



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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STAFF REPORT

TO: Kittitas County Planning Commission
FROM: Dan Valoff, Staff Planner
DATE: June 24, 2008
SUBJECT: **Tumbling Ridge PUD Rezone (Z-07-16) and Preliminary Plat (P-07-61)**

I. GENERAL INFORMATION

Proposal:

Proponent: Anne Watanabe, authorized agent for Tumbling Ridge LLC, landowners.

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.
2. **Tumbling Ridge Preliminary Plat (P-07-61)**, which is a 14-lot subdivision. 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.

Pursuant to KCC 17.36: Planned Unit Development (PUD) 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 Planned Unit Development is **17.74** acres with a total of **fourteen (14)** units being proposed.

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.

The project contained within this application is outside the City of Cle Elum Urban Growth Area

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

Location:

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.

Site Information: The subject property was used in the past for logging activities. The land is currently vacant . Surrounding uses include the Suncadia Master Plan Resort.

Zoning to the north, south, and west is Master Planned Resort and to the east is City of Cle Elum Planned Mixed Use.

II. POLICY AND REGULATORY REQUIREMENTS

Countywide Planning Policies: provide for the orderly development of Planned Unit Developments within and outside of Urban Growth Area's and Urban Growth Node's.

Kittitas County Comprehensive Plan: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. This land use designation does correspond with the proposed Planned Unit Development.

Comprehensive Plan – Rural Lands

8.5(A) GENERAL GOALS, POLICIES AND OBJECTIVES

The following GPO's apply to all Rural Lands or uses on those lands:

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

GPO 8.9 Projects or developments which result in the significant conservation of rural lands or rural character will be encouraged.

GPO 8.11 Existing and traditional uses should be protected and supported while allowing as much as possible for diversity, progress, experimentation, development and choice in keeping with the retention of Rural Lands.

GPO 8.12 Descriptions of rural character included in the Comprehensive Plan shall not be used as a criteria in the evaluation of an individual project application.

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

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

GPO 8.50 In the case of Planned Unit Developments (PUD's), only residential PUD's 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.

Title 17: Kittitas County Zoning Code

The subject property is currently zoned the following: Rural-3. The purpose and intent of the Rural-3 zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-3 zones will be to minimize adverse effects on adjacent natural resource lands

Proposed Zoning: The requested zone change is to Planned Unit Development (PUD).

Pursuant to Kittitas County Code 17.36, the purpose of this chapter is to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of this title. (Ord. 90-6 (part), 1990; Res. 83-10, 1983).

The permitted uses include: all residential uses including multifamily structures, hotels, motels, condominiums, retail business, commercial-recreation businesses, restaurants, cafes, taverns, cocktail bars, and any other similar uses deemed by the Planning Commission to be consistent with the purpose and intent of KCC 17.36.

Pursuant to KCC 17.36.030: Planned Unit Development, Any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for a zone change. The submitted development plan includes the following:

1. A vicinity map showing the location of the site and its relationship to surrounding areas;
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 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;
3. A statement relating the development plan to adjacent development and natural areas;
4. A statement of the developer's intent with regard to providing landscaping and retention of open spaces;
5. A statement outlining future land ownership patterns within the development including homeowners associations if planned;
6. Proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;
7. Documentation from the planning department that environmental review (SEPA) has been completed;
8. Statement of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way). (Ord. 90-6 (part), 1990; Res. 83-10, 1983).

Required Findings for Rezone: Pursuant to KCC 17.98.020(E), a petition requesting a change on the zoning map from one zone to another must demonstrate that the following criteria are met:

1. *The proposed amendment is compatible with the comprehensive plan*
2. *The proposed amendment bears a substantial relation to the public health, safety or welfare*
3. *The proposed amendment has merit and value for Kittitas County or a sub-area of the county*
4. *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*
5. *The subject property is suitable for development in general conformance with zoning*

standards for the proposed zone

6. *The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property*
7. *The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties*

Subdivision Code: Per Kittitas County Code Subdivision is defined as the division of land into 5 or more parcels (KCC 16.04.010 b (1)).

Critical Areas Review: An administrative site analysis was completed by the staff planner in compliance with Title 17A. The subject property does not have any identified critical areas on site.

III. ADMINISTRATIVE REVIEW

Affidavit of Posting: 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.

Notice of Application: A Notice of Application was issued on January 22, 2008. 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.

Written Testimony: Written comments were solicited and the final date to submit written comments was on February 21, 2008 by 5:00pm. Comments were received and were routed to you as part of your packet.

State Environmental Policy Act: 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. The SEPA appeal period ended on June 13, 2008 at 5:00 pm. No appeals were filed.

IV. SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT 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/does not** 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.*
- b. *The proposed amendment bears a substantial relation 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.*
- 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.*
- e. *The subject property is suitable for development in general conformance with zoning standards for the proposed zone.*
- f. *The proposed amendment will not be materially detrimental to the use of properties 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.*

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