

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

ORDINANCE NO. 2001- 17

**EVERGREEN RIDGE PUD AND PRELIMINARY PLAT
IN THE MATTER OF AMENDING THE KITTITAS COUNTY ZONING ATLAS TO
DESIGNATE PORTIONS OF THE RONALD UGN AS PLANNED UNIT
DEVELOPMENT AND PRELIMINARY PLAT APPROVAL**

WHEREAS, according to Kittitas County Code Titles 15A, 16 & 17, relating to rezones and plats and adopted pursuant to RCW 36.70B & 36.70 respectively. An open record hearing was held by the Kittitas County Planning Commission on August 27, 2001 for the purpose of considering a zone change consisting of approximately 75 acres from Rural-3 to Planned Unit Development and a preliminary plat consisting of 65 residential lots and a 5 acre RV park described as follows:

FOUR PARCELS LYING WEST OF MILE POST 8 AND EAST OF DOUBLE O ROAD ON THE NORTH SIDE OF SR 903, APN 20-14-12012-0009, 20-14-12020-0001, 20-14-12020-0003, & 20-14-12020-0004, DESCRIBED AS BEING A PORTION OF SECTION 12 OF T.20N., R.14E., WM., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; AND,

WHEREAS, testimony was taken from those persons present who wished to be heard during said open record hearing before the Planning Commission; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such zone change; and,

WHEREAS, the Planning Commission recommended approval of said proposed rezone and preliminary plat in a 5-0 decision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on September 18, 2001 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the following FINDINGS OF FACT regarding the rezone have been made by the Board of County Commissioners concerning this ordinance:

1. On June 25, 2001 Pat Deneen of Port Quendall Development Co. submitted a complete application for a rezone of a 75 acre parcel from Rural-3 to PUD, being a portion of Section 12 T20N., R14E., W.M. (Z-01-10).
2. On June 26, 2001, the Planning Department issued a Notice of Application pursuant to KCC 15A.03.
3. Comment letters were received from the Washington State Department of Transportation, the Kittitas County Environmental Health Department, the Kittitas County Public Works

- Department, the Kittitas County Fire Marshal, Kittitas County Fire District 6 and several concerned citizens.
4. The application site is located within the Ronald UGN and is presently zoned Rural-3 by the County Zoning Code.
 5. On August 3, 2001 the Planning Department issued a Determination of Non-Significance (DNS) on the State Environmental Policy Act checklist.
 6. A Critical Areas Review showed no regulated critical areas on the subject property.
 7. The proposed rezone to a PUD is consistent with the underlying Comprehensive Plan designation of the Ronald UGN.
 8. An open record hearing was held by the Planning Commission on August 27, 2001 to consider this matter and that testimony was taken from those persons who wished to be heard.
 9. The proposed rezone meets all seven criteria of Kittitas County Code 17.98.020(E).
 10. Additional conditions are not necessary at this stage of the planning and approval process to protect the public's interest.

WHEREAS, the following FINDINGS OF FACT regarding the preliminary plat have been made by the Board of County Commissioners concerning this ordinance:

1. On June 25, 2001 Pat Deneen of Port Quendall Development Co. submitted a complete application for a preliminary plat of 65 residential lots and a 5 acre RV park, being a portion of Section 12 T20N., R14E., W.M. (P-01-01).
2. On June 26, 2001, the Planning Department issued a Notice of Application pursuant to KCC 15A.03.
3. Comment letters were received from the Washington State Department of Transportation, the Kittitas County Environmental Health Department, the Kittitas County Public Works Department, the Kittitas County Fire Marshal, Kittitas County Fire District 6 and several concerned citizens.
4. The application site is located within the Ronald UGN and zoned Rural-3 by the County Zoning Code.
5. On August 3, 2001 the Planning Department issued a Determination of Non-Significance (DNS) on the State Environmental Policy Act checklist.
6. A Critical Areas Review showed no regulated critical areas on the subject property.
7. The proposed PUD/Preliminary Plat is consistent with the underlying Comprehensive Plan designation of the Ronald UGN.
8. An open record hearing was held by the Planning Commission on August 27, 2001 to consider this matter and that testimony was taken from those persons who wished to be heard.
9. Additional conditions are necessary at this stage of the planning and approval process to protect the public's interest as set forth below.
10. The proposal with the conditions set forth below, along with the proposed densities is consistent and appropriate to an Urban Growth Node.

NOW THEREFORE, BE IT HEREBY ORDAINED the Board of County Commissioners of Kittitas County, Washington, after due deliberation and in the best interest of the public, does hereby

approve said zone change to Planned Unit development as set forth in the attached Zone Change File Map and hereby grants preliminary plat approval to the preliminary plat generally described by the attached Preliminary Plat Map subject to the following conditions:

1. Prior to final plat approval the applicant must meet all requirements for access, off of Highway 903, by the Washington State Department of Transportation.
2. Prior to final plat approval the applicant must meet all requirements by the Kittitas County Fire Marshal regarding fire protection.
3. Prior to final plat approval the applicant must meet all requirements of the Kittitas County Public Works Department regarding road standards.
4. Prior to final plat approval the applicant must provide proof of potable water and meet all wastewater requirements of the Kittitas County Environmental Health Department.
5. Evergreen Ridge will include within its Restrictive Covenants, a requirement for all individual lots to connect to a regional sewer system when such a system is approved, designed, funded, and built. Until Evergreen Ridge is included within such a regional sewer system, lots may be developed with septic systems as approved by the Kittitas County Health Department with said approval being based on the state and county regulations.
6. All existing encroachments shall be addressed to the satisfaction of all parties prior to final plat approval.

DATED this 2nd day of October, 2001, at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON**



Perry D. Huston
Perry D. Huston, Chairman

William R. Hinkle
William R. Hinkle, Vice-Chairman

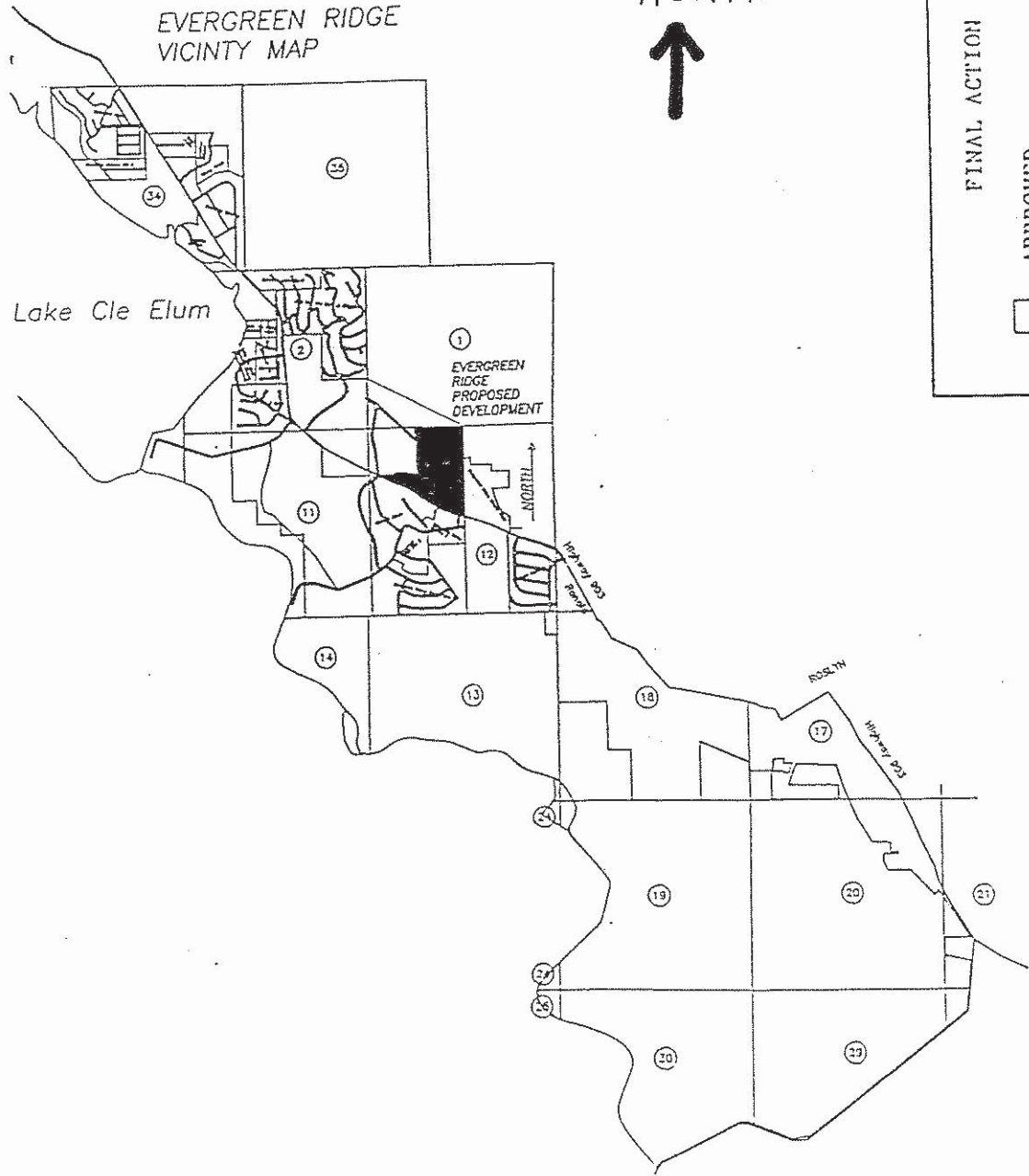
Max A. Golladay
Max A. Golladay, Commissioner

APPROVED AS TO FORM:

Gregory L. Zempel
Gregory L. Zempel
Prosecuting Attorney
WSBA #19125

SCALE:

ZONE CHANGE E MAP



NORTH



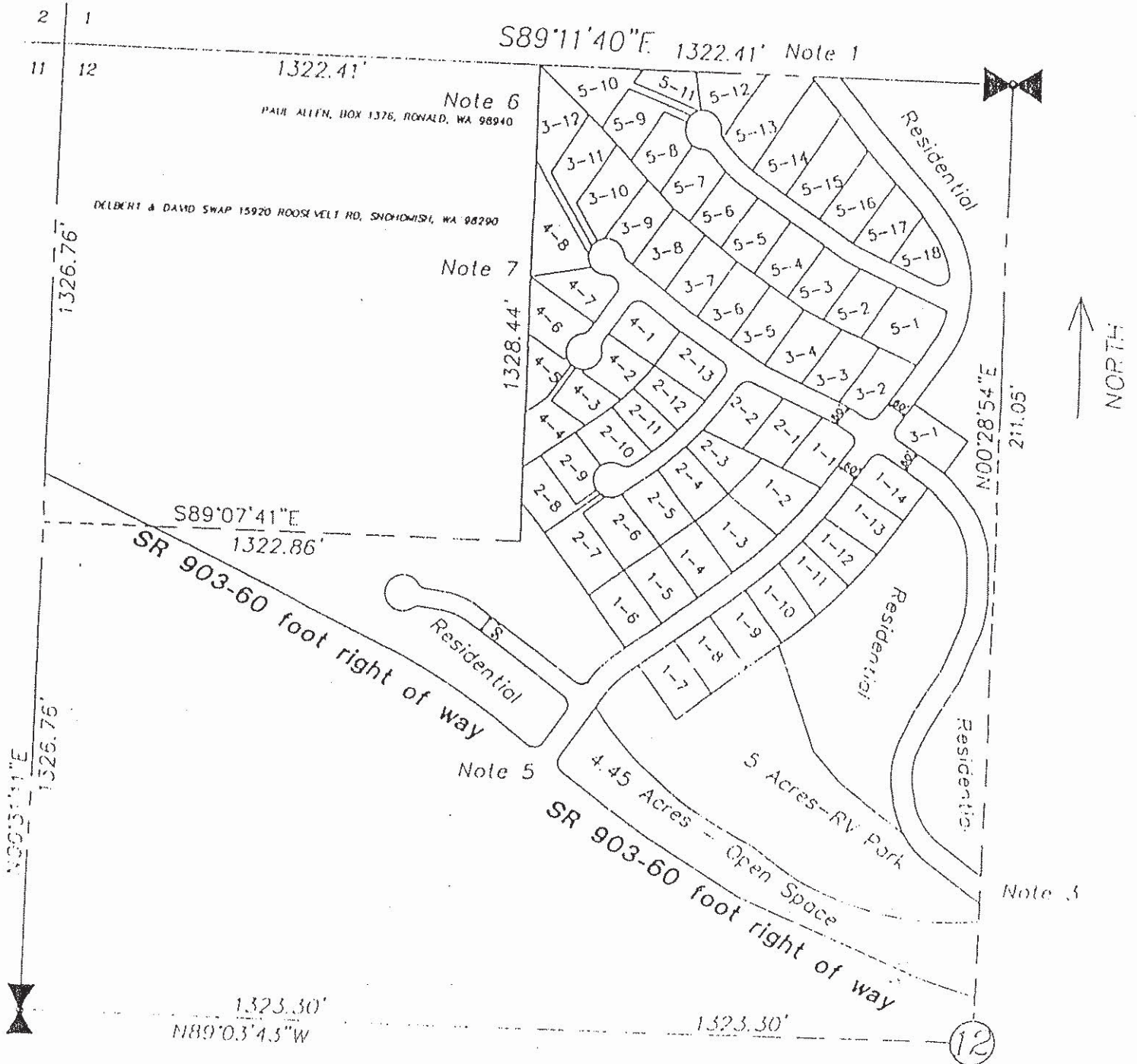
FINAL ACTION	
<input type="checkbox"/>	APPROVED _____ 20 _____
<input type="checkbox"/>	DENIED _____ 20 _____
<input type="checkbox"/>	WITHDRAWN _____ 20 _____
ORDINANCE NO. _____	

NAME OF APPLICANT
Port Quendall Development

ZONE CHANGE
From Rural-3
To PUD
SEC 17 TWP 20RGE. 14

NW CORNER S.12

Preliminary Plat



Note 1: Road continues to the north

WEST 1/4 S.12