



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

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"Building Partnerships – Building Communities"

REZONE APPLICATION

(To change from the existing zone to another zone)

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

- 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)

Mandy Weed

DATE:

12/18/09

RECEIPT #

11497

NOTES:

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

Name: ~~Central Cascades Land Company, Inc.~~ (#6 Canyon LLC.) S.O. 12/18/09

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:

This page to be replaced by following page

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: 20-15-21000-0019; -20-15-21000-0020; 20-15-21000-0021; 20-15-21000-0024; 20-15-21000-0025; 20-15-21040-0001

6. Property size: 295.42 acres

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

Name: Central Cascades Land Company, Inc.; #6 Canyon LLC

Mailing Address: P.O. Box 687

City/State/ZIP: Roslvn, WA 98941

Day Time Phone: (509) 649-5218

Email Address: annew@inlandnet.com

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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

Rezoning Application: Corrected page

No. 5 Canyon PUD List of Tax Parcels

	A	B	C	D	E	F	G	H
1	parcel_id	map_nbr	acres	SITUS	TAXPAYER_NAME	MAIL_ADD_23	MAIL_ADD_34	ZIP_CODE
2	438736	20-15-20011-0019	4.75	CALIFORNIA AVE ROSLYN	CENTRAL CASCADE LAND CO INC	PO BOX 687	ROSLYN WA	98941
3	10364	20-15-21022-0002	0.79	UNKNOWN ROSLYN	CENTRAL CASCADES LAND CO INC	PO BOX 687	ROSLYN WA	98941-
4	301234	20-15-21020-0001	0.76		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
5	14902	20-15-21020-0004	32.33		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
6	423034	20-15-21030-0001	20.02	UNKNOWN ROSLYN	#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
7	18463	20-15-21000-0008	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
8	18464	20-15-21000-0009	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
9	955108	20-15-21000-0011	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
10	955109	20-15-21000-0012	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
11	955110	20-15-21000-0013	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
12	955111	20-15-21000-0014	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
13	955112	20-15-21000-0015	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
14	14903	20-15-21000-0001	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
15	14904	20-15-21000-0002	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
16	18458	20-15-21000-0003	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
17	18459	20-15-21000-0004	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
18	18460	20-15-21000-0005	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
19	18461	20-15-21000-0006	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
20	18462	20-15-21000-0007	3.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
21	955956	20-15-21000-0018	18.56		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
22	955957	20-15-21000-0022	18.57		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
23	955955	20-15-21000-0017	20.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
24	955113	20-15-21000-0016	20.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
25	955958	20-15-21000-0023	20.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
26		20-15-21020-0009	14.79		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
27	-9999	20-15-21020-0008	20.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
28	-9999	20-15-21020-0007	20.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
29	-9999	20-15-21020-0006	20.02		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
30	-9999	20-15-21020-0005	20.03		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-
31	-9999	20-15-21030-0044	5.23		#6 CANYON LLC	PO BOX 687	ROSLYN WA	98941-

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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 mixed use 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 office park and neighborhood commercial uses. 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 2012. 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 and limited office space and neighborhood commercial purposes 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 xeriscaping 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 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 25 acres are proposed for a professional office park and 4.6 acres are reserved for neighborhood commercial uses.

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 2012 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, the maximum density for the proposed PUD is an average of 7.00 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 8.46 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. The office park could employ 150-300 people which will 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.

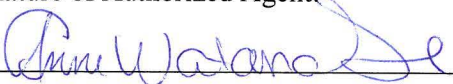
The subject property is not in an irrigation district and there are no irrigation water deliveries that will be impacted.

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:

12-18-2009

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

X 

Date:

12-18-2009