



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

FINDINGS OF FACT

TUMBLING RIDGE PLANNED UNIT DEVELOPMENT (PUD) REZONE (Z-07-16) & PRELIMINARY PLAT (P-07-61)

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY COMMUNITY DEVELOPMENT SERVICES STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL. HOWEVER, ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. Anne Watanabe, authorized agent for Tumbling Ridge LLC, landowner has submitted applications for the following: 1. **Tumbling Ridge Rezone (Z-07-16)**, rezone from Rural-3 to Planned Unit Development (PUD) for approximately 17.74 acres, and 2. **Tumbling Ridge Preliminary Plat (P-07-61)** which is a 14-lot subdivision.
2. The project is located west of the City of Cle Elum located off Bullfrog Road and Jenkins Drive, Cle Elum, WA 98922, in the North ½ of Section 31 T20N R15E WM in Kittitas County. Map number 20-15-31050-0001.
3. Pursuant to KCC 17.36: Planned Unit Development any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change. The total acreage for the proposed PUD is **17.74** acres with a total of **14-residential lots** being proposed. The lots range in size from 0.5 acres to 0.75 acres in size. 10 acres of the PUD property will be designated as open space for perpetuity. The project will be served by a Group B small Water System and community septic system and drain fields.
4. Pursuant to KCC 17.36.040: final development plan for Planned Unit Development, following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the Board of County Commissioners.
5. The subject property was used in the past for logging activities. Currently the-site is vacant. Surrounding uses include the adjacent Suncadia Master Planned Resort and the City of Cle Elum Urban Growth Area.
6. Zoning to the north, south, and west is Master Planned Resort and to the east is City of Cle Elum Planned Mixed Use.

7. The site was accurately posted with the 'Land Use Action' sign as provided by CDS in compliance with KCC 15A.03.110. The signed affidavit of posting was returned to CDS and received on January 8, 2008.
8. A Notice of Application was issued on January 22, 2008 by Kittitas County Community Development Services. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties.
9. Written comments were solicited and the final date to submit written comments was on February 21, 2008 by 5:00pm. Comments were received and have been made part of the project record.
10. Based on the review of the submitted application materials (including an environmental checklist), correspondence received during the 30 day comment period and other information on file with our office, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on May 30, 2008.
11. An administrative critical area site analysis was completed by the staff planner in compliance with Title 17A. The subject property has no identified critical areas on site.
12. An open record hearing was held by the Planning Commission on June 24, 2008 to consider this matter and testimony was taken from those persons who wished to be heard.
13. The Planning Commission finds that the proposed rezone is consistent with the underlying Comprehensive Plan designation of Rural.
14. The Planning Commission finds that the proposed rezone **does** meet all seven criteria of Kittitas County Code 17.98.020(E) as outlined below:
 - A. *The proposed amendment is compatible with the comprehensive plan*

The Planning Commission finds that the Comprehensive Plan's Land Use Element designates the subject parcel Rural, and that the proposed zone change is compatible with this designation.
 - B. *The proposed amendment bears a substantial relation to the public health, safety or welfare.*

The Planning Commission finds the proposed rezone does bear a substantial relationship to the public health, safety or welfare.
 - C. *The proposed amendment has merit and value for Kittitas County or a sub-area of the county.*

The Planning Commission finds that the proposed rezone has merit and value for Kittitas County of a sub-area of the county. The applicant did provide sufficient evidence into the record to substantiate these claims.

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 Planning Commission finds that the proposed zone change 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 Planning Commission finds that the subject property is in conformance with the existing Rural 3 zoning and is suitable for the proposed Planned Unit Development zoning. The area is in direct proximity to the Suncadia Master Planned Resort that would appear to support increased densities.

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

The Planning Commission finds that the proposed rezone will not be materially detrimental to the use of the property in the immediate vicinity of the subject property.

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

The Planning Commission finds that the proposed rezone will not adversely impact irrigation water deliveries to other properties.

15. The Planning Commission finds that additional conditions **are not** necessary to protect the public's interest,

The Planning Commission motioned to forward the Tumbling Ridge PUD Rezone (Z-07-16) and Preliminary Plat (P-07-61) to the Board of County Commissioners with a recommendation of approval by a vote of 2 to 0 with 2 abstentions.

Grant Clark, Vice-Chairman, Kittitas County Planning Commission

Date