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# KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

## REZONE APPLICATION

(To change from the existing zone to another zone)

KITITITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS, POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST
- REQUESTED ZONE CHANGE: FROM Rural-3 TO PUD



### APPLICATION FEE:

\$3790 (\$3320 Rezone + \$470 SEPA) to Kittitas County Community Development Services Department (KCCDS)

\$130 for the Fire Marshal

\*One check made payable to KCCDS for \$3,920.00

### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

DATE:

RECEIPT #

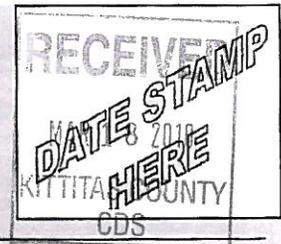
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NOTES:

\_\_\_\_\_



1. Name, mailing address and day phone of land owner(s) of record:

Name: #6 Canyon LLC

Mailing Address: P.O. Box 687

City/State/ZIP: Roslyn, WA 98941

Day Time Phone: (509) 649-5218

Email Address: annew@inlandnet.com

2 Name, mailing address and day phone of authorized agent, if different from landowner of record: Agent

Name: Anne Watanabe

Mailing Address: Same as Above

City/State/ZIP:

Day Time Phone:

Email Address

3. Street address of property:

Address: Off SR 903 and Alliance Road and Whitehead Road

City/State/ZIP: Cle Elum, WA 98922

4. Legal description of property: Portion of Section 20 & 21, T20N, R15E, W.M., Kittitas County

5. Tax parcel number: See Attached List of Tax Parcel Numbers

6. Property size: 295.42 acres

8. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

**The project is proposed to be developed pursuant to Kittitas County Code (KCC) Chapter 17.36, Planned Unit Development Zone. The following narrative description is the preliminary development plan submitted in accordance with the requirements of KCC 17.36.030.**

1. KCC 17.36.030(1) Vicinity map showing the location of the site and its relationship to surrounding areas.
2. KCC 17.36.030 (2) A map of the site drawn to a scale, no smaller than two hundred feet to the inch showing the following:
  - a. Arrangement of land uses by type (residential, commercial, open spaces, etc.) A statement narrative on the approximate percentage of land in each category. The map should show proposed traffic circulation;
  - b. Names and dimensions of dedicated roads bounding or near the site;
  - c. Planned off-street parking areas including approximate number of spaces to be provided;
  - d. Elevation contours of no more than twenty-foot intervals;
  - e. Legal description of the subject property including section, township, range, parcel numbers and number of acres;
  - f. Name of proposed Planned Unit Development;

SEE ATTACHED MAP WITH REQUIRED INFORMATION LISTED IN KCC 17.36.030(1) AND KC 17.36.030(2) (a-f).

3. A Landscaping Plan.

The applicant will place a 32.5% (96 acres) of the PUD property into designated open space and parks. Pedestrian trails are proposed throughout the property to connect areas of the property and to connect to the Coal Mines Trail. Within the proposed PUD, natural landscaping with native vegetation and water conservation techniques such as xerascaping will be used. The landscaping plan will consist of preservation of natural vegetation to the greatest extent possible as well as property buffers. A proposed 30 acre park abuts along the existing right of way buffer (50 feet off center line) along the Coal Mines Trail.

4. A Phasing Plan with identified timelines.

**There are an estimated sixteen construction phases proposed to develop 295 acres for a multi phase residential PUD for construction of 509 multi-family residential units and 536 single family units, 96 acres of open space and parks, and 30 acres of neighborhood services. Property is accessed from State Route 903 and Alliance Road and Whitehead Road. Sewer will be on-site individual and or community septic systems and drain fields or a reclaimed wastewater treatment facility. Domestic water will be from a Group Water System for which water rights will be acquired. Phase I will include development of 2.5 acres into 10 lots for Single Family Residences at a density of 8 units per acre and will be initially served by a Group B Water System, which will become a Group A Water System as the project builds out. The first phase will begin summer of 2011. Subsequent phases are expected to occur as market conditions permit and will continue over 15-20 years.**

5. A Development Plan addressing the following:
- a. A narrative statement relating the development plan to adjacent development and natural areas.

**The project area is along the SR 903 corridor between the City of Roslyn and City of Cle Elum. The property is currently undeveloped except for an existing private gravel road system that traverses the Property. The property is bordered on the south and east by the Cle Elum UGA. An existing sand and gravel stockpile yard lies to the south. Generally to the south, southeast and southwest is SR 903, the City of Roslyn waste water treatment plant and decommissioned sewer lagoons, the Cle Elum-Roslyn School, Cle Elum Regional Water Treatment Plant, Puget Sound Energy's natural gas pipe line and substation, BPA transmission towers, the Cle Elum transfer station, the Cle Elum Pines housing development that lies within the Cle Elum City Limits, the Crystal Creek Subdivision, the proposed building sites for the Christian Mission and Alliance Church and the Church of the Nazarene, and the Suncadia Master Planned Resort. The western boundary is bordered by the Coal Mines Trail. Adjacent and nearby zoning includes Master Planned Resort, AG-3, Rural Residential, General Commercial, and Urban Residential, UGA and Light Industrial. The north boundary abuts land zoned Rural -3 and Commercial Forest. The proposed PUD is consistent with the surrounding development and natural areas and will not be materially detrimental to adjacent properties.**

**The proposed PUD zone is for residential uses, including neighborhood services and amenities. and reduces the likelihood of the property being developed under the R-3 zone which would otherwise allow uses that are incompatible with surrounding properties, including the following uses listed in Kittitas County Code Chapter 17.30, Rural-3 Zone:**

- **Agriculture, livestock, poultry or hog raising and other customary agricultural uses traditionally found in Kittitas County, provided that such operations shall comply with all state and/or county health regulations and with regulations contained in this title related to feedlots.**
- **Forestry, including the management, growing and harvesting of forest products and processing of harvested forest crops using portable equipment.**
- **All mining including but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located within or outside an established mining district.**
- **Motor trail clubs.**
- **Campgrounds and guest ranches.**
- **Golf courses.**
- **Gas and oil exploration and production.**
- **Home occupations which involve outdoor works or activities or which produce noise, such as engine repair, etc. This shall not include the cutting and sale of firewood which is not regulated by this code.**
- **Travel trailers for a limited period not to exceed one year when used for a temporary occupancy related to permanent home construction**
- **Mini warehouses subject to conditions provided in Kittitas Code Chapter 17.56.030**

**By rezoning the property from R-3 to PUD, the above listed uses and conditional uses will be *precluded* on the property thereby assuring that development remains compatible with existing surrounding and adjacent residential developments.**

b. A narrative statement of the developer's intent with regard to providing landscaping and retention of open spaces.

**The applicant will place a 32.5% (96 acres) of the PUD property into designated open space and parks. Pedestrian trails are proposed throughout the property to connect areas of the property and to connect to the Coal Mines Trail. Within the proposed PUD, natural landscaping with native vegetation and water conservation techniques such as xerascaping will be used. The landscaping plan will consist of preservation of natural vegetation to the greatest extent possible as well as property buffers. A proposed 30 acre park abuts along the existing 100 foot (50 feet off center line) right of way buffer along the Coal Mines Trail.**

c. A statement narrative outlining future land ownership patterns within the development including homeowners associations if planned.

**The proposed PUD is expected to have a mix of ownerships depending on the type of housing unit and property. Ownership interests will include fee title held by individual or multiple owners, lease hold interests and community owned property. It is expected that non-leasehold interest property will be managed by a Homeowners Association or privately owned, and certain open space areas may be placed into a conservation easement held by the developer or a qualified conservation organization.**

d. A narrative outlining the proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan.

**The project will initially be served by a Group B Water System and then ultimately be served by a Group A Water System that will be subject to the future purchase of water rights to supply water beyond 5,000 gpd. Sewer may be processed by an on-site reclaimed wastewater treatment plant and/or individual or community septic system and drain fields. Solid waste (garbage and debris) management will be the responsibility of the lot owners and will be hauled to the local transfer station or managed by a waste management company under contract. CCRs will also require that all lots remain free of debris, trash and other solid waste.**

e. Documentation from the planning Community Development Services department that environmental review (SEPA) has been completed or will be completed.

**CDS will review the application and make a SEPA determination in accordance with Kittitas County code and SEPA regulations.**

f. An explanation and specification of any nonresidential uses proposed within the project.

**Approximately 30 acres are reserved for neighborhood services and amenities.**

g. Timing for the construction and installation of improvements, buildings, other structures and landscaping.

**Lot clearing, installation of utilities, construction of the private road system, delineation of trails and opens space and construction of residential units could begin in the summer of 2011 as part of Phase I and is likely to be complete within 5 years. Future Phases are expected to occur over a 15-20 year period.**

h. The method proposed to insure the permanent retention and maintenance of

common open space.

**Open space areas will be subject to a recorded deed restriction against building structures and will be designated in the CCRs, on the deed and on the plat. The homeowner's association, the developer, or a qualified trust or conservation organization may retain a conservation easement on the open space and park areas.**

i. Proposed setbacks.

**Building setbacks shall, at a minimum, comply with County code setbacks.**

j. 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.

**There are an estimated sixteen development phases proposed which will be implemented in concurrence with the master plan map submitted with this application. Phase I will include development of 2.5 acres into 10 lots for Single Family Residences at a density of 8 units per acre and will be initially served by a Group B Water System, which will become a Group A Water System as the project builds out.**

k. A narrative of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way).

**The PUD will be developed in accordance with the criteria established under KCC Chapter 17.36, Planned Unit Development Zone. The following Land Use Categories and density per acre are proposed:**

**Multi Family at 12-16 units per acres; Single Family Residential Attached at 8 units per acre; Single Family Residential Detached at 2, 4, and 6 units per acre.**

**Expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way), the maximum density for the proposed PUD is an average of 3.8 units per acre.**

9. What is the zoning district requested? **Planned Unit Development**

10. What is the present zoning district? **Rural -3**

11. Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):

A. The proposed amendment is compatible with the comprehensive plan.

**The property is within the designation of "Rural Lands" as described in Chapter 8 of the Kittitas County Comprehensive Plan. The proposal meets the general policies and objectives, namely:**

**GPO 2.6 Kittitas County will maintain a flexible balance of land uses.**

**GPO 2.7 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.**

**GPO 2.12(c) When subdivisions involving conversion of use from forest or agriculture use to residential, commercial or industrial use are approved the County shall encourage the use of appropriate clustering and connecting of open spaces with adjacent open spaces. The County shall also encourage or provide incentives for the inclusion of easements for public access, habitat, and**

recreational use.

**GPO 2.49 Planned Unit Developments which reserve substantial portions of land as open space or recreation area are preferred over conventional subdivisions.**

**GPO 2.93 Innovations in housing development should be encouraged, this includes but is not limited to cluster developments, master planned developments, resorts, shadow platting, fully contained communities, transfer of development rights and planned unit developments.**

**2.127B Encourage all development to incorporate drought tolerant or native vegetation as a major component of their landscaping plan (i.e. xeriscaping).**

**GPO 3.14 Designate high density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas and Urban Growth Nodes.**

**GPO 3.15 Provide for a range of housing types within Kittitas County.**

**GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.**

**GPO 3.18 Provide sufficient housing units while maintaining environmental quality.**

**GPO 3.23 Kittitas County shall support policies that increase and maintain the availability of affordable housing, throughout the County. Affordable housing definitions shall be consistent with the definition in state law.**

**GPO 3.24 Kittitas County shall employ a variety of strategies to increase and maintain the availability of affordable housing.**

**Strategy 3.2 Review the siting of proposed development to assure that it will not be incompatible with future higher density land use designations.**

**GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.**

**GPO 8.13 Methods other than large lot zoning to reduce densities and prevent sprawl should be investigated.**

**8.19 Clustering of residential development adjacent to commercial forest and agricultural land should be encouraged. The open space in the clustered development may buffer adjacent natural resource land from development.**

**GPO 8.40 Limited-dispersed rural business activities (LD-RBAs), not necessarily resource-based, including but not limited to: information, legal, office, and health services, arts and crafts, clothing, small manufacture and repair, may be located as an overlay zone in all rural areas.**

**GPO 8.44 Kittitas recognizes the need for neighborhood convenience businesses and motorist services.**

**GPO 8.46 Residential development on rural lands must be in areas that can support adequate private water and sewer systems.**

**GPO 8.48 The possibilities and benefits of cluster residential developments located in rural lands should be retained.**

**GPO 8.50 In the case of Planned Unit Developments (PUDs), only residential PUDs should be permitted outside of UGAs or UGNs.**

**GPO 8.51 Innovations in housing developments such as but not limited to: cluster developments, planned unit developments, mobile home courts, and density bonuses should be encouraged whenever possible.**

**In addition to the County Comprehensive Plan, the proposed rezone is also consistent with the Growth Management Act (GMA).**

**RCW 36.70A.030(15) states that, "Rural Development" refers to development outside of the urban growth area and outside agricultural, forest and mineral resource lands designated pursuant to RCW 36.70A.170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of**

rural character and the requirement of the rural element ....”

RCW 36.70A.070(5) describes the “Rural element” and states that, “counties shall included a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

(b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. In order to achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural densities and uses that are not characterized by urban growth and that are consistent with rural character.”

The proposed PUD is compatible with the Kittitas County Comprehensive Plan and the intent of the GMA.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare.

The County’s comprehensive plan and zoning standards were established to protect the public’s health, safety and welfare. The subject property is no longer managed for timber and is primarily surrounded by non-forest land uses, except for the boundary along the northeast corner of the property which is adjacent to land zoned Commercial Forest. All other adjacent and nearby zoning includes Master Planned Resort, AG-3, Rural Residential, General Commercial, and Urban Residential, UGA and Light Industrial. The property is bordered on both the south and east boundaries by the Cle Elum UGA. The proposed rezone will make the property’s zoning consistent with surrounding land uses and will allow for future development of the property in an area already supported by public facilities and utilities and will easily accommodate an extension of such services and infrastructure.

The proposed amendment must bear a substantial relation to only one of the following: public health, safety or welfare and this proposal benefits county residents in all three categories. The Kittitas County Conference of Governments (KCCOG) has adopted the Washington State Office of Financial Management’s (OFM) high population projection for the county. KCCOG has allocated approximately 28.5% of this projected growth (approximately 15,000 people) to occur in the rural and non-urban areas of the county. In addition to full time residents, the Upper County has a large seasonal/recreational population. Providing a greater mix of residential housing types will assist in meeting this carrying capacity and importantly, will provide much needed affordable housing in the upper county, all to the benefit of the public health, safety and welfare of county citizens. Domestic water to all lots will be served by a Group A Water System, which will require acquisition of water rights and will need to be approved by the Washington Department of Health, Washington State Department of Ecology and the Kittitas County Department of Environmental Health. This proposed water system will reduce the need for exempt groundwater wells and thus reduce the potential for impairment of existing water rights, and contamination of aquifers. In addition, Group A water systems require more stringent water quality testing, system efficiencies and water conservation efforts. If approved, the PUD will support housing needs and direct growth closer to existing urban-type growth and infrastructure along SR 903 and reduce the amount of development on rural lands further from existing infrastructure. The proposed PUD places rural residential densities in a location that is immediately accessible from a county and state road which will be able to accommodate residential traffic and emergency response vehicles. The property is within Fire District No. 7 service boundaries. Keeping development centralized to

existing infrastructure with water service from a Group A water system will benefit the public health, safety and welfare of county residents. If needed the proponent would install a water storage tank on the property. This water storage tank could be installed to increase assurances of water availability for fire flows, thus providing added health, safety and welfare benefits not only to the residents of the proposed PUD, but also to the surrounding property. The size of the water storage tank will be determined by the amount of water needed at full build out. Covenants, conditions and restrictions recorded for the PUD will also encourage owners to implement appropriate “fire wise” land management techniques consistent with the Washington Department of Natural Resources and the International Wildland- Urban Interface Code and guidelines. The proposed PUD will reduce the development footprint and allow for open space areas.

The applicant may elect to go thru an expensive and rigorous regulatory permitting process to allow for sewage effluent to be treated with the use of a Class “A” Reclaimed Water System. The Washington State Legislature has declared that, “the utilization of reclaimed water by local communities for domestic, agricultural, industrial, recreational, and fish and wildlife habitat creation and enhancement purposes, will contribute to the peace, health, safety, and welfare of the people of the State of Washington.” (See RCW 90.46.005).

In sum, the location, density, housing type, access, open space, proposed water system and reclaimed wastewater treatment plant for the proposed PUD provides substantial benefits to all three elements –public health, safety and welfare of county residents.

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county. The proposed rezone will make the property consistent with zoning of adjacent lands and will allow for future development of the property in an area already characterized by rural residential development. The opportunity for additional affordable home sites will benefit current and future residents of the county and enhance the county’s tax revenues. Neighborhood services and amenities could support 80-100 jobs, generate additional tax revenues and support economic development.

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.

Several changed circumstances in adjacent and surrounding land uses support the proposed rezone. The property is no longer managed for timber nor is it designated as a resource land of long term commercial significance. In the past few years, adjacent properties were rezoned from Forest and Range to Rural-3 and the property adjacent to the south and to the east are now included in the City of Cle Elum’s UGA. The City of Roslyn upgraded its sewer service to the Regional system and thus decommissioned its sewer treatment lagoons located generally southeast of the property. The Crystal Creek Subdivision was approved in early 2000 and two new homes have been built. In addition, the County has adopted the WA Office of Financial Management’s high range 20-year population projection for the county at 52,180 people by 2025. Using this population projection, the County has identified a need for 6,460 additional housing units. The proposed zone of the property is appropriate for reasonable development and will offer available land to help meet the County’s projected housing needs. The property has mixed terrain with an elevation range of 2100 feet to 2475 feet. The property is in an area already surrounded by rural residential development and light industrial uses and is supported by public facilities and utilities and will easily accommodate an extension of additional services and infrastructure. Access is via SR 903 to a county dedicated road (Alliance Road) and a private road (Whitehead Road) and will offer easy access to Bullfrog Road and I-90. In addition, other conditions have changed in the upper county over the recent

years that warrant the proposed amendment.

**Change in Land Ownership and Economy.** One of the primary conditions that changed is the widespread relinquishment of commercial forestland by private timber companies. This has resulted in at least ten thousand acres in upper Kittitas County becoming available for purchase by individual land owners and other entities that have subdivided and sold residential lots. This also resulted in a shift in the local economy. Today, the local economy of most of the upper county has shifted from being resource based to now being based on tourism and recreation. The availability of these lands for private development and the changing economy has had a tremendous effect on the opportunity for upper county communities to accommodate growth and support sustainable economic development.

**Suncadia Resort.** The most impressive of these private transactions created the Suncadia Resort, and the proposed development of over 3,000 high-end housing units and upscale amenities. This increase in available lots, new home construction, and the high-end marketing of Suncadia Resort is bringing more people (full time and seasonal residents, tourists, recreationists, temporary workers, etc.) to Upper Kittitas County. The increased popularity of the area has also brought increased housing prices and an increased need for more affordable housing and job opportunities.

**Population Projection.** The KCCOG has adopted OFM's high population projection for the county. KCCOG also adopted a 28.5% population allocation to the rural and non-urban lands of the county which totals an increase of approximately 15,000 people. The SR 903 corridor is the only east-west route between Cle Elum and Salmon la Sac and is the logical location for increased housing and professional services to serve this projected population increase in the upper county. Many higher density developments already exist off this corridor and approval of this PUD will keep development centralized.

The changed circumstances and the projected population increase have in turn, created a need for additional property in the proposed zone to accommodate increased growth on a smaller development footprint and reduce sprawl into rural lands that are not centrally located to existing infrastructure.

The proposed PUD zone is suitable for reasonable development of the property. The property is easily accessed off of State Route 903 and Alliance Road and Whitehead Road and will be easily served by utilities and public services. In sum, this proposal is appropriate because of changed circumstances, the resultant need for additional property in the proposed zone and because the proposed PUD zone is appropriate for reasonable development of the subject property.

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

The property is suitable for development in general conformance with zoning standards for the proposed Planned Unit Development zone. The property has mixed terrain with an elevation range of 2100 feet to 2475 feet and has sufficient area to support the proposed development. The property is in an area already surrounded by rural residential development supported by public facilities and utilities and will easily accommodate an extension of additional services and infrastructure.

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

The proposed rezone is consistent with the use of properties in the immediate vicinity which support rural residential lots and light industrial development, neither of which is expected to be

adversely impacted by the proposed rezone. The property is currently undeveloped except for existing private gravel road system that traverses the Property. The property is bordered on the south and east by the Cle Elum UGA. An existing sand and gravel stockpile yard lies to the south. Generally to the south, southeast and southwest is SR 903, the City of Roslyn waste water treatment plant and decommissioned sewer lagoons, the Cle Elum-Roslyn School, Cle Elum Regional Water Treatment Plant, Puget Sound Energy's natural gas pipe line and substation, BPA transmission towers, the Cle Elum transfer station, the Cle Elum Pines housing development that lies within the Cle Elum City Limits, the Crystal Creek Subdivision, the proposed building sites for the Christian Mission and Alliance Church and the Church of the Nazarene, and the Suncadia Master Planned Resort. The Coal Mines Trail runs along the southwest boundary and is buffered from the property by an existing 100 foot (50 feet off center line) right of way for the trail and further buffered by the proposed 30 acres of open space. Adjacent and nearby zoning includes Master Planned Resort, AG-3, Rural Residential, General Commercial, and Urban Residential, UGA and Light Industrial. The north boundary abuts land zoned Rural -3 and Commercial Forest. The proposed PUD is consistent with the surrounding development and natural areas and will not be materially detrimental to adjacent properties.

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

**The subject property is not in an irrigation district and there are no irrigation water deliveries that will be impacted.**

1 Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

2 Are there any other pending applications associated with the property associated with this application?

No.

Signature of Authorized Agent:

X 

Date:

3-18-10

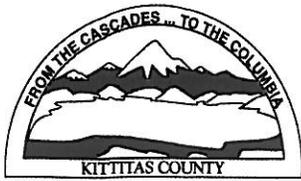
Signature of Land Owner of Record  
(Required for application submittal):

X 

Date:

3-18-10





# SEPA ENVIRONMENTAL CHECKLIST

**FEE: \$400.00**

**PURPOSE OF CHECKLIST:**

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**USE OF CHECKLIST FOR NONPROJECT PROPOSALS:**

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For nonproject actions, the references in the checklist to the words "project," "applicant" and "property or site" should be read as "proposal," "proposer" and "affected geographic are" respectively.

**FOR STAFF USE**

**A. BACKGROUND**

- 1. Name of proposed project, if applicable: **No. 5 Canyon PUD**
- 2. Name of Applicant: **Central Cascades Land Company. Inc**
- 3. Address and phone number of applicant and contact person:  
**Anne Watanabe, PO Box 687, Roslyn, WA 98941**
- 4. Date Checklist prepared: **12/15/2009; amended 3/16/2010**
- 5. Agency requesting checklist: **Kittitas County Community Development Services**

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6. Proposed timing or schedule (including phasing, if applicable):

**Phase 1 construction will start summer 2011. The future 15 phases will be built as market conditions allow and is expected to be over a 15-20 year period.**

\_\_\_\_\_

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

\_\_\_\_\_

\_\_\_\_\_

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.

**Forest Practices Permit No. 2703900  
Stormwater Permit- WAR-012025  
Plum Creek Timber Co. conducted a cultural resource survey in 1999; WDNR Soil Map/Archeological Model done May 8, 2001.**

\_\_\_\_\_

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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

\_\_\_\_\_

\_\_\_\_\_

10. List any government approvals or permits that will be needed for your proposal, if known.

**BOCC approval of Rezone and Long Plat Application. Permits for septic systems, the possible reclaimed waste water treatment facility and a Group Water System will need to be approved by Kittitas County Environmental Health Department, Washington State Department of Health, Washington State Department of Ecology, Road Certification and access permit from Kittitas County Public Works Department and Washington State Department of Transportation, building permits for new construction.**

\_\_\_\_\_

\_\_\_\_\_

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description)

**Project includes 295 acres for a multi phase residential PUD for construction of 509 multi-family residential units and 536 single family units, 96 acres of open space and parks, and 30 acres of neighborhood services. Property is accessed from State Route 903 and Alliance Road and Whitehead Road. Sewer will be on-site individual and or community septic systems and drain fields or a reclaimed wastewater treatment facility. Domestic water will be from a Group Water System for which water rights will be acquired. Phase I will include development of 2.5 acres into 10 lots for Single Family Residences at a density of 8 units per acre and will be initially served by a Group B Water System, which will become a Group A Water System as the project builds out.**

\_\_\_\_\_

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if know. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonable available. While you should submit any plans required by the agency, you are not required to duplicate maps or Detailed plans submitted with any permit application related to this checklist.

\_\_\_\_\_

**The property is north of State Route 903 between Cle Elum and Roslyn and is accessed from SR 903 and Alliance Road and from the North via Whitehead Road The project area includes multiple parcels in Township 20N Range 15E Section 20 & 21.**

See attached site maps.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other.

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**The project site ranges from flat to steeper slopes in the canyons.**

b. What is the steepest slope on the site (approximate percent slope)

**The steepest slope is estimated to be at a 30% percent slope in the canyons.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

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**Ampad Sandy Loam; Nard Loam and Nard Silt Loam; Varelum Varian Sandy Loam.**

d. Are there surface indications or history of unstable soils in the immediate vicinity?

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**Some previous grading has occurred near and on the site. To the best of our knowledge, no naturally unstable soils occur in the immediate vicinity.**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

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**Some fill will be needed to create the road base and low lying areas. All or a portion of this fill may come from on site sources of excess excavated material. If these sources do not provide adequate quantities of material or if the material does not meet specifications then the fill will be imported from off site sources.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

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**During the general course of construction and earth disturbance, some erosion may occur.**

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

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**Approximately 32% (96 acres) of the site will remain in open space and parks. An estimated 25 to 30% percent of the site could be covered with impervious surfaces, namely for roads and structures.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

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**Best management practices, including but not limited to silt fencing, culverts, road ditches, water bars, straw bales, detention ponds and check dams will be used to reduce or control erosion on site according to the Eastern Washington Stormwater Manual.**

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

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**Air emissions from construction work and construction equipment on site may occur. When the project is complete, air emissions are likely to occur from automobile exhaust, propane, wood and natural gas stoves.**

b. Are there any off-site sources of emissions or odor that may affect Your proposal? If so, generally describe.

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**None known.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

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**The Washington Department of Ecology will be consulted for any air emission control requirements such as development of a Fugitive Dust Control Plan or other air quality permits.**

3. WATER

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

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**The No. 5 Canyon Creek is a seasonal creek that runs from North to South Along the East part of the property and eventually crosses the Coal Mines Trail and drains Into Crystal Creek which lies to the south *off* the property.**

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

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**No**

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

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**None**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

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**No**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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**No**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

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The project will be served by septic systems or an on-site reclaimed wastewater treatment plant as approved by the Washington State Dept. of Health, Dept. of Ecology and Kittitas County Environmental Health Department. If used, the reclaimed wastewater treatment plant will treat water to a high standard approved by the state for non-potable reuse.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

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Water will be withdrawn for domestic use from an engineered Group Water System approved by the Washington State Dept. of Health, Department of Ecology and Kittitas County Environmental Health Dept. The initial plat will be served by a Group B Water System, which will become a Group A Water System during build out.

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

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Discharge of waste materials would occur from septic drainfields or reclaimed wastewater treatment plant.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

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Seasonal precipitation (rain and snow) runoff occurs on the property and typically infiltrates into the ground or is managed by existing stormwater best management practices. according to the Eastern Washington Stormwater Manual, such as straw bale barriers, culverts, silt fencing, and perhaps a sediment pond. Flows naturally drain southerly toward Crystal Creek.

2) Could waste materials enter ground or surface waters? If so, generally describe.

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Except for the septic and drainfields or reclaimed waste water treatment plant, no other sources of waste materials are expected to enter ground or surface waters.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

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Impacts will be reduced and controlled using on site best management practices according to the Eastern Washington Stormwater Manual, and a site-specific storm water pollution prevention plan, such as straw bale barriers, silt fencing, culverts and perhaps a sediment pond.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: **fir, cedar, pine**, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. What kind and amount of vegetation will be removed or altered?

**The property has been previously logged. Vegetation removal will be required where structures and roads will be placed.**

\_\_\_\_\_

\_\_\_\_\_

c. List threatened or endangered species known to be on or near the site.

**None that we are aware of.**

\_\_\_\_\_

\_\_\_\_\_

d. Proposed landscaping use of native plants, or other measures to or enhance vegetation on the site, if any:

**Conditions, covenants and restrictions (CC&Rs) will be recorded for the lots which will encourage native vegetation and xerscaping. Approximately 32.5% (96.11 acres) of the property will be placed in open space and parks.**

\_\_\_\_\_

\_\_\_\_\_

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: **hawk**, heron, **eagle**, **songbirds**, other:
- mammals: **deer**, **bear**, **elk**, beavers, other : **cougars**
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

b. List any threatened or endangered species known to be on or near the site.

**None that we are aware of.**

\_\_\_\_\_

\_\_\_\_\_

c. Is the site part of a migration route? If so, explain.  
**Not that we know of.**

\_\_\_\_\_

d. Proposed measures to preserve or enhance wildlife, if any.

**Approximately 32.5% (96 acres) of the site will be placed in open space and parks and located to provide additional buffering and preservation of wildlife habitat.**

\_\_\_\_\_

\_\_\_\_\_

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project s energy needs? Describe whether it will be used for heating, manufacturing, etc.

\_\_\_\_\_

\_\_\_\_\_

Electricity and propane and possible natural gas are expected to be the primary sources of energy but it is possible for solar energy and wood stoves to be used as well.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

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No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

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None at this time.

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

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We anticipate no environmental health hazards with this project.

1) Describe special emergency services that might be required.

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Fire Department services would be provided by the local Fire District #7 and all roads will meet the International Fire Code and county requirements. Police and medical response services would be provided for through the local county contract facility through the KITTCOM 911 dispatch service. The use of local medical facilities would be utilized within the County either in the City of Cle Elum or City of Ellensburg.

2) Proposed measures to reduce or control environmental health hazards, if any.

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There will be no environmental health hazards located on the property. As for possible issues the jurisdictional agency would be contacted, whether it is Kittitas County Environmental Health Department, Kittitas County Community Development Service Department or the Department of Ecology.

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

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The property is north of State Route 903 and experiences little traffic noise. Some general construction noise will be generated during construction phases and typical noise from residential uses will occur.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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On a short term basis during the construction of the project, there would be noise associated with construction equipment and other work being done on site, typically from dawn to dusk.

3) Proposed measures to reduce or control noise impacts, if any.

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In an effort to reduce or control possible noise impacts; construction hours could run from 6 am to 8 pm Monday thru Saturday.

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The property is currently undeveloped except for existing private gravel road system that traverses the Property. The property is bordered on the south and east by the Cle Elum UGA. An existing sand and gravel stockpile yard lies to the south. Generally to the south, southeast and southwest is SR 903, the City of Roslyn waste water treatment plant and decommissioned sewer lagoons, the Cle Elum-Roslyn School, Cle Elum Regional Water Treatment Plant, Puget Sound Energy's natural gas pipe line and substation, BPA transmission towers, the Cle Elum transfer station, the Cle Elum Pines housing development that lies within the Cle Elum City Limits, the Crystal Creek Subdivision, the proposed building sites for the Christian Mission and Alliance Church and the Church of the Nazarene, and the Suncadia Master Planned Resort. The western boundary is bordered by the Coal Mines Trail. Adjacent and nearby zoning includes Master Planned Resort, AG-3, Rural Residential, General Commercial, and Urban Residential, UGA and Light Industrial. The north boundary abuts land zoned Rural -3 and Commercial Forest. The proposed PUD is consistent with the surrounding development and natural areas and will not be materially detrimental to adjacent properties.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Rural 3

f. What is the current comprehensive plan designation of the site?

Rural

g. If applicable, what is the current shoreline master program designation of the site?

There are no shorelines of the state on this site.

h. Has any part of the site been classified as an:

environmentally sensitive  area?

No

i. Approximately how many people would the completed project displace?

None

j. Approximately how many people would reside or work in the completed project?

Approximately eight to ten construction workers would be on site during the construction phase. Using the County estimate of 2.35 people per household, approximately 2403 people could reside within the PUD. Neighborhood services may support an estimated 80-100 jobs.

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k. Proposed measures to avoid or reduce displacement impacts, if any.

There will be no displacement therefore no measures are required.

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1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

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This proposal is consistent with the Kittitas County Comprehensive Plan Designation of Rural, which allows for a variety of residential densities and is consistent with KCC Chapter 17.36 pertaining to Planned Unit Developments. The proposal is also consistent with existing surrounding land uses and residential developments.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.

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A maximum of 1045 units at full buildout, of which 509 are multi-family; and the remainder being a mix of single family homes at densities that range from 2-8 units per acre. Housing type will likely vary from low to high income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

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None

c. Proposed measures to reduce or control housing impacts, if any.

Additional measures that will reduce or control housing impacts will be addressed in the implementation of CC&R's pertaining to the types of structures, vegetation requirements, landscaping, housing color etc. Landscaping and aesthetics buffers will also be used.

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10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

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The tallest height of any proposed structure will comply with Kittitas County Codes which currently restricts height of structures at thirty five feet. The principal exterior building material would be wood, masonry or metal materials.

b. What views in the immediate vicinity would be altered or obstructed?

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Some views from the South of SR 903 may be impacted by this project.

c. Proposed measures to reduce or control aesthetic impacts, if any.

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The CC&Rs and landscaping plans for the project would control aesthetic impacts. Approximately 96 acres will remaining open space and park area, with the majority being Located as a buffer adjacent to the Coal Mines Trail's existing 100 foot right of way (50 feet off the center line) and in the northeast portion of the site.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

\_\_\_\_\_

\_\_\_\_\_

**The project would produce normal residential light or glare. Lights, such as porch lights or outer garage lights will be required to be directed downward with limited wattage required by the CCR's.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

\_\_\_\_\_

\_\_\_\_\_

**It is not expected that light or glare from the finished project would be a safety hazard or interfere with views. Outdoor lighting will be directed downward with low wattage.**

c. What existing off-site sources of light or glare may affect your proposal?

\_\_\_\_\_

\_\_\_\_\_

None

d. Proposed measures to reduce or control light and glare impacts, if any.

\_\_\_\_\_

\_\_\_\_\_

**CC&R's would require downward facing outdoor lighting and reduced wattage.**

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

**Snowmobiling, walking, horseback riding, hunting and bicycling, and use of the Coal Mines Trail.**

b. Would the proposed project displace any existing recreational uses? If so, describe.

\_\_\_\_\_

**Uses incidental to the Coal Mines Trail will not be displaced. It is likely that some other uses enjoyed illegally by the public on this private property will be displaced to accommodate the development and public safety.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

\_\_\_\_\_

\_\_\_\_\_

**32.5% percent of the site (96 acres) will remain in open space and parks. The Coal Miners Trail is adjacent to the property and currently has a 100 foot buffer (50 feet off the center line). Approximately 34 acres of open space and park is proposed along the south boundary as additional buffer between the Coal Mine Trail and the property boundary. A trail system is proposed for pedestrian mobility thru the property and as a connector to the Coal Mines Trail.**

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

\_\_\_\_\_

\_\_\_\_\_

**Fennelle De Forest Miller Archaeological Consultants did a Cultural resources survey of a Plum Creek timber harvest on the property. The September 29, 1999 report listed 4 features south of the property: a can dump, blazed trees, transmission**

line and a pension shaft with only the shaft to be considered eligible for inclusion on the NRHP.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**Fennelle De Forest Miller Archaeological Consultants did a Cultural resources survey of a Plum Creek timber harvest on the property. The September 29, 1999 report listed 4 features south of the property: a can dump, blazed trees, transmission line and a pension shaft with only the shaft to be considered eligible for inclusion on the NRHP.**

c. Proposed measures to reduce or control impacts, if any.

**Remnants from the #5 Coal Mine will be preserved to the extent practical for and in consideration for public health, safety and welfare.**

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**The site is served off of State Route 903 and Alliance Road and Whitehead Road. The private road system that will serve the PUD will be developed under the County's private road standards and will meet International Fire Code requirements.**

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**No.**

c. How many parking spaces would the completed project have? How many would the project eliminate?

**The project will meet county codes for parking spaces. No parking spaces will be eliminated.**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**The existing private gravel road system inside the property will be engineered to allow smooth traffic flow and allow traffic to safely access public roads. All improvements will be done to meet Kittitas County Road Standards. Some improvements may be required on State and County roads.**

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No.**

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**The project at full build out, assuming full time residents, could generate up to 10,450 trips per day. Peak traffic times would be from 6 to 8 am and 5 to 6 pm. Additional trips will occur to and from neighborhood services and amenities.**

g. Proposed measures to reduce or control transportation impacts, if any.

A traffic study will likely be done to identify any traffic impacts. Proper signage and speed limits will be posted. Controlled intersections with designated ingress/egress at intersections.

\_\_\_\_\_

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

\_\_\_\_\_  
\_\_\_\_\_

In developing new building lots, the project may result in an increase need for police, fire protection, health care and schools. The Group Water system will require adequate fire flows and operating fire hydrants will be available for fire fighting purposes.

b. Proposed measures to reduce or control direct impacts on public services, if any.

\_\_\_\_\_  
\_\_\_\_\_

CCRs will encourage use of "firewise" practices to reduce fire threats. The property may be restricted by a security gate to reduce unauthorized access. All roads will meet minimum width and height of the International Fire Code. Tax revenues will go toward public service levies.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.

\_\_\_\_\_  
\_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.

\_\_\_\_\_  
\_\_\_\_\_

The project will require electricity, phone, cable, propane/natural gas, septic services, refuse and completion of the Group A water system. Puget Sound Energy, Inland Telephone, R&R Cable/Fiber Optic, and Qwest, serve the Cle Elum-Roslyn area and would serve the Property.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

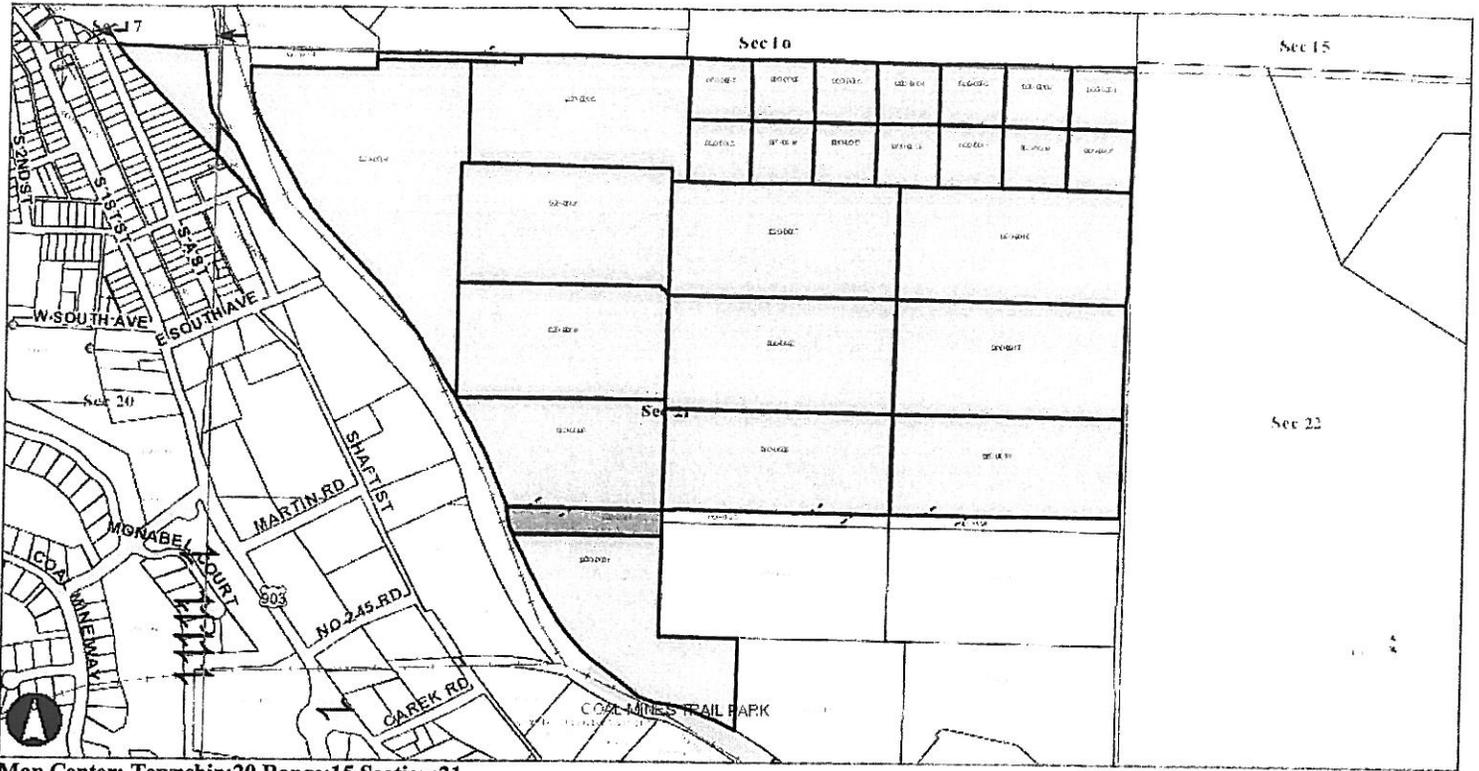
Signature: Natho R W or

Date: 3-18-10



NO 5 CANYON PUD

Map of Tax Parcels



Map Center: Township:20 Range:15 Section:21

**Kittitas County Disclaimer**

Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.





# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

## Long Plat application

*(To divide lot into 5 or more lots)*

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

### REQUIRED ATTACHMENTS

- Ten large copies of plat with all preliminary drawing requirements complete (reference KCC Title 16 Subdivision Code for plat drawing requirements) and one small 8.5" x 11" copy
- Address list of all landowners within 500 feet of the subject parcel(s). If adjoining parcels are owned by the applicant, then the 500 foot area shall extend from the farthest parcel. If the parcel is within a subdivision with a Homeowners' or Road Association, then please include the mailing address of the association.
- SEPA Checklist (Only required if your subdivision consists of 9 lots or more.  
Please pick up a copy of the Checklist if required)

### OPTIONAL ATTACHMENTS

(Optional at preliminary submittal, but required at the time of final submittal)

- Certificate of Title (Title Report)
- Computer lot closures

### FEES:

\$200 plus \$10 per lot for Public Works Department;  
 \$625 plus \$75 per hour over 12.5 hours for Environmental Health Department;  
 \$3305 for Community Development Services Department, PLUS \$470 if SEPA Checklist is required  
 \$195 for Fire Marshal  
 \*One check made payable to KCCDS



### FOR STAFF USE ONLY

APPLICATION RECEIVED BY:  
(CDS STAFF SIGNATURE)

DATE:

RECEIPT #

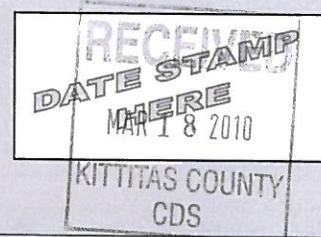
X \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NOTES:

\_\_\_\_\_



**1. Name, mailing address and day phone of land owner(s) of record:**  
*Landowner(s) signature(s) required on application form.*

Name: No. 6 Canyon LLC  
Mailing Address: P.O. Box 687  
City/State/ZIP: Roslyn, WA 98941  
Day Time Phone: 509-649-5218  
Email Address: annew@inlandnet.com

**2. Name, mailing address and day phone of authorized agent (if different from land owner of record):**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Anne Watanabe  
Mailing Address: Same as Above  
City/State/ZIP: \_\_\_\_\_  
Day Time Phone: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**3. Street address of property:**

Address: SR903 and Alliance Road  
City/State/ZIP: Cle Elum, WA 98922

**4. Legal description of property:**

T20N R15E Sections 20 and 21

**5. Tax parcel number(s):** See attached

**6. Property size:** 295.42 (acres)

**7. Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Project includes 295 acres for a multi phase (16 phases) residential PUD for construction of 509 multi-family residential units and 536 single family units, 96 acres of open space and parks, and 30 acres of neighborhood services. Property is accessed from State Route 903 and Alliance Road. Sewer will be on-site individual and or community septic systems and drain fields or a reclaimed wastewater treatment facility. Domestic water will be from a Group Water System for which water rights will be acquired. Phase I will include development of 2.5 acres into 10 lots for Single Family Residences at a density of 8 units per acre and will be initially served by a Group B Water System, which will become a Group A Water System as the project builds out.

8. Are Forest Service roads/easements involved with accessing your development? Yes  (Circle)  
If yes, explain: \_\_\_\_\_

9. What County maintained road(s) will the development be accessing from? Alliance Road

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.**

Signature of Authorized Agent:  
**(REQUIRED if indicated on application)**

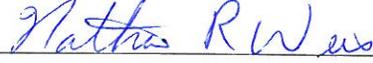
Date:

X 

3-18-2010

Signature of Land Owner of Record  
**(Required for application submittal)**

Date:

X 

3-18-10



OWNER:  
NO. 5 CANYON LLC  
PO BOX 687  
ROSLYN WA 98941

A PORTION OF PARCEL NUMBERS:  
20-15-21000-0022 (9658971),  
20-15-21000-0025 (9658974), 20-15-21030-0044  
4 20-15-21020-0009  
ACREAGE: 2.62  
LOTS: 10

WATER SOURCE: CONNECTIONS 1 THRU 14: GROUP B WATER SYSTEM  
SEWER SOURCE: CONNECTIONS 15-4: GROUP A WATER SYSTEM  
ZONES: PLANNED UNIT DEVELOPMENT

**NO. 5 CANYON  
PLANNED UNIT DEVELOPMENT - PHASE I  
A PORTION OF SECTION 21, T2N, 20N, R3E, 15E, W.M.,  
KITITAS COUNTY, STATE OF WASHINGTON**

P-09-XXXXX

**EXISTING LEGAL DESCRIPTION:**  
A PORTION OF PARCEL 6 OF SURVEY BOOK 36, AT PAGES 123 & 124 AND A PORTION OF PARCEL 8 OF SURVEY BOOK 36, AT PAGES 1 & 2, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 21, T2N, R3E, 15E, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION, THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLANNED UNIT DEVELOPMENT.
9. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

**ADJACENT PROPERTY OWNERS:**  
PTN, 20-15-21000-0022  
PTN, 20-15-21000-0025  
PTN, 20-15-21030-0044  
PTN, 20-15-21020-0009  
20-15-21000-0021  
NO. 6 CANYON LLC  
PO BOX 687  
ROSLYN, WA 98941

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT NO. 5 CANYON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
STATE OF \_\_\_\_\_ ) S.S.  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ AND \_\_\_\_\_ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME, KNOWN TO BE THE INSTRUMENT AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, THE UNDERSIGNED, AND ON OATH STATED THAT SAID LIMITED LIABILITY COMPANY IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

**RECORDER'S CERTIFICATE**

Filed for record this.....day of.....20.....at.....M  
In book.....at page.....at the request of  
DAVID P. NELSON  
Surveyor's Name  
County Auditor.....  
County Auditor.....

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the State of Washington, Chapter 65A RCW.  
In witness whereof, I have hereunto set my hand and seal at the city of Seattle, Washington, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

DAVID P. NELSON  
Surveyor  
Certificate No. 18092



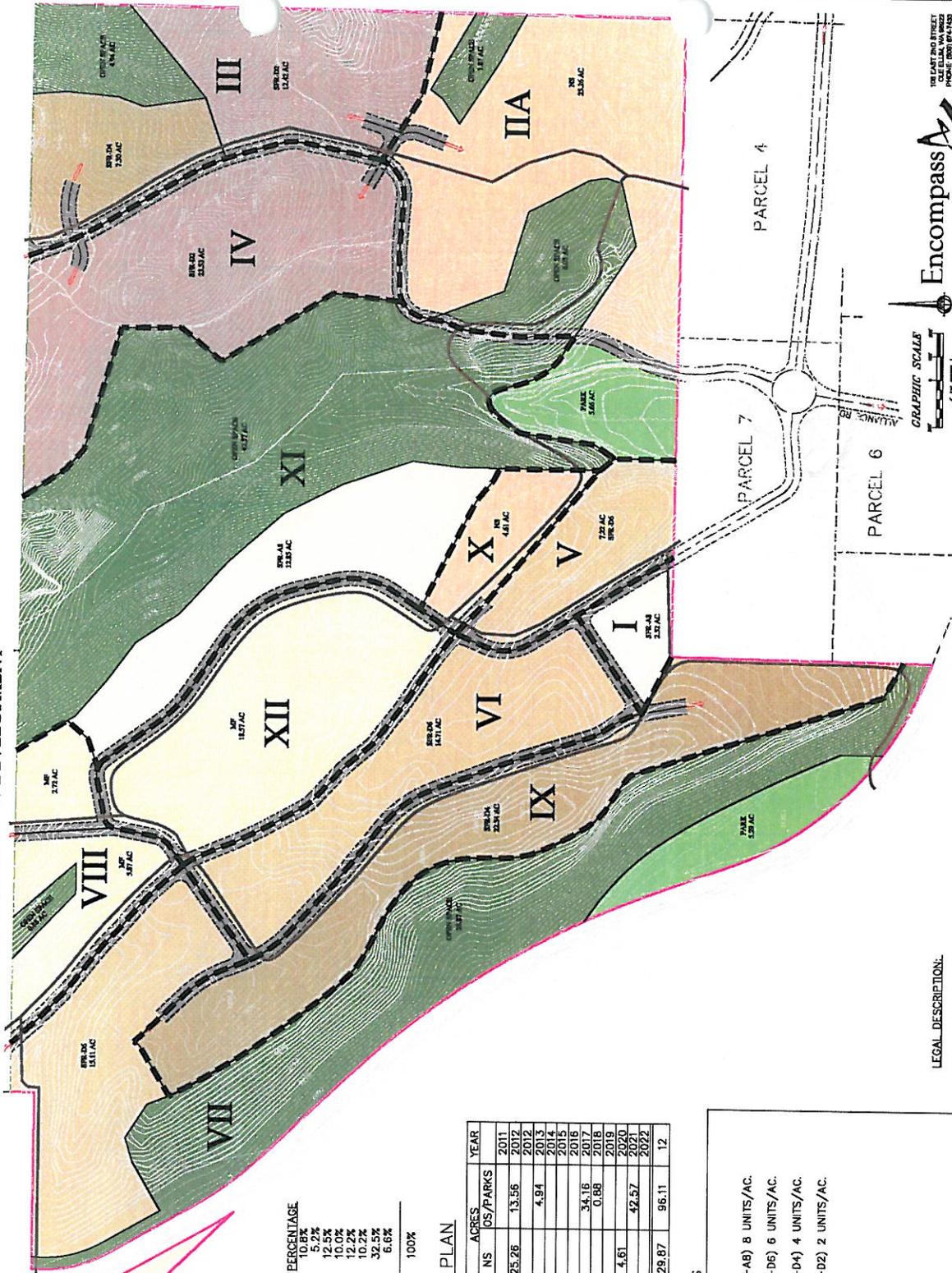
**NO. 5 CANYON  
PLANNED UNIT DEVELOPMENT - PHASE I  
A PORTION OF SECTION 21, T2N, R3E, 15E, W.M.,  
KITITAS COUNTY, STATE OF WASHINGTON**

DRAWN BY	DATE	JOB NO.
G. WEISER	03/2010	09056
CHECKED BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2



**NOTE:**  
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE NOT TO BE CONSIDERED AS A GUARANTEE. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES AND OF ALL UTILITIES CONSTRUCTION AND OF ANY DISCREPANCIES.  
Call Before You Dig  
1-800-585-4344

**NO. 5 CANYON  
PLANNED UNIT DEVELOPMENT**



THESE PLANS ARE PREPARED FOR THE PROJECT  
 TITLE: NO. 5 CANYON PLANNED UNIT DEVELOPMENT  
 PHONE: (206) 847-7400  
 FAX: (206) 847-4170

**Encompass**  
 ENGINEERING & SURVEYING



LEGAL DESCRIPTION:  
 A PORTION OF SECTION 20 & SECTION 21, TOWNSHIP 20 NORTH, RANGE  
 15 EAST, "W.M.", KITTITAS COUNTY, STATE OF WASHINGTON.



LAND USE	ACREAGE	DWELLING UNITS	PERCENTAGE
MF	15.37	122	10.0%
SFR-AB	37.04	222	5.2%
SFR-D6	29.64	119	12.5%
SFR-D4	35.95	72	10.0%
SFR-D2	29.87	0	12.2%
NS	96.11	0	10.2%
OS/PARKS	19.61	0	32.5%
ROADS		0	6.6%
<b>TOTAL</b>	<b>295.42</b>	<b>1045</b>	<b>100%</b>

**PRELIMINARY PHASING PLAN**

PHASE	UNITS							ACRES	OS/PARKS	YEAR
	SFR-AB	SFR-D6	SFR-D4	SFR-D2	NS	OS/PARKS	YEAR			
I-III	20									2011
IV					25.26			13.56		2012
V			29					4.94		2012
VI			47							2013
VII		4.3								2013
VIII		88								2016
IX		91								2016
X	136							34.16		2017
XI			90					0.88		2018
XII								4.61		2019
<b>TOTAL</b>	<b>297</b>	<b>103</b>	<b>222</b>	<b>119</b>	<b>72</b>	<b>29.87</b>	<b>96.11</b>	<b>42.57</b>		<b>2022</b>

**LAND USE CATEGORIES**

- MULTI-FAMILY (MF) 12-16 UNITS/AC.
- SINGLE-FAMILY RESIDENTIAL-ATTACHED (SFR-AB) 8 UNITS/AC.
- SINGLE-FAMILY RESIDENTIAL-DETACHED (SFR-D6) 6 UNITS/AC.
- SINGLE-FAMILY RESIDENTIAL-DETACHED (SFR-D4) 4 UNITS/AC.
- SINGLE-FAMILY RESIDENTIAL-DETACHED (SFR-D2) 2 UNITS/AC.
- NEIGHBORHOOD SERVICES (NS)
- OPEN SPACE (OS)
- PARKS
- ROADS
- TRAILS
- PHASE LINE