

White Paper
New Subdivisions Increase Taxes In
Excess of Increased Costs
To the County

Over the past six months we have initiated and completed a study that analyzed the tax revenues collected by the county in the Evergreen Valley and Cle Elum River Trails subdivisions and compared the amount of taxes to the expenses incurred by the county to support these subdivisions.

The results of the study show that over a 15-year period, the county received \$524,592 in taxes from the property owners within these subdivisions. Out of this amount, the schools received \$115,359 and only one family from Evergreen Valley was attending the schools.

Our research has found that in the years from 1997 to the present there has only been minimal use of the County services by Evergreen Valley and Cle Elum River Trails subdivisions.

There have been 0 First Aid calls and 1 Fire call.

There have been 9 Sheriff's calls as follows:

1997 - 2000: no calls

2001: 2 calls - one call relating to a domestic dispute and one call relating to an animal complaint

2002: 1 fire call

2003: 4 calls - one to have papers served, and 3 burglary alarm calls (and as far as we could tell they were all false alarms)

2004: no calls

2005: 3 calls - one suspicious person report, one shots heard, and one theft report

The county does not keep records as to the cost of an individual police call but assuming an amount of \$250 per call, the total cost to the county for these calls would be a total of \$2,250.

The county's maintenance plan is to re-seal the county roads every 6 to 7 years. The roads of Evergreen Valley and Cle Elum River Trails were accepted onto the county system in 2004 and haven't needed "chip sealing" as yet but will in three or four years. The approximate cost of this sealing is \$2.00 per square yard or approximately \$42,000. Another maintenance issue for the county is snowplowing. We estimate that it would cost approximately \$150 to plow the 1.63 miles of roads in Evergreen Valley and Cle Elum River Trails. At an estimate of 10 snowplow occasions per year since 2004, the cost to the county would be \$3000 to date. In 2002 there was one house fire that was estimated to cost less than \$30,000 to fight.

The total cost to the county through 2005 is \$56,250 as follows:

- \$2,250 for Police, Fire and Medical services
- \$3000 for snowplowing
- \$21,000 for the prorated costs of "chip sealing" the roads
- \$30,000 fire cost

\$352,983 was received by the county over and above expenses paid out with regards to the protection and maintenance of these subdivisions.

The attached spreadsheet shows the payment of Evergreen Valley and Cle Elum River Trails into the individual taxing categories for the valuation years 2001 to 2005 for the tax years 2002-2006.

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Valuation Year	Taxes paid	Local Schools	State Schools	County + City	Co Roads	Fire Dist 6	Hosp Dist 2	Community Services
2005	\$94,357.48	\$29,175.33	\$27,627.87	\$18,578.99	\$8,963.96	\$5,501.04	\$4,189.47	\$320.82
		30.92%	29.28%	19.69%	9.50%	5.83%	4.44%	0.34%
2004	\$92,344.41	\$28,746.81	\$26,475.14	\$18,561.23	\$8,911.24	\$5,374.44	\$3,989.28	\$295.50
		31.13%	28.67%	20.10%	9.65%	5.82%	4.32%	0.32%
2003	\$77,242.32	\$24,385.40	\$21,241.64	\$15,935.09	\$7,469.33	\$4,526.40	\$3,452.73	\$239.45
		31.57%	27.50%	20.62%	9.67%	5.86%	4.47%	0.31%
2002	\$63,123.02	\$16,267.55	\$14,624.79	\$11,076.17	\$5,402.62	\$3,171.45	\$2,358.67	\$424.99
		30.66%	27.53%	20.85%	10.17%	5.97%	4.44%	0.38%
2001	\$30,754.26	\$9,324.69	\$8,608.12	\$6,439.94	\$3,103.10	\$1,832.95	\$1,340.89	\$113.79
		30.32%	27.99%	20.94%	10.09%	5.96%	4.36%	0.37%
2000	\$27,849.69	\$7,458.15	\$8,393.90	\$6,093.51	\$2,910.29	\$1,657.05	\$1,264.38	\$100.26
		26.78%	30.14%	21.88%	10.45%	5.95%	4.54%	0.36%
Total tax	\$375,671.18	\$115,359.74	\$106,973.17	\$76,686.17	\$36,761.14	\$22,063.68	\$16,595.69	\$1,494.83

Exhibit G
Rural-3 and PUD Zoning

- ii. Reasonable protection from any potential detrim. might have on surrounding properties will be provided.
- 2. (Deleted by Ord. 87-11)
- 3. Within one hundred feet:
 - a. Barns, shelters or other buildings or structures for keeping or feeding of any livestock, poultry, or other animals or birds whether wild or domestic.
- 4. Feed lots containing fifty to one hundred head at a density of less than five hundred square feet per head for a period of six months or more shall be located no closer than three hundred feet to any existing home, school or park. (Ord. 88-5 (part), 1988; Ord. 87-11 (part), 1987; Res. 83-10, 1983).

Chapter 17.30
R-3 - RURAL-3 ZONE

Sections

- 17.30.010 Purpose and intent.
- 17.30.020 Uses permitted.
- 17.30.030 Conditional uses.
- 17.30.040 Lot size required.
- 17.30.050 Yard requirements.
- 17.30.060 Sale or conveyance of lot portion.
- 17.30.070 Nonconforming uses.
- 17.30.080 Shoreline setbacks.

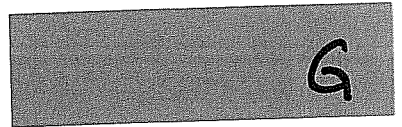
17.30.010 Purpose and intent.

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. (Ord. 92-4 (part), 1992).

17.30.020 Uses permitted.

Uses permitted. The following uses are permitted:

1. Single-family homes, mobile homes, cabins;
2. Lodges and community clubhouses;
3. 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;
4. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
5. Home occupations which do not produce noise, such as accounting, photography, etc.;
6. Cluster subdivision, when approved as a platted subdivision;
7. All mining including, but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located within an established mining district;
8. All buildings and structures not listed above which legally existed prior to the adoption of the ordinance codified in this chapter;
9. Uses customarily incidental to any of the uses set forth in this section;
10. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within



ten working days of notification to the county board of adjustment pursuant to Title 15A of this code, Project permit application process.

11. (Blank; Ord. O-2006-01, 2006)
12. Accessory Dwelling Unit (if in UGA or UGN)
13. Accessory Living Quarters
14. Special Care Dwelling (Ord. O-2006-01, 2006; Ord. 96-19 (part), 1996; Ord. 92-4 (part), 1992).

17.30.030 Conditional uses.

The following uses are conditional:

1. Campgrounds, guest ranches;
2. Motor trail clubs (snowmobiles, bikes, etc.);
3. Group homes, retreat centers;
4. Golf courses;
5. All mining including, but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located outside an established mining district;
6. Gas and oil exploration and production;
7. 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;
8. Travel trailers for a limited period not to exceed one year when used for temporary occupancy related to permanent home construction;
9. Mini-warehouses subject to conditions provided in Section 17.56.030.
10. Accessory Dwelling Unit (if outside UGA or UGN) (Ord. O-2006-01, 2006; Ord. 92-4 (part), 1992).

17.30.040 Lot size required.

The minimum lot size for parcels created after the adoption of the ordinance codified in this chapter shall be:

1. Three acres for lots served by individual wells and septic tanks;
2. One-half acre for platted cluster subdivisions served by public water and sewer systems. All subdivision lots under three acres in size must be served by public water and sewer systems. (Ord. 92-4 (part), 1992).

17.30.050 Yard requirements.

There shall be a minimum front yard setback of twenty-five feet. Side and rear yard setbacks shall be fifteen feet. (Ord. 92-4 (part), 1992).

17.30.060 Sale or conveyance of lot portion.

No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard or setback requirements of this zoning district. (Ord. 92-4 (part), 1992).

17.30.070 Nonconforming uses.

No legal structure or land use existing at the time of adoption of the ordinance codified in this chapter shall be considered a nonconforming use or subject to restrictions applied to nonconforming uses. (Ord. 92-4 (part), 1992).

17.30.080 Shoreline setbacks.

The following setbacks shall be enforced for residences, accessory buildings, and on-site septic systems constructed or placed on shorelines or floodplains;

1. One hundred feet (measured horizontally) from the ordinary high water mark or line of vegetation for lots abutting the shorelines or floodplains under the jurisdiction of the Washington State Shoreline Management Act;
2. One hundred feet (measured horizontally) from the ordinary high water mark or line of vegetation for lots fronting on reservoirs including Keechelus, Cle Elum, Kachess, and Easton Lakes and Wanapum reservoir;
3. One hundred feet (measured horizontally) from the ordinary high water mark or line of vegetation for all such structures constructed or placed on other streams, including intermittent streams, which are not regulated under the Shoreline Management Act. (Ord. 92-4 (part), 1992).

Chapter 17.30A R-5 - RURAL-5 ZONE

Sections

- 17.30A.010 Purpose and intent.
- 17.30A.020 Uses permitted.
- 17.30A.030 Conditional uses.
- 17.30A.040 Lot size required.
- 17.30A.050 Yard requirements.
- 17.30A.060 Sale or conveyance of lot portion.
- 17.30A.070 Nonconforming uses.
- 17.30A.080 Shoreline setbacks.

17.30A.010 Purpose and intent.

The purpose and intent of the Rural-5 zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-5 zones will be to minimize adverse effects on adjacent natural resource lands. (Ord. 2005-05, 2005)

17.30A.020 Uses permitted.

Uses permitted. The following uses are permitted:

1. Single-family homes, mobile homes, cabins;
2. Lodges and community clubhouses;
3. 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;
4. Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
5. Home occupations which do not produce noise, such as accounting, photography, etc.;
6. Cluster subdivision, when approved as a platted subdivision;
7. All mining including, but not limited to, gold, rock, sand and gravel excavation, rock crushing, and other associated activities when located within an established mining district;
8. All buildings and structures not listed above which legally existed prior to the adoption of the ordinance codified in this chapter;
9. Uses customarily incidental to any of the uses set forth in this section;
10. Any use not listed which is nearly identical to a permitted use, as judged by the administrative official, may be permitted. In such cases, all adjacent property owners shall be given official notification for an opportunity to appeal such decisions within

Chapter 17.36 PLANNED UNIT DEVELOPMENT ZONE*

Sections

17.36.010 Purpose and intent.

17.36.020 Uses permitted.

17.36.030 Preliminary development plan.

17.36.040 Final development plan.

17.36.050 Permit issuance and conditions.

17.36.060 Required improvements.

* Prior history: Ords. 74-6, 2.

17.36.010 Purpose and intent.

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).

17.36.020 Uses permitted.

The following uses may be permitted:

1. All residential uses including multifamily structures;
2. Hotels, motels, condominiums;
3. Retail businesses;
4. Commercial-recreation businesses;
5. Restaurants, cafes, taverns, cocktail bars;
6. Any other similar uses deemed by the planning commission to be consistent with the purpose and intent of this chapter. Such determination shall be made during review of the development plan required under Section 17.36.030. (Ord. 90-6 (part), 1990; Res. 83-10, 1983).

17.36.030 Preliminary development plan.

Any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change. The development plan shall include all of 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).

17.36.040 Final development plan.

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 which shall include all of the following:

1. A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval;
2. A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:
 - a. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;
 - b. Arrangement of all buildings which shall be identified by type;
 - c. Preliminary building plans including floor plans and exterior design and/or elevation views;
 - d. Location and number of off-street parking areas including type and estimated cost of surfacing;
 - e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;
 - f. The location and total area of common open spaces;
 - g. Proposed location of fire protection facilities;
 - h. Proposed storm drainage plan;
3. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;
4. Provisions to assure permanence and maintenance of common open spaces;
5. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting. (Ord. 96-19 (part), 1996; Ord. 90-6 (part), 1990; Res. 83-10, 1983).

17.36.050 Permit issuance and conditions.

Building permits and other permits required for the construction or development of property under provision of this section shall be issued only when, in the opinion of the county building inspector, the work to be performed substantially conforms with the final development plan approved by the board of county commissioners. (Ord. 96-19 (part), 1996; Ord. 90-6 (part), 1990; Res. 83-10, 1983).

17.36.060 Required improvements.

All improvements including parking lots, driveways, landscaping, which are a part of the approved plan, but which do not otherwise require building permits, shall be completed or bonded before occupancy permits are issued by the building inspector. The amount of the bond shall be determined by the building inspector on the basis of information presented with the final development plan. (Ord. 90-6 (part), 1990; Res. 83-10, 1983).
