



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

January 15, 2013

Ms. Anne Watanabe  
Central Cascades Land Company, Inc.  
103 S. 2<sup>nd</sup> St.  
P.O. Box 687  
Roslyn, WA 98941

## RE: No. 5 Canyon PUD (RZ-09-00001) Extension

Ms. Watanabe;

I apologize for not getting back to you before now on this issue. The County has held the position that since a Planned Unit Development is a zoning action, such actions do not vest. Where projects have been submitted under change of zoning code in other jurisdictions, the projects vest, but the zone under which any further action is proposed does not.

As you have mentioned in your December 21, 2012 letter, and as we have discussed in various meetings on particular projects, uncertainties exist from the GMA compliance effort which will determine how existing and proposed PUDs will be managed in the future. For this reason I am willing to extend the time for the applicant to provide additional information requested by the County for us to make threshold determination on the project.

Deliberations on the Growth Management compliance effort are expected to be concluded in mid-February, 2013, and the Eastern Washington Growth Management Hearings Board is expected to make decision the first of April, 2013 as to whether Plan and Code actions made by the County comply with the GMA. Because of this timing, I will grant extension to provide information requested for the No. 5 Canyon PUD until July 1, 2013, three months after decision by the Hearings Board to make threshold determination on the project.

I reference to you and your client, Mr. Weis, the email sent to you by Neil Caulkins, dated December 21, 2012 where he indicated that the expansion of the existing short plat to include the entire PUD would not be an action that the County could support under current Code, and that the land area that vests for project PUD applies only to the land related to the original short plat. I reference this email to aid in your client's decision on what action course to take regarding this action, since this was a concern that he expressed at our last meeting. Thank you.

Sincerely,

Robert "Doc" Hansen  
Planning Official, Kittitas County

cc. Mr. Neil Caulkins, Deputy Prosecuting Attorney, Kittitas County