, septic and public facilities to service such development without over-burdening the County public services (78).

RR-P58: Developers should be required to approach project design which provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands (79).

RR-P59: Rural recreation development should be promoted where there is potential for limited infill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development (80).

RR-P62: International Wildland-Urban Interface Code should be enforced when

approving a recreational residential structure for greatest protection of life and property (81).

RR-P63: Specific natural hazards in rural recreation areas shall be considered before creation of habitable or residential structure (82).

APPENDIX ONE GLOSSARY OF TERMS

Planned Unit Development – a planned unit development is the result of a site-specific zone change, based on a binding site plan. The planned unit development zoning district is intended to encourage flexibility in design and development that will result in a more efficient and desirable use of land (83).

The comprehensive plan of Kittitas County dated December 2021 is included within this application by reference.

FOOTNOTES

1. *The proposed planned unit development leaves a significant amount of property and recreational open space with its boundaries providing for the diversity of the natural environment.*
2. *The proposed planned unit development provides additional recreational opportunities within the boundaries of said development.*
3. *The proposed planned unit development is committed to providing a high quality of life through the development of recreational areas including an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, as well as a possible park/playground. For more proposed recreational opportunities see Exhibit 10.*
4. *The proposed planned unit development will provide rural recreation employment on-site.*
5. *The proposed planned unit development helps to ensure adequate housing as it will provide more market-based housing of various sizes and prices.*
6. *The proposed planned unit development will provide recreational vehicle storage for rural recreation and tourists with ORVs.*
7. *The proposed planned unit development increases the opportunity for responsible resource tourism by providing recreational vehicle storage, which would decrease additional traffic and heightened risk of injuries.*
8. *The proposed planned unit development will provide residents and guests with a recreational outlet in the lower Kittitas County valley, localizing ORV enthusiasts and decreasing the need to drive and haul additional vehicles for long distances, often across county lines.*
9. *The proposed planned unit development has provided a phasing plan with this application that shows how it will continue to provide housing over the next 20 years to meet the needs of the growing population.*
10. *The proposed planned unit development is providing infill of vacant land.*

11. *The proposed planned unit development is provided water from LCU, Inc., a satellite management agency approved by Washington State, which has sufficient water rights to serve said planned unit development.*
12. *There are multiple privately and locally held utilities that will be serving the proposed planned unit development including but not limited to Kittitas County Public Utility District #1, LCU, Inc., Parke Creek PUD Homeowners Association, and T-Mobile or other available service.*
13. *LCU, Inc. is not required to transfer surface water to ground water.*
14. *LCU, Inc. will serve the proposed planned unit development through the purchase of mitigation rights through a private bank.*
15. *LCU, Inc. will serve the proposed planned unit development through the purchase of mitigation rights through a private bank.*
16. *LCU, Inc. will serve the proposed planned unit development through the purchase of mitigation rights through a private bank.*
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20. *LCU, Inc. will serve the proposed planned unit development through the purchase of mitigation rights through a private bank.*
21. *LCU, Inc. will serve the proposed planned unit development through the purchase of mitigation rights through a private bank.*
22. *The proposed planned unit development provides additional recreational resources to the community including an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County. For more proposed recreational opportunities see Exhibit 10.*
23. *There is no number 23.*
24. *The proposed planned unit development provides additional housing opportunities of various design alternatives as there will be varying lot sizes.*
25. *The proposed planned unit development provides various housing types, sizes, costs, and densities which are affordable to all economic groups throughout the county. This includes housing options which range from smaller, more affordable houses to larger parcels of land. The proposed planned unit development allows interested parties to have a wide variety of affordable options.*
26. *The proposed planned unit development promotes a higher density of residential land uses by implementing innovative residential developments such as the provided additional recreational resources to the community. These include an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County. For more proposed recreational opportunities see Exhibit 10.*

27. The proposed planned unit development has areas suitable for higher density residential use, including single-family planned developments and clustered housing. This includes acres of land that are reserved for recreation and accessible streets that allow one- or two-lane traffic. At the same time, the roads, utilities, and services in the residential development are clustered in an area dedicated to residential use. This allows for the infrastructure to be developed much more efficiently.
28. The proposed land unit development invests in the maintenance and expansion of water, sewer, streets, parks, and fire protection services to adequate service levels in areas designated for higher density residential uses. For example, this proposed planned unit development is proposed to be serviced by LCU, Inc., which will serve the proposed planned unit development through the purchase of mitigation rights through a private bank. Furthermore, each parcel in the housing development concentrated in the southern portion of the proposed planned unit development boundary will be served by roads as provided by Kittitas County Road Standards with access points as required by the fire code and will be served by fire flow as provided in the proposed Group B water system.
29. The proposed planned unit development encourages home ownership within the community through the provision of on-site resources within the project site. There are also many different additional recreational resources to the community including an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County. For more proposed recreational opportunities see Exhibit 10.
30. The proposed planned unit development allows use of innovative technology in residential developments which promote sustainable practices and healthy lifestyles through upgraded water quality. It is planned to eventually implement a LOSS (large on-site septic system) or an MBR (Membrane Bioreactor) treatment system that will be approved by the Department of Health. By using an upgraded sewer/septic system this development is protecting water quality.
31. The proposed planned unit development does not have significant sidewalk deficiencies that make walking and biking more difficult. Wide streets may be implemented that would permit many opportunities for biking and walking around the area enclosed by the development.
32. The proposed land unit development provides the facilities for walking and biking that accommodate all users. This may include the installation of wide streets that create space for walking, biking, and off-road vehicle usage.
33. The proposed planned unit development creates a transportation network that can be shared safely by all users and provides sufficient access for emergency response through its accessible main roads which are wide enough to accommodate all vehicles, including those used by emergency responders.
34. The proposed planned unit development provides multiple access points that are designed to support emergency access and evacuation. Additionally, Vantage Highway, the road directly south from Parke Creek Road, provides direct access

- to Fire Station 21 within Kittitas County Fire District 2. This station is less than nine miles away from the proposed planned unit development.
35. The proposed planned unit development develops and maintains a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements through the provision of roads and lanes that will be directly accessible by each home and lead straight to Vantage Highway. This road allows users to be directly connected to Ellensburg, Kittitas, and Vantage. All roads will comply with International Fire Code Appendix D.
 36. The proposed planned unit development provides all-weather, all-season use of the road system for the movement of goods and services by allowing access for on- and off-road vehicles and providing plowing resources in the winter.
 37. The proposed planned unit development provides for safe transportation alternatives by installing wide roads that are used for walking and off-road vehicles, thereby increasing the health of consumers as well as the overall environmental health for the surrounding area. Furthermore, the risks of increased snowfall in the winter puts those who drive at risk. Off-road vehicles, which will be permitted on the streets, may provide safety in these circumstances.
 38. The proposed planned unit development is efficient and accommodates growth through the continual development of the area as well as the different types of housing that provide efficient living for all groups. The abundance of roads and lanes are directly accessible by each home and lead to Parke Creek Road, which feeds directly into Vantage Highway. This road allows users to be connected to Ellensburg, Kittitas, and Vantage. However, it still maintains rural character through additional recreational resources to the community including an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County. For more proposed recreational opportunities see Exhibit 10.
 39. The proposed planned unit development proposes an efficient regional system of roads that is functional, safe, accommodates evacuation, and is consistent with adopted county policy and local comprehensive plans through its system of lanes that lead to the main road, Parke Creek Road, which then feeds directly into Vantage Highway. This road allows users to be connected to Ellensburg, Kittitas, and Vantage.
 40. The proposed planned unit development builds and maintains a modern transportation network that expands and grows with the needs of its growing population through its continual growth and addition of roads and lanes, all of which feed directly into Vantage Highway via Parke Creek Road. This road allows users to be connected to Ellensburg, Kittitas, and Vantage.
 41. The proposed planned unit development identifies transportation corridors to be preserved as part of the overall transportation plan through the system of lanes that connect to the main road and allow for a right-of-way system.

42. *The proposed planned unit development will maintain a Level of Service (LOS) "C" as the road system throughout the property allows for a steady and regulated flow of traffic without a high probability for incidents.*
43. *The proposed planned unit development provides a transportation system with a hierarchy of roads through different lanes which lead into connecting roads. These roads lead to the main road, Parke Creek Road, which then feeds directly into Vantage Highway. This road allows users to be connected to Ellensburg, Kittitas, and Vantage.*
44. *The proposed planned unit development has evaluated the merits of a proposed land use action against the potential impacts on the transportation system by completing a SEPA document, which was submitted with this document.*
45. *The proposed planned unit development provides a transportation system that corresponds to and is consistent with patterns of land development and provides access to and from population centers and recreational opportunities. This can be seen through the interconnected roads which lead to the main road, Parke Creek Road, which then feeds directly into Vantage Highway. This road allows users to be connected to Ellensburg, Kittitas, and Vantage. Also, there are additional recreational resources to the community including an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County. For more proposed recreational opportunities see Exhibit 10.*
46. *The proposed planned unit development encourages land use development patterns and investments through the many recreational trails and opportunities within the confines of the area, which reduces the demands on the roadway network.*
47. *The proposed planned unit development accommodates outdoor recreation fill gaps in the system to accommodate safe and enjoyable travel by those choosing to walk, bike, or use transit, including the possible installation of wide roads to accommodate additional recreation.*
48. *The proposed planned unit development has considered alternative modes when reviewing development applications, as can be seen through the implementation of numerous recreational opportunities and trails. It has incorporated multiple modes into transportation improvement projects through the implementation of numerous recreational opportunities and trails. It has established development standards to support the use of alternative transportation modes through the implementation of numerous recreational opportunities and trails.*
49. *The proposed planned unit development encourages the expansion and use of off-road vehicle transportation by constructing and maintaining safe, efficient, and pleasant streets for pedestrian and bicycle use through the wide streets and lanes throughout the residential community.*
50. *The proposed planned unit development promotes and supports recreational activities throughout the county by providing adequate access to public lands through its close location to public recreational areas such as the Quilomene Wildlife Area Unit.*

51. *The proposed planned unit development supports the construction of parking facilities at identified locations known for recreational and multi-modal use through parking provided by driveways and wide streets, as well as the parking that is provided in the parking area. This develops and helps the operation of the transportation system.*
52. *The proposed planned unit development seeks partnerships with other public or private agents when mutual benefits and significant cost savings are anticipated. This is done through LCU, Inc., a satellite management agency approved by Washington State. It is proposed to start with the installation of individual septic systems managed by individual owners. Later, a LOSS (large on-site septic system) or a MBR (Membrane Bioreactor) treatment system may be implemented. By implementing these tactics, this development is protecting water quality. This is done as a result of a coordinated transportation improvement project to maximize benefits while minimizing costs.*
53. *The proposed planned unit development improves the sustainability of the county's funding for maintenance, operations, and capital improvements through its continual reliance on recreational pursuits as its primary form of appeal. Through this, residents and users support small businesses with less reliance on public funding. While using this model, the proposed planned unit development will periodically review funding status and consider either increasing revenues generated by existing sources or establishing new funding sources for transportation.*
54. *The proposed planned unit development maximizes local funds by pursuing outside funding sources for all transportation improvement projects through its continual reliance on recreational pursuits as its primary form of appeal. Through this, residents and users support small businesses with less reliance on public funding.*
55. *The proposed planned unit development ensures the transportation system can support new development and that new development funds all new construction and improvements that might be necessary to maintain adopted levels of service standards through its preparedness of expansion. For more information on plans for expansion preparedness, see section (j) in Exhibit 4 for a proposed phasing plan.*
56. *The proposed planned unit development recognizes that walking is the most fundamental transportation mode of all since virtually all trips include a walking component. Effective pedestrian facilities enable community building and social equity. While many of the county's roads do not need fully separate sidewalks or paths due to the lack of destinations, this development provides dedicated pedestrian infrastructure through its wide streets in the residential area.*
57. *The proposed planned unit development recognizes that the cities within the county already offer recreational bicycling options on the various trails spanning its length such as the Coal Mine Trail and Palouse to Cascade State Park Trail (formerly known as John Wayne Trail). Connecting to these routes from other areas of the county can be challenging, however, due to the lack of bicycle infrastructure. Bicyclists can share the road with motorists but high speeds, lack*

- of paved shoulders, and lack of separation from auto traffic can be a deterrent. This development aligns with the green zone in Table 4-3 as it provides dedicated bicycling infrastructure through its wide streets.*
- 58. The proposed planned unit development provides installation of facilities that provide more separation from vehicle traffic through its wide streets.*
- 59. The proposed planned unit development maintains existing bicycle infrastructure and supports city and regional entities in implementing improvements by providing wide streets.*
- 60. The proposed planned unit development will appropriately place utility facilities within public rights-of-way, such as speed bumps in at-risk areas, in order to improve public safety.*
- 61. The proposed planned unit development and the county have coordinated with all utility providers, including but not limited to Kittitas County Public Utility District #1, LCU, Inc., Parke Creek PUD Homeowners Association, and T-Mobile or other available service.*
- 62. The proposed planned unit development includes efforts of multi-jurisdictional utility facility cooperation to coordinate the procedures of making specific land use decisions through processes including the submission of this document and compliance with the code as well as the submission of the correlating SEPA checklist. This achieves consistency in timing inter-jurisdictional coordination in the planning and provisions of utilities.*
- 63. The proposed planned unit development shows evidence that decisions made regarding utility facilities are consistent with and complementary to regional demand and resources and reinforce an interconnected regional distribution network through processes including the submission of this document and compliance with the code as well as the submission of the correlating SEPA checklist.*
- 64. The proposed planned unit development shows evidence that any and all easement rights have been acquired under normal lawful procedures through processes including the submission of this document and compliance with the code as well as the correlating SEPA document.*
- 65. The proposed planned unit development recognizes that the county should promote the joint use of transportation rights-of-way and other corridors consistent with the underlying private property rights and easement limitations. The planned unit development complies with the processes including the submission of this document and compliance with the code as well as the submission of the correlating SEPA checklist.*
- 66. The proposed planned unit development complies with the fact that the expansion of improvement of utility systems should be recognized primarily as the responsibility of the utility providing the corresponding service. This can be observed as the primary responsibility of the development is to create an interconnected network of resources that can be utilized by consumers.*
- 67. The proposed planned unit development recognizes that decisions made by Kittitas County regarding utility facilities will be made in a manner consistent with and complementary to regional demands and resources. This can be seen*

through this proposed development's compliance to the code as well as the efforts made to connect the users of the development to county proceedings and resources.

68. The proposed planned unit development will utilize additions and improvements to utilities and facilities that are allowed to occur at a time and in a manner sufficient to serve growth as it is developed and grows in the future.
69. The proposed planned unit development recognizes and complies with the position of Kittitas County that it is inappropriate for utilities to over or under build other utilities. All utilities within the planned unit development will be privately installed and maintained.
70. The proposed land development may site electric and natural gas transmission and distribution facilities within and through areas of Kittitas County.
71. The proposed planned unit development maintains and enhances the extraordinary and expansive recreational opportunities in Kittitas County through the development of numerous recreational opportunities such as an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County. For more proposed recreational opportunities see Exhibit 10.
72. The proposed planned unit development provides safe opportunities to develop public and private recreational spaces while preserving rural character through access to numerous recreational trails around the area that promote the exploration of Kittitas County recreational resources.
73. The proposed planned unit development increases rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas through the numerous recreational opportunities that will be offered on site including an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County.
74. The proposed planned unit development allows for and encourages commercial activities characteristic to recreational activity while maintaining rural character due to the short drive to Ellensburg, Kittitas, and Vantage, which provide many environmentally friendly recreation options. Substantial amounts of recreation lands in this county are owned by the public and private parties, including certain campsites around the surrounding area.
75. The proposed planned unit development provides opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation, and wildlife viewing through its close location to surrounding areas that offer these activities via places such as recreational trails, campsites, and public fishing spots. In addition to publicly owned areas, many private businesses cater to the public in providing skiing, golfing, camping, and trail riding on private lands.
76. In comparison to other areas within Washington State, the proposed planned unit development is in close proximity to recreational residences, primarily in the upper western area of the county, such as Suncadia and Tumble Creek.

77. *The proposed unit development may provide “second homes” for persons living in other parts of the state. These recreational residences are a significant contributor to the county’s economy.*
78. *The proposed planned unit development has adequate water, septic, and public facilities to service such development without over-burdening Kittitas County public services through the use of private utility systems including but not limited to LCU, Inc., Parke Creek PUD Homeowners Association, and T-Mobile or other available service.*
79. *The proposed planned unit development provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands spaces through the conservation of the natural surrounding forests and wildlife as well as providing designated space for outdoor recreation.*
80. *The proposed planned unit development promotes development in areas where there is potential for limited infill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development through its location. By developing in a spot where seasonal impact is common, the development will be able to undergo and withstand natural effects.*
81. *The proposed planned unit development has ensured that the International Wildland-Urban Interface Code is enforced for greatest protection of life and property as recreational and residential structures are approved. The applicant will firewise where necessary based on potential land impact during construction and operation.*
82. *The proposed planned unit development has considered and will implement precautions against specific natural hazards in rural recreation areas before creation of habitable or residential structure.*
83. *The proposed planned unit development is applying to follow the planned unit development zoning district which is in compliance with the code and intended to encourage flexibility in design and development that will result in a more efficient and desirable use of land, as is seen to be outlined in this document.*

17.98.020(6)(b)

The proposed amendment bears a substantial relation to the public health (i), safety (ii), or welfare (iii).

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

Discussion: Kittitas County has adopted a comprehensive plan as required by the Growth Management Act (GMA). Within this comprehensive plan, a vision statement was additionally adopted. This vision statement is as follows: "Kittitas County enhances its regional character by preserving the diversity of existing resource tourism and promoting future opportunities for expansion and establishment of new resource tourism opportunities." This proposed planned unit development is taking land recognizable for its regional distinctiveness and re-developing it into a recreational base community that also provides permanent residences.

The Kittitas County Comprehensive Plan further states the importance of rural recreation to the county. There are 3631.7 acres of land in the county that are zoned as Rural Recreation. This project includes 185.30 acres of this zone, or 5.1%, which, through this planned unit development, will be developed to serve the recreation needs of residents in Kittitas County.

The planned unit development zone is an overlay zone that has been identified by Kittitas County as appropriate to use to develop permanent and recreational homes, recreational facilities, and recreational units in this Rural Recreation zone portion of Kittitas County.

This proposed planned unit development will establish a large tract of land for outdoor recreation as well as smaller tracts of land for open space(s) and park(s).

The Kittitas County Comprehensive Plan land use designations, as shown on the Kittitas County Land Use Designations Map, Kittitas County Code Zoning sections, and the Kittitas County Zoning Map, have been found to be in compliance with the Growth Management Act.

By providing this new recreational development including permanent residential homesites, a large tract of land for recreational use, recreational open space(s), and park(s), this proposed planned unit development meets the requirements of the comprehensive land-use plan.

17.98.020(6)(b)(i)

i. Public Health:

The county has adopted the High Population Projections as provided by the

Washington State Office of Financial Management to guide growth in the county for the next twenty years. These projections provide for substantial growth in the county outside of the cities, the UGA's and the UGN's.

One of the main concerns regarding Public Health in the county, which has been expressed by Kittitas County Citizens, the Department of Ecology, and the County in general, is the continued development and monitoring of wells. Even though Kittitas County has developed an over-the-counter water program, which requires metering and monitoring, this does not necessarily address water quality testing requirements. Every new mitigated well that is drilled increases the possibility of aquifer pollution and reduction of the usable aquifer.

This application proposes to obtain water either through Kittitas County, if available, or through the means of a private water bank. This water will be used to establish a Group B water system to serve the nine lots being proposed through the associated submitted preliminary nine-lot plat.

An additional benefit to the Public Health is that this project provides a reduction of individual septic systems constructed throughout the county by proposing to use community drain fields, a large on-site septic system (LOSS), or a Membrane Bioreactor (MBR) Plant. Approval of this PUD application will allow the redirection of a portion of the projected population growth from other rural areas of the county served by individual septic systems to higher level of scrutiny by using community drain fields or a LOSS. This provides increased benefit to Public Health and meet the requirements of this section.

Based on these necessary public health provisions, the project and this amendment bears a substantial relation to the public health; and

17.98.020(6)(b)(ii)

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

This project provides at least three Public Safety benefits.

1. The recreation facilities within the project may include but may not be limited to an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County. These recreational opportunities will be developed so that they meet the safety regulations of Kittitas County and the State of Washington where provided. As an example, by providing access to off-road vehicle facilities, individuals may learn safe riding techniques and have a safe place for motorized sports under county and state regulations.

2. *The Group B water system proposal will provide fire flow for fire protection, including the installation of sprinklers in houses as required by Kittitas County. As this system is expanded to serve this proposal and the residences constructed within its boundaries, the required fire flow will be increased to include the boundaries of this proposal. Approval of this application will allow the redirection of a portion of the projected population growth from other rural areas of the county, which are not guaranteed to have fire suppression storage, the ability to deliver firefighting water, fire hydrants, or adequate fire flow.*
3. *In addition, this proposal will provide safe year-round access for health and personal safety emergencies on roads that follow Kittitas County Road Standards. The roads for this proposal must meet and will be constructed to a higher standard and provide greater public safety than is typically found in more rural areas of the county. These improved roads not only reduce the risks to individual users but also reduce the risks to the community at large. This is because county resources such as police, fire, and ambulance can serve these residences more efficiently than the same number of residential units spread out over a larger area of five- to twenty-acre tracts in other rural portions of the county.*

There is a higher potential for a fire to get out of hand in an area without adequate water supplies or without easy access than there is in an area that meets or exceeds the State and County requirements for fire flows and Road access. Each of the above listed components meets the criteria for providing Public Safety benefits and altogether provide a standard that cannot be achieved in many other areas of the rural county. By providing these new and additional recreation opportunities in a safe environment that includes adequate roads and fire flow, the project and this amendment bears a substantial relation to safety; and

17.98.020(6)(b)(iii)

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

Kittitas County's public welfare will be benefited by the approval of this proposal. As stated above, the county has adopted the high population projections as provided by the Washington State Office of Financial Management. These projections provide for substantial growth in the county outside of the cities, UGAs, and LAMIRDs. The county, through its adoption of the Kittitas County Comprehensive Plan, has provided for growth within the county's rural lands. Furthermore, it has been determined that 18.5% of the population growth shall take place within these rural lands. This project will provide recreational activities and residential units within the rural lands with sophisticated water and sewer

systems. In addition, this project is designed to provide new and various recreation activities within this area for residents and guests, which may include but may not be limited to an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County. This provides an increase of accessible recreational use other than the increased use of federal, state, county and city recreational facilities. The provided recreational opportunities and recreational facilities will be privately funded, reducing public funding of recreational facilities and recreational opportunities.

Another benefit to the public welfare is that the applicant will designate 8% of the land into an open space easement where required therefore designating a total of an estimated 16 acres of open space that will preserve the existing Parke Creek and its riparian areas. This open space easement would be controlled by the landowner or its assigns and heirs. Subsequent benefits include critical areas buffering or protection measures; mitigation strategies; possible pedestrian trail systems; open space; recreational opportunities; and avoidance development close to the riparian area of Parke Creek.

As stated above, only one substantial relation to public health, safety, or welfare needs to be demonstrated. This proposal clearly provides benefits to the public health, safety and welfare of the county.

17.98.020(6)(c)

The proposed amendment has merit(i) and value(ii) for Kittitas County or a sub-area of the county;

17.98.020(6)(c)(i)

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

The proposed rezone of the property provides merit and value to Kittitas County as it will add to and increase the tax base while minimizing its operational costs. The Planned Unit Development will provide private roads, private utilities, and private recreational opportunities for its residents and guests as it increases the tax base for the county.

Protection of Water Quality – Reduction of New Wells: this planned unit development does not require any additional new water rights or wells as it is being served by LCU, Inc., which is a satellite management agency approved by Washington State. By using this water system, this development is protecting water quality by not creating the need to drill new wells that may impact the ground water of the upper Kittitas County. In most areas throughout the county, all owners of new homes are required to drill a new well to serve the property. Every new well drilled in the aquifer provides a new opportunity for the ground water to be contaminated. This planned unit development will be providing 37 housing units that will not need to drill individual wells for each of these housing units.

Protection of Water Quality – Sewage Treatment: This proposed planned unit development will be served by LCU, Inc., which is a satellite management agency approved by Washington State. It is planned to initially install individual septic systems which will be operated by the individual owners. Later, a Large On-Site Septic System (LOSS) or Membrane Bioreactor (MBR) plant may be installed. By using this sewer/septic system plan, this proposed planned unit development is protecting water quality.

By developing this property through a planned unit development with the aforementioned sewer system, this proposed amendment has merit and value for the county.

17.98.020(6)(c)(ii)

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

Kittitas County has adopted the High Population Projections as provided by the Washington State Office of Financial Management to guide growth in the county

for the next twenty years. Based on these population projections, it can be predicted that a large portion of this population growth as well as the growth of the second home market will be occurring in the rural lands of the county. There is value in directing this growth to a location that can provide the services that will substantially reduce the impact to the environment through state-of-the-art utility systems. This is done as stated above by providing for a Group B water system and/or using community drain fields or Large On-Site Septic Systems (LOSS). Additionally, this proposed project site has amassed value by fulfilling a recreational need due to the recent Rural Recreation land use and zoning amendment (which can be found in Exhibit 9). It is now allowed to incorporate a mix of recreational and residential uses as well as provide for large open spaces and buffers between the existing population and the anticipated population growth.

To utilize this rezone, the project proposes to take undeveloped and unbuildable land and, through the planned unit development process, create 37 buildable lots and provide a designated space for various outdoor recreation activities, which will bring more visitors through and create additional revenue for Kittitas County. Revenue that occurs will include an increased tax base, privately funded roads, privately funded recreation facilities, and privately funded utilities that create fire protection, open space, and community drain fields. By situating a portion of the anticipated growth in this area with these services, open spaces, and buffers, an increased value for Kittitas County will occur.

17.98.020(6)(d)

The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property. The proposed amendment needs to be found appropriate because one of the following: (i) because of changed circumstances (ii) because of a need for additional property in the proposed zone (iii) because the proposed zone is appropriate for reasonable development of the subject property.

As stated above, the amendment for the project needs to meet only one criterion. As shown below, the amendment for the project meets all of the above stated criteria.

17.98.020(6)(d)(i)

Because of Changed Circumstances:

i. Kittitas County, as part of their comprehensive plan compliance effort that started circa 2013, created new land use designations to become compliant with the goals of the Growth Management Act. One of those new designations was the Rural Recreation Land Use. Furthermore, as part of the recent Comprehensive Plan annual update in 2023, the Rural Recreation land use and zoning designations were adopted. In addition, the adoptions of the Kittitas County Comprehensive Plan and the associated land use designations and zoning of property throughout the county have been approved by the Eastern Washington Growth Management Hearings Board.

In keeping with the Comprehensive Plan, the land that the project is located upon has been recently rezoned to Rural Recreation. This rezone took place through the actions of the Kittitas County Board of County Commissioners by their adoption of an amendment to the Kittitas County Comprehensive Plan, Kittitas County Land Use Designations Map, Kittitas County Zoning Map, and associated land use designations and zoning of property.

**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.*

This change alone meets the required criteria "Because of Changed Circumstances" as stated above as this provide new and different allowed uses for the property of the project.

17.98.020(6)(d)(ii)

Because of a need for additional property in the proposed zone;

ii. The Kittitas County Comprehensive Plan discusses the issue of “sprawling, low-density development”, most especially listed in Section 2.2, where it is stated that a land use goal is to “reduce the inappropriate conversion of undeveloped land into sprawling, low-density development”. As can be observed in the Agriculture-20 zoning surrounding the subject parcel, rural sprawl is common as larger zoning guidelines give way to large, undevelopable rural areas. This parcel is zoned Rural Recreation, which allows the creation of 5-acre minimum parcel sizes. This provides for the creation of up to four times as many parcels as are allowed within the Agriculture-20 zoning. As this is an area that is zoned Rural Recreation, this proposed planned unit development provides an opportunity to create a large portion of clustered housing within a larger area primarily consisting of sprawling low-density development. This will also localize ORV enthusiasts and lessen traffic on the roads especially with the opportunity to store vehicles in the recreational vehicle storage area that will also be built on the property. This planned unit development shows that there is a need for additional property in the proposed zone especially within the larger surrounding area.

There is also a general need for lands to be included into the Rural Recreation Land Use and Zoning. According to the 2021 Comprehensive Plan, the total area that is encompassed by the Rural Recreation land use designation is approximately 10,462 acres, which is approximately 0.71% of Kittitas County’s 1,481,600 acres. Part of this area consists of the Suncadia Resort, a master planned resort located west of the City of Cle Elum. This master planned resort is roughly 6,400 acres (Approximately 62% of the Rural Recreation land use designation area) and is primarily being built out as an upper-class residential development with golf courses, trails, and other recreational uses. Suncadia Resort contains a majority of the acreage covered by the Rural Recreation land use designation. There are also areas along the State Route 903 corridor, totaling around 2,810 acres within this same land use designation (approximately 27% of the 10,462 Rural Residential acres), that mainly consist of residential development and provide more residential uses than recreational uses. Furthermore, the Snoqualmie Pass ski area also has approximately 500 acres that are appropriately within the Rural Recreation land use designation. This area accounts for roughly 4.8% of this land use designation. It is important to note that recreational second homes are allowed under this land use designation, and this permitted use takes up a vast portion of the already limited land within the Rural Recreation land use designation area.

The Kittitas County COMPAS map and the total acreage of rural recreational lands shows that there is a need for additional lands to be designated with this new Rural Recreation Land Use Designation and Rural Recreation Zoning. This proposal fits this need as it is consistent with its designated Rural Recreation land use and zoning.

In addition to the above changed circumstances and need, there is also a need

for additional property in the proposed zone as this proposed zone, which will allow the creation of more open space and protections for sensitive areas like Parke Creek, while allowing recreational and residential development to occur.

17.98.020(6)(d)(iii)

Because the proposed zone is appropriate for reasonable development of the subject property because;

iii. This land is not within Agricultural or Forest resource lands of long-term commercial significance. This proposal is two miles away from Quilomene Wildlife Area/Wenatchee National Forest and fits in with the recreational nature as it offers recreational activities including but not limited to hiking, snow shoeing, skiing, mountain biking, snowmobiling, and motorcycling. Access to this parcel is off Vantage Highway and Parke Creek Road, providing reasonable and safe access to the site and other nearby recreational lands. This proves that this zone is appropriate for reasonable development of the subject property.

Additionally, the proposed planned unit development zone is appropriate for reasonable development for the property as it allows the project to create large tracts of land for uses including but not limited to an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County.

The Kittitas County Comprehensive Plan provides support for the development of the project through the use of the proposed Planned Unit Development Zone. This application shows that the proposed amendment is compatible with the comprehensive plan which supports the proposed amendment. The Kittitas County Comprehensive Plan, the Rural Recreation Land Use designation, and the zoning designation of the property as Rural Recreation provide the support that this proposed Planned Unit Development Zone is appropriate for reasonable development of the subject property.

As stated above, this proposed amendment is appropriate because of changed circumstances and because the proposed zone is appropriate for reasonable development of the subject property, as the land is zoned to accept and encourage this type of development.

17.98.020(6)(e)

The subject property is suitable for development in general conformance with zoning standards for the proposed zone;

By designating this property as a planned unit development, the uses that are allowed within this zone also create the flexibility to achieve the goals of the Kittitas County Countywide Planning Policies, Kittitas County Comprehensive Plan, and GMA 36.70A by allowing innovative development techniques to occur. The PUD zone allows the maximization of land use capabilities for efficiencies of utilities, densities, recreational uses, housing structures, open space areas, and preservation of land, therefore creating a more appealing and livable community.

The land within the boundaries of the proposed planned unit development, as shown on the development plan map attached to this application and the project narrative contained within this application, shows that this property is suited for development in the general conformance with the zoning standards for the proposed zone in the following ways:

- 1. Creation of expanded recreational activities within the boundaries of the proposed planned unit development that would not be allowed or possible through utilization only of the underlying Rural Recreation zone. These recreational opportunities include but are not limited to an off-road vehicle (ORV) park/course and any legal activity that adds to or compliments an ORV park, a possible park/playground, and a short drive to many other recreational opportunities located within Kittitas County. Additionally, recreational public lands including the Quilomene Wildlife Area are in close proximity to the proposed project site.*
- 2. The efficient use of land within the boundaries of the proposed planned unit development for residential purposes.*
- 3. The availability of utilities such as LCU, Inc., a satellite management agency approved by Washington State, which provides a unique opportunity for increased rural homesites that have limited impact on ground water and other services provided by the proposed planned unit development.*
- 5. The subject property is no longer being farmed nor used for intermediate cattle grazing. Furthermore, over half the property contains sage brush, therefore not fitting into the surrounding uses. This property is on the outer edge of nearby farming lands and the east and northeast adjacent lands are not designated as farm ground. The surrounding uses of the property including the changing uses of the surrounding land to smaller residential parcels further shows that the property is suitable for development in general conformance with zoning standards of the recreational/residential uses allowed under the planned unit development zone.*

As shown above and through the information provided throughout this application, this property is suitable for development in general conformance with zoning standards for the proposed zone. Additionally, the responses to 17.36.010(a)-17.36.010(h) as provided within this application's response to KCC 17.36 contribute to this response.

17.98.020(6)(f)

The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property; and

As stated in the above response, 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 consistent with the same uses as these bordering properties. Additionally, the northern portion of the project will primarily be minimally developed recreational space, which will blend into the surrounding hills and neighboring farmlands. The recreational vehicle storage will not be overdeveloped, creating a smooth transition to the nearby developed properties. The northern adjacent property, which will be primarily surrounded by the proposed recreational area, is home to the Parke Creek Community Facility, which is fenced. The proposed planned unit development will follow setback guidelines as enforced by the Kittitas County Code. The proposed rezone is consistent with and characteristic of the existing development in the immediate vicinity of the subject properties and will therefore not be materially detrimental to the use of the properties in the immediate vicinity.

17.98.020(6)(g)

The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties; and

This property contains KRD irrigation pertinent to the property. There are irrigation ditches that travel through the subject property but those will not be disturbed disrupting a conveyance of irrigation water to other adjacent users. The existing irrigation lines on this property will continue to deliver irrigation water to other properties during construction and after development. Additionally, there may be an irrigation pond constructed on site.

17.98.020(6)(h)

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

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