
Ronald PUD FDP Compliance Review

INTRODUCTION

A. Project Overview

Planned unit development of a two phased development of attached and detached residences at urban densities (ranging from a possible 30 to 238 units in Phase 1 and 12 to 100 units in phase 2), a possible hotel and active and passive recreation sites.

The Project received preliminary approval on September 7 16, 2011. Resolution No. 2011-009.

B. Timing of Construction Activity

The project goal is withing 30 years, however the applicant notes that the timeline may be shortened or lengthened by the following conditions:

- a. Additional permitting required by any governmental body
- b. Changing market conditions
- c. Changing financial conditions
- d. Changing climate
- e. Changing needs of the community
- f. Approvals required by permitting agencies
- g. Construction delays for any reason

There are two planned phases with multiple stages. The first 4 stages are for site development, stages 5 and 6 are proposed for platting and residential lot development. Phase two includes stages for lodging facilities, commercial areas, trails and recreation/open space sites. (See Staging Plan for full description)

FINAL PLANNED UNIT DEVELOPMENT (FPUD)

A.	RELEVANT CODE SECTIONS	ANALYSIS	FINDING
	<p><u>Final Development Plan (KCC 17.36.040 Existing at the time of application)</u></p> <p>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:</p>		
A.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	The staging plan is addressed in the compliance narrative. The staging plan proposes a 30 year build out plan but may be longer or shorter depending on changing conditions and addition permitting requirements.	
A.2	<p>A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:</p> <ul style="list-style-type: none"> i. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions; ii. Arrangement of all buildings which shall be identified by type; iii. Preliminary building plans including floor plans and exterior design and/or elevation views; iv. Location and number of off-street parking areas including type and estimated cost of surfacing; 	<p>Exhibits D1 and D2 submitted:</p> <ul style="list-style-type: none"> i- Site plan (Exhibits D1 and D2) demonstrates basic road layout and access to State Route 903 as well as conceptual drainage and public utilities extensions. The applicant states that road places, site grading, road improvements and drainage will be submitted at the final platting stage. Water and Sewer are stated as Evergreen Water System and Evergreen Valley Sewer System respectfully. ii- Exhibits D1 and D2 demonstrate the locations of all buildings and their associated use. The arraignment of buildings may vary. iii- The applicant states that the Ronald PUD will adopt by reference the preliminary building plans from the Roslyn Ridge Community and Evergreen Ridge PUDs. Single family residence plans exist on file with other approved final development plans (RZ-01-00010 Evergreen Ridge & Roslyn Ridge), and it is unnecessary for applicant to provide sample plans of condominiums. iv- Residential units will each have 1 parking space (possibly off-site). Proposed Lodging Facilities will include 1 parking space per room but may be located off-site. Applicant states that recreational parking would be provided off site. The estimated cost of surfacing for driveways and parking areas is \$.75 to \$2 a square foot. 	

A.	RELEVANT CODE SECTIONS	ANALYSIS	FINDING
	<p>v. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans.</p> <p>vi. The location and total area of common open spaces;</p> <p>vii. Proposed location of fire protection facilities;</p> <p>viii. Proposed storm drainage plan;</p>	<p>v- The applicant states that road maintenance shall be managed and maintained by the home-owners association to be formed. The applicant states they estimate \$2 per square foot for surfacing.</p> <p>vi- The open space area is approximately 4.84 acres as shown on the preliminary site plan. The applicant states that open space will be held in ownership by the applicant or its designated entity.</p> <p>vii- Fire Hydrant locations are shown on conceptual site plan. Applicant notes that the fire hydrant location may change with final design of the plats. Fire Hydrants are required by Evergreen Valley Group A Water Plan.</p> <p>viii- Exhibit D1 provide a conceptual layout of the stormwater management plan. The applicant states they will implement best management practices of the Eastern Washington Stormwater Manual. They note that stormwater generated may be held and treated on adjacent land outside of the project area (shown on site plan).</p>	
A.3	Certification from state and local health authorities that water and sewer systems are available to accommodate the development;	The applicant states that the development will be served by Evergreen Valley Water System “Group A” and that it has been approved by the Washington State Department of Health. Sewer will be served by Evergreen Utilities. The applicant did not provide certification that the water and sewer systems are available to accommodate the development.	

A.	RELEVANT CODE SECTIONS	ANALYSIS	FINDING
A.4	Provisions to assure permanence and maintenance of common open spaces;	Open space location is shown in Exhibit D1 and D2. The applicant states that all common open spaces transfer any required open space to Roslyn Ridge Recreation, LLC for ownership, or successor organization. The applicant states that The Activity Center at Roslyn Ridge Inc. or its successor organization shall manage this open space and other recreational opportunities within the PUD. This will need to be expressed as a plat note for final plat.	
A.5	Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting. “Great care will be taken by the applicant in regards to the construction of the roads and infrastructure. Where practical all utilities will be placed within the road right of way. The applicant is estimating a cost of \$2.50 per lineal foot of developed road for restoration of areas distributed by construction activities and for landscaping.”	Applicant states all utilities when practical will be placed within the road ROW’s. An estimated cost of \$2.50 per lineal foot of developed road is anticipated for restoration of areas disturbed by construction activities and for landscaping.	

B.	PRELIMINARY APPROVAL CONDITIONS (Res. No. 2011-009)	ANALYSIS	FINDING
B.1	The project shall proceed in substantial conformance with the plans and application materials which were deemed complete on March 14, 2008 except as amended by the conditions herein	Ronald PUD states they agree and will meet this condition	
B.2	The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.	Ronald PUD states they agree and will meet this condition	
B.3	All current and future landowners must comply with the International Fire Code and its Appendices.	Ronald PUD states they agree and will meet this condition	
B.4	It is the responsibility of the applicant to contact the Kittitas County Assessor’s and Treasurer’s offices to confirm all taxes are current prior to final short plat approval	This will be required prior to final plat.	
B.5	Proof of potable water must be shown prior to final short plat approval	Ronald PUD states they agree and will meet this condition.	
B.6	A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read “Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.”	Ronald PUD states they agree and will meet this condition.	

B.7	Final mylars shall be submitted in accordance to KCC 16.32.080: Final Approval. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications	Ronald PUD states they agree and will meet this condition.	
B.8	Final mylar sheets shall reflect the Short Plat number: SP-07-168	Ronald PUD states they agree and will meet this condition.	
B.9	<u>Conditions, Covenants, and Restrictions:</u> Prior to final development plan approval, a copy of the proposed final Conditions, Covenants, and Restrictions shall be submitted to Community Development Services for review and approval.	Applicant did not provide any copy of proposed conditions, covenants, and restrictions.	
B.10	The project site has steep slopes up to 25% to 50%. To address difficulties inherent to construction on steep slopes, the following note shall be placed on the face of the final plat: <i>The placement of buildings and structures on or adjacent to ascending or descending slopes steeper than 1 until vertical in 3 unit horizontal (33.3-percent slope) shall conform to the building setback requirements of current adopted building codes (IRC Section R403.1.7 and IBC Section 1805.3.1). Alternate setbacks and clearances are permitted, subject to approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate the requirements necessary to construct a building on or adjacent to ascending or descending slopes. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.</i>	Ronald PUD states they agree and will meet this condition.	
B.11	All development shall conform to Kittitas County Road Standards. The Department of Public Works shall review all future development related to this PUD for conformance with Kittitas County Road Standards, current edition at the time of development. Roads must be built per Public Works requirements or bonded for prior to the issuance of a building permit.	Ronald PUD states they agree and will meet this condition.	
B.12	Private road design requirements shall be determined by the number of lots and/or units served, as determined by the County Engineer.	Ronald PUD states they agree and will meet this condition.	
B.13	On-site storm water management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system construction and a copy of the design shall be included with the road certification and is required prior to the issuance of a building permit. The stormwater system may also be bonded for as provided in KCRS 12.01.150.	Ronald PUD states they agree and will meet this condition. No documentation was provided for stormwater management other than location of stormwater pond.	
B.14	The developer shall comply with all Washington State Department of Transportation requirements.	Ronald PUD states they agree and will meet this condition.	
B.15	Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from the soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.	Ronald PUD states that the PUD is served by the Evergreen Valley Sewer System LLC. They state that there will be no septic systems on site, so this requirement does not pertain to PUD (Conflicts with B26). No documentation was submitted to Kittitas County saying that the development is approved to be used by the Evergreen Valley Sewer System other than the Sewer system itself is approved by the Department of Health. No soil logs have been submitted with application.	

B.16	An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.	Ronald PUD states they agree and will meet this condition.	
B.17	This NPDES Construction Stormwater General Permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.	Ronald PUD states they agree and will meet this condition.	
B.18 (1A)	Any future subdivision or development of the properties involved within this rezone will result in the enactment of road standards review and will require road improvements to be made that comply with all applicable agency standards including Kittitas County Road Standards in place at the time of development.	Ronald PUD states they agree and will meet this condition.	
B.19 (1B)	All development shall conform to Kittitas County Road Standards. The Department of Public Works shall review all future development related to this PUD for conformance with Kittitas County Road Standards, current edition at the time of development. Roads must be built per Public Works requirements or bonded for prior to the issuance of a building permit.	Ronald PUD states they agree and will meet this condition.	
B.20 (1C)	Private road design requirements shall be determined by the number of lots and/or units served, as determined by the County Engineer.	Ronald PUD states they agree and will meet this condition.	
B.21 (2A)	On-site storm water management that conforms to the specifications of the most current version of the Stormwater Management Manual for Eastern Washington is required of this development. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The stormwater system construction and a copy of the design shall be included with the road certification and is required prior to the issuance of a building permit. The stormwater system may also be bonded for as provided in KCRS 12.01.150.	Ronald PUD states they agree and will meet this condition. No documentation provided. This will be required for any final plat.	
B.22 (2B)	Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to the start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan.	Ronald PUD states they agree and will meet this condition.	
B.23 (2C)	Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies standards, and not be allowed to flow onto WSDOT rights-of-way.	Ronald PUD states they agree and will meet this condition.	

B.24 (2D)	Withdrawals of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.	Ronald PUD states they agree and will meet this condition.	
B.25 (2E)	An existing Group "A" public water system will provide domestic water for this proposal as approved by the Washington State Department of Health and Washington State Department of Ecology.	Ronald PUD states they agree and will meet this condition. No documentation was provided saying that the development was approved to use this Group "A" water system. The only documentation provided was showing the status of the system from Department of Health.	
B.26 (2F)	The applicant will provide community septic systems for the initial phases of the project. The community septic system will be designed by a licensed septic designer and approved by Kittitas County Environmental Health Department of the Washington Department of Health. These community systems will be designed for a seamless transition into a Class "A" Reclaimed Water System Facility to be planned, approved and constructed for future phases of the project.	Ronald PUD states that they have constructed a large on-site septic system for the entire Roslyn Ridge Development area which will also serve this development. Possibly conflicts with B.15.	
B.27 (3A)	If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted with the area and a large enough perimeter established in order to maintain the integrity of the site. Kittitas Community Development Services, the State Historic Preservation Office and the Yakama Nation, as relevant, shall be immediately consulted.	Ronald PUD states they agree and will meet this condition.	
B.28 (4A)	The subject property has recently been designated as a Limited Area of More Intense Development (LAMIRD), specifically a Type 1 LAMIRD, Ord. 2009-35, therefore this proposal is consistent with the Comprehensive Plan and land use already within the Type 1 LAMIRD area.	Ronald PUD states they agree and will meet this condition.	