



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

January 15, 2010

Anne Watanabe
Central Cascades Land Company
P.O. Box 687
Roslyn, WA 98941

Subject: No. 5 Canyon PUD Application (RZ-09-00001)

Dear Anne,

In review of the No. 5 Canyon PUD rezone and long plat application Community Development Services has determined that this project will require an amendment to the County's Comprehensive Plan and therefore there will be no further processing by the County on this application.

The proposed density of 7 dwelling units per acre is characterized as Urban, the current Comprehensive Plan Land Use designation is Rural. The 25 acre professional business park and 4.6 acres of new commercial development conflicts with GPO 8.50 which states; "*In the case of Planned Unit Developments (PUD's), only residential PUD should be permitted outside UGA's*". The project is located outside of a UGA.

In order for this project to proceed, an amendment to the Land Use designation from Rural to Urban must occur, and the language from GPO 8.50 would need to be changed to allow mixed use PUD's outside UGA's. The 2010 Comprehensive Plan Amendment applications are being accepted until June 30, 2010.

If you have any questions, please feel free to call me at 962-7637.

Sincerely,

Dan Valoff
Staff Planner