

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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REZONE APPLICATION

(To change from the existing zone to another zone)

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS, POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.

SEPA CHECKLIST

REQUESTED ZONE CHANGE: FROM AG-3 TO PUD

APPLICATION FEE:

\$2550 (\$2150 Rezone + \$400 SEPA) to Kittitas County Community Development Services Department (KCCDS)

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

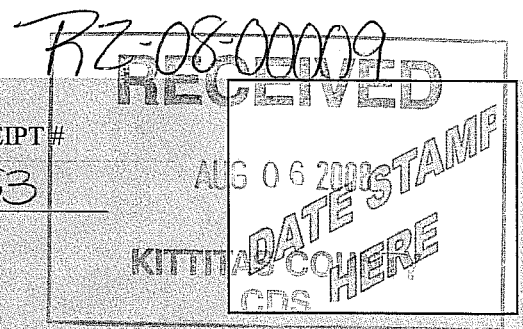
T. Swenberg

DATE:

8.6.08

RECEIPT #

2553



NOTES:

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.

Name: Shuler Deneen Family LLC
Schuler, James K. % Deneen, Pat
PQD Construction Inc.

Mailing Address: PO Box 808

City/State/ZIP: Cle Elum, WA. 98922

Day Time Phone:

Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Terra Design Group

Mailing Address: PO Box 686

City/State/ZIP: Cle Elum WA. 98922

Day Time Phone: (509) 857 2044

Email Address: _____

3. Street address of property:

Address: Danko Road
City/State/ZIP: Cle Elum/WA/98922

4. Legal description of property:

P# 180836
SEC. 30; TWP. 20; RGE. 16; PTN. N1/2 SW1/4 (TRACT B OF SURVEY #583025 B21/P62)

P# 21009
SEC 30; TWP 20; RGE 16; PTN SW1/4 (TRACT D-1, B33/P2-3)~

P# 21010
SEC 30; TWP 20; RGE 16; PTN SW1/4 (TRACT D-2, B33/P2-3)~

P# 951572
PLAT OF LANIGAN MEADOWS, TRACT B (URBAN REDEVELOPMENT~AREA)~

1. **Tax parcel number:**

Parcel #: 180836 Map #: 20-16-30030-0004

Parcel #: 21009 Map #: 20-16-30030-0008

Parcel #: 21010 Map #: 20-16-30030-0009

Parcel #: 951572 Map #: 20-16-30056-0016

5. **Tax parcel number:**

20-16-30030-0004, 20-16-30030-0008, 20-16-30030-0009 & 20-16-30056-0016

6. **Property size:**

34.29 Acres

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

The following addresses the project narrative description and KCC 17.36.030(5)(a)

This proposal is to rezone 34.29 acres to a Planned Unit Development zone at the same time processing a 14-lot plat situated on 24.36 acres of the total PUD proposal. This project is located east of the City of Cle Elum and north of Airport Road. It is located in the Urban Growth Area of the City of Cle Elum. It is proposed to extend Danko Road as a county road thereby providing access to this project. Danko Road will be picked up, where it currently ends and continue east where it will terminate at a cul-de-sac. This extended road and cul-de-sac will be constructed to Kittitas County Private Road Specifications. With Attachment A, B, & I you will find maps depicting the current site and the subject property.

To the west of this project are 8 lots previously developed on Danko Road and to the north are lots ranging from 1 to 10 acres residing off of White Road. The Cle Elum Airport is located directly east of this proposal. The southern portion of this property has been identified as urban residential redevelopment land as part of the Lannigan Meadows Performance Based Cluster Plat. Further south of the urban redevelopment area is 5.37 acres of dedicated open space created by the Lannigan Meadows development.

Each lot will be served by a Group A water system which will be engineered and designed by a Licensed Engineer. The Group A water system that serves each lot will be designed and built to meet all Washington State Department of Health and Ecology requirements. The water system that serves each lot will be managed and monitored by a Satellite Management Agency (SMA) approved by the Washington State Department of Health and Kittitas County.

The sewer systems will be designed and engineered to meet all Kittitas County requirements. It will either be comprised of individual septic systems for each lot or possibly a community septic system if the soils permit.

The terrain on this project consists of mildly flat ground on the southern portion of the property, to rolling hills towards the north. The vegetation contains scattered trees to the north and west side, while the southern portion is a grassy field. This unique site lends itself to some spectacular views of the mountain surround and opportunities to survey nature up close. With Attachment F, you will find the proposed Open Space of approximately 5.44 acres, that will conveniently connect to the 5.37 acres of dedicated Open Space at Lannigan Meadows, totaling 10.81 acres.

On the west end of the property, there is a seasonal drainage channel that will contain a buffer and be part of the dedicated Open Space for this proposal and its surrounding neighbors.

It is the intent of this proposal to keep with the natural setting as much as possible; in fact, the mountain environment is what attracts most people to this area. This proposal is consistent with the adjacent development and natural areas.

This proposal is rezoning the subject property from Agricultural – 3 to Planned Unit Development. This proposed project, by rezoning to a Planned Unit Development zone, will bring the land into conformance with the adjacent land and will reduce the chance that activities on the property, as allowed by the Agricultural – 3 zone, could be materially detrimental to the adjacent properties.

The following uses are allowed in the Agricultural-3 zone, which will not be allowed under the Planned Unit Development zone:

- Public and Parochial schools, public libraries
- Public utility substations, pumping plants and telephone exchanges
- Commercial greenhouses and nurseries
- Processing of products produced on the premises
- Churches, museums and institutions for educational, philanthropic or charitable uses
- Clinics, doctor's offices, sanitariums and hospitals
- Group homes, Convalescent homes
- Feed mills, canneries and processing plants for agricultural products
- Gas and oil exploration and production;
- Log Sorting yards, Feedlots and Farm Labor Shelters

The above uses will not be allowed in this Planned Unit Development thereby protecting the adjacent properties and the properties in the immediate vicinity from the above activities.

This planned unit development will incorporate the designation of approximately 15% of the land into open space throughout the property. This open space will preserve the land and allow the continued use of recreational activities to occur within the area.

KCC 17.36.030 (3) Landscaping Plan & (5)(b): A narrative of the developer's intent with regard to providing landscaping and retention of open spaces;

The use of native vegetation will be encouraged for landscaping purposes, as this proposal is located in a natural wooded and open area. Lawns, gardens, etc. are not to cover more than 5000 sq. ft. of the property. A landscaping plan must be submitted to the Home Owners Association and approved prior to tree removal. Landscaping will be regulated by the Covenants, Conditions and Restrictions placed on this proposal.

Landscaping of portions of the project will be designed to use naturally occurring vegetation where applicable. Some landscaping around the recreation areas of the property will use vegetation that is not naturally occurring. The Covenants, Conditions and Restrictions will include the entire proposal acreage and will require that the bulk of the landscaping be native vegetation, which will also provide for more open space that could be incorporated with trails and used to support habitat for native wildlife. This proposal will also dedicate 5.44 acres (15%) of open space that will be preserved in perpetuity.

KCC 17.36.030(5)(c): A narrative outlining future land ownership patterns within the development including homowners associations if planned;

The Planned Unit Development will consist of lot owners, community owned land/jointly owned land. As allowed under the planned unit development, density will include residential uses and associated open space and other amenities associated with single family housing. This area will have urban type densities as allowed by the Planned Unit Development zone and consistent within an Urban Growth Area. At this time, it is planned that there will be one all encompassing Homeowners Association for this proposal.

KCC 17.36.030(5)(d): A narrative outlining the proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;

Water:

Each lot will be served by a Group A water system which will be engineered and designed by a Licensed Engineer. The Group A water system that serves each lot will be designed and built to meet all Washington State Department of Health and Ecology requirements. The water system that serves each lot will be managed and monitored by a Satellite Management Agency (SMA) approved by the Washington State Department of Health and Kittitas County.

Sewage:

The sewer systems will be designed and engineered to meet all Kittitas County requirements. These systems will either be individual septic systems for each lot or possibly a community septic system if the soils permit.

KCC 17.36.030(5)(e): Documentation from the Community Development Services department that environmental review (SEPA) has been completed or will be completed;

The applicant has completed a SEPA form for the County's review and it is included with this application. Additionally, this property has gone through the Annual Comprehensive Plan review process of including this property into the Cle Elum Urban Growth Area in 2004 and it's associated sepa review.

KCC 17.36.030(5)(f): An explanation and specification of any nonresidential uses proposed within the project;

This project is proposing to dedicate approximately 15% of the total acreage as open space for perpetuity to allow for the retention of the natural areas and recreational uses along with possible buffering for the adjacent Cle Elum Airport. Trails may be provided connecting this proposal with adjacent development to the south and it's designated open space thus creating a total of 10.81 acres of open space. The recreational uses will be outlined in the Covenants, Conditions and Restrictions imposed on this proposal. This project is designed to preserve the natural area as much as possible by enforcing landscaping with naturally occurring vegetation whenever possible. The recreational opportunities and natural environment is what attracts people to this area, so it is the developer's intent to preserve it as much as possible.

KCC 17.36.030(5)(g): Timing for the construction and installation of improvements, buildings, other structures and landscaping;

This project is ready to begin as soon as it is approved and the appropriate permits are obtained by the applicant from county and/or state offices. It is anticipated that this development will occur over the next 5 years, with the intent of road construction and utilities to occur with the next 1 to 2 years. Landscaping will be reviewed by the HomeOwners Association and implemented when residential structures are built.

KCC 17.36.030(5)(h): The method proposed to insure the permanent retention and maintenance of common open space;

There will be one all encompassing Homeowners Association that will be required to ensure that the Conditions, Covenants, and Restrictions are being abided by. The CC&Rs will be written in such a manner as to ensure the permanent retention and maintenance of the common open space.

KCC 17.36.030(5)(i): Proposed Setbacks;

The proposed setback for this development is the following

- Front setback of lot: 25 feet
- Side setback of lot: 5 feet
- Back setback of lot: 25 feet

It is possible that the open space percentage could increase and as part of this proposal, could be used as a buffering mechanism within this proposal.

KCC 17.36.030(5)(j): A master plan of the site, if the proposed PUD is to be developed in phases. The master plan need not be fully engineered, but shall be of sufficient detail to illustrate the property's physical features and probable development pattern. The master plan will serve as a guide in each successive stage of development until its completion;

This application is proposing within years 1 & 2 from approval road construction and infrastructure will be completed. Once road construction and infrastructure is in place then residential construction would occur which will include landscape review and approval by the HOA. Then the 15% of open space will be dedicated and associated recreational activities will be in place within the 5 year build out plan.

KCC 17.36.030(5)(k): A narrative of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way).

This is a PUD proposal of 34.29 acres with a joint proposal of a 14 lot plat situated on 24.36 acres of the total PUD proposal. It is important to recognize that this proposal is located within the Cle Elum Urban Growth Area where these types of densities are supposed to occur. This proposal has also designed these 14 lots larger than normal with the intent of re-development at the time the City of Cle Elum expands out this portion of their Urban Growth Area, which could occur over the next 20, 40 or 60 years.

As follows, careful consideration has been taken to follow the codes and guidelines outlined in the Kittitas County Development Code Chapter 17.36 and the Kittitas County Comprehensive Plan regarding this Planned Unit Development.

K.C. Code 17.36.010 A, "To allow greater flexibility and to encourage more innovative design."

This project is not a conventional development. Great time and effort has been dedicated to allowing the natural vegetation and topography to determine the most effective use of the land, while preserving its natural state to maximize the views for future homeowners. The dedicated open space helps to make this an innovative and unique place to live. In addition, the project has been designed with the expansion of the Cle Elum Airport in mind. Conversations with the City of Cle Elum have occurred to insure that this project allows for the future planned improvements of the Cle Elum Municipal Airport.

K.C. Code 17.36.010 B, "To encourage more economical and efficient use of land, streets, and public services."

The layout of the proposed PUD, including the 14 lots, county road and open space, is consciously thought out and planned to be as economical and efficient as possible, while being sensitive to nature and the views this property offers.

K.C. Code 17.36.010 C, "To preserve and create usable open space and other amenities superior to conventional developments."

This project has dedicated approximately 5.44 acres for open space containing a natural trail arrangement along the seasonal drainage channel that can be used by the neighbors and residences from this proposed PUD. This Open Space will be connected to the Open Space at Lannigan Meadows totaling approximately 10.81 acres and will include benches for nature watching and open areas to explore and view the mountain surround. In addition, the project has been designed with the expansion of the Cle Elum Municipal Airport in mind. Conversations with the City of Cle Elum have occurred to insure that this project allows for the future planned improvements of the Cle Elum Municipal Airport.

K.C. Code 17.36.010 D, "To preserve important natural features of the land, including topography, natural vegetation, and views."

This project is designed to preserve many trees and natural vegetation. For example, the road will curve around a cluster of trees on the northwest side of the property enabling us to preserve its natural state. Open space will be dedicated to enhance the views and help to keep the natural features of the land. On the west end of the property there is a beautiful, seasonal drainage channel that meanders south and will include a buffer to preserve its natural beauty and maintain its topography.

K.C. Code 17.36.010 E, "To encourage development of a variety of housing types and densities."

The housing will contain single-family dwellings.

K.C. Code 17.36.010 F, "To encourage energy conservation, including the use of passive solar energy in project design and development to the extent possible."

This property is situated on a plateau above the Yakima river with a very good southerly exposure that will allow for the individual lots to develop a solar energy plan for their home as allowed by the regulations that control glare in the vicinity of the airport.

The Group A Water System that will serve each lot will be managed by a Satellite Management Agency that will meter each home dwelling and well to make sure no more than the allotted amount of water is consumed. They will also take samples to insure quality and monitor the system for any leaks. Included in the CC&Rs will be information on water conservation as well as alternative energy sources such as solar, so long as no glare or light has an adverse effect on airport traffic.

K.C. Code 17.36.010 G, "To encourage infill development..."

Surrounded by the airport and previously subdivided lots, this area will not contribute to Rural Sprawl, but in fact enhance the area by infilling and incorporating Open Space for this PUD and its neighbors. As stated previously this proposed Planned Unit Development is located within Cle Elum's Urban Growth Area.

K.C. Code 17.36.010 H, "To permit flexibility of design that will create desirable public and private open space, to vary the type, design and layout of buildings, and to utilize the potentials of individual sites and alternative energy services to the extent possible."

This PUD is designed to maximize lot views of the mountain surround, and create Open Space that connects to the Open Space at Lannigan Meadows. Included in the CC&Rs will be guidelines for the design and layout of the homes so as to infill and blend in with the existing neighbors.

8. **What is the present zoning district?**

Agriculture – 3

9. **What is the zoning district requested?**

Planned Unit Development

10. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**

A. The proposed amendment is compatible with the comprehensive plan.

This proposed project rezone is compatible with the Kittitas County Comprehensive Plan as stated in Chapter 2 for Urban Growth Areas. A UGA is defined as “those areas designated by an incorporated city and approved by the county, in which urban growth is encouraged.” (see Attachment K)

Kittitas County has adopted a high population projection as provided by the Washington State Office of Financial Management (OFM) to guide growth in the county for the next twenty years. This project will provide growth opportunities for the City of Cle Elum, while being sensitive to the surrounding neighbors and the potential impact on nature. The proposed rezone meets the general goals, policies and objectives of the Urban Growth Area designation of the Kittitas County Comprehensive plan. As stated:

- GPO 2.49: “Planned Unit Developments, which reserve substantial portions of land as open space or recreation area, are preferred over conventional subdivisions.” This PUD contains substantial dedicated Open Space to be kept for perpetuity for those living in this area. Included in the Open Space that connects to the Open Space at Lannigan Meadows will be benches for nature viewing, and natural, existing trails, which is preferred over conventional subdivisions.
- GPO 2.5: “Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services.” This project specific rezone will be comprised of private water, monitored and managed by a Satellite Management Agency, and private septic with either individual or community drain fields, designed by a Licensed Engineer.
- GPO 2.94: A consideration for all future development should be the adaptability of a proposal to both public and private utilities such as municipal water and sewer systems.
- GPO 2.95: “Within the UGAs and UGNs, in the absence of urban utilities, a system of subdivision and development should be encouraged which would produce a pattern capable of re-division to a higher density at such time when utilities are available. The proposed lots are designed taking into consideration of #1. protection of the adjacent airport and #2. the size of lots are large enough for re-development in the future if at such time utilities are available.
- GPO 2.97a: “Each UGA shall provide sufficient urban land to accommodate future population/employment projections through the designated planning period.” This is also supported by the City of Cle Elum proposing this property along with the Airport to be included into the Cle Elum Urban Growth Area in 2004.
- GPO 2.97e: “Each UGA shall have the anticipated financial capability to provide infrastructure/services needed in the areas over the planning period under adopted concurrency standards.” This project specific rezone will provide a private Group A Water System and either individual septic systems or a community sewer system as permissible by the soil. The design of this proposal will allow for, in the future, the possible re-development to a higher density when City services are available.
- GPO 2.97g: “Encourage the conversion of undeveloped lands into urban densities. (Infill)” This project will in no way contribute to “Rural Sprawl,” but instead enhance this area by matching the surrounding subdivided developments. More importantly this proposal is within the urban growth area of Cle Elum, which is where these types of densities should be proposed along with the capability of re-development in the future if and when municipal services get extended to serve this

portion of the urban growth area.

This proposed project specific rezone concentrates growth in the Urban Growth Area as is encouraged in the Kittitas County Comprehensive Plan.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare. Kittitas County has adopted the high population growth for the next 20 years, so health, safety and welfare of a new project is a viable concern. Though this project needs only to meet one of the above criteria, this project bears a substantial relation to all three.

In regards to Public Health, water is one of the major concerns expressed by citizens, special interest groups, and various county and state departments as it effects the developments within Kittitas County. Concerns regarding drinking water, amount of consumption, and potential contamination of the aquifer have been expressed. Each lot will be served by a Group A water system. The Group A Water System serving each lot will be designed by a Licensed Engineer and approved by DOH. This system will be monitored by a Satellite Management Agency (SMA) approved by the Department of Health. The SMA carries out the maintenance and testing protocols looking for any leaks, taking water samples to ensure safe drinking water, read meters to monitor gallons used, and make sure everything is in working order. This provides for the public health of the citizens of Kittitas County.

Sewage will be provided for by either individual septic systems or a community sewer system. Soil types will be identified to determine the best possible septic solution for this area. A Licensed Engineer will design the septic system best suited for the soil and be approved by the appropriate government agencies. This provides for the public health of the citizens of Kittitas County.

As communities and developments continue to increase, a growing concern is for public safety regarding police and fire response. This project is within the Urban Growth Area and close to emergency response. Danko Road will be extended and built to meet all county road standards. This road, accompanied by a standard cul-de-sac will provide adequate access for any emergency response vehicles needing to access this area. By having smaller lot sizes close together, locating and accessing these homes will be made easier. This provides for the safety of the citizens of Kittitas County.

Included in the CC&Rs will be requirements for indoor fire sprinklers as another safety mechanism to prevent extreme fire damages inside the home. The Kittitas County Transportation Plan (Pg. 17) is budgeted to construct one turn-around a year to enhance bus turnaround and access. As it stands, there are eighty-seven roads without turn-arounds in Kittitas County. The cul-de-sac for this project specific rezone will change that and be built to county road standards, thus allowing any school bus or emergency vehicle adequate turnaround distance and further accomplish the objectives of the county for the safety of its citizens. This provides for the welfare of the citizens of the Kittitas County.

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county. This proposed project specific rezone will have great merit and value for Kittitas County and the City of Cle Elum, namely by providing new tax revenue. The infrastructure including domestic water and sewage disposal will be managed privately, thus eliminating the operational costs of the county and the city of Cle Elum. The proposal will have additional merit for Kittitas County and the City of Cle Elum as it has been designed to help facilitate planned improvements of the Cle Elum airport. This proposal will facilitate and allow for the expansion of this important city facility.

The Open Space outlined in Exhibit A shows how valuable continuity and connectivity is between different neighborhoods for the overall well being of a community. Open Space provides merit and value to the citizens of Kittitas County, but also to the wildlife inhabiting the area. One of the main goals of the Park, Recreation and Open Space Element for the City of Cle Elum is to “develop a City wide, integrated, multiple use track, trail and connection system...” (PRO-2). Though this property is not in the city limits, it is part of the Cle Elum UGA and carries with it a similar goal of connecting to other developments with open space as encouraged by the City of Cle Elum.

As described above, the Group A water system that will serve each lot will greatly benefit Kittitas County and provide long term value to its citizens. The Group A Water System, that will provide domestic water to each residence, will be designed in such a way that will eliminate the wasteful use of water and provide for the conservation of this limited resource. This will provide value and merit for Kittitas County. The Group A Water System that will provide domestic water to each lot, will be managed and monitored by a Satellite Management Agency that will take samples for purity, read meters to ensure only the allotted amount is used and check for leaks in the system.

In addition, this project specific rezone has merit and value for Kittitas County by providing recreation activities for its citizens by the introduction of dedicated open space, including existing trails and benches for

viewing nature. It will also build a cul-de-sac, which is one of the objectives of the county transportation plan to enhance bus and emergency vehicle turn-around. While the infrastructure will be managed privately, thus relieving the county of any operational costs associated, a tax revenue will be introduced by the construction of this project specific rezone proposal benefiting the citizens of the county overall.

D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.

The circumstances in regards to this property have changed. This property was included within the Cle Elum UGA during the 2004 Annual Comprehensive Plan process. In addition, the City of Cle Elum has been working with the landowner in regards to the future expansion of the Cle Elum Municipal Airport, which is directly adjacent to this proposal. This project specific rezone has been designed to work with the UGA and help facilitate the future improvements and expansion of the Cle Elum Airport.

Kittitas County has adopted the high population projection as provided by the Washington State Office of Financial Management (OFM) to guide growth in the county for the next twenty years. This proposal is located inside Cle Elum's UGA, which is encouraged in the Kittitas County Comprehensive Plan and Washington's Growth Management Act.

This proposal is appropriate because of a need for additional property AND because the proposed zone is appropriate for reasonable development of the subject property. This property, being in the UGA, is predicted and expected to provide for growth in the near future. Because of the high growth projection and the encouragement to expand growth in Urban Growth Areas, this property fills the need for additional property.

This proposal abuts the Cle Elum Municipal Airport, which recently received a grant from the FAA for expansion of the runway. This proposal would help to absorb the growth impact the expanding airport may promote, and that the OFM has predicted for the county by channeling development toward the UGA that is near the airport, at the same time facilitating improvements to the airport.

Surrounding this property includes Lannigan Meadows, which consists of ½ acre lots. Around the remaining portion of the property includes 1 to 10 acre lots and the airport, which is also bordered by developed lots. Because of the surroundings, a project specific rezone is appropriate for reasonable development on this property by infilling within the UGA and would in no way contribute to Rural Sprawl, which is a major concern of the county and its citizens.

E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.

The proposed project specific rezone is the best planning tool that is available at this time, which will allow for the creation of open space and the preservation of wildlife corridors coinciding with the state and local laws and most importantly a consolidated review of the complete proposal at an early stage.

By designating this property as a Planned Unit Development the uses that are allowed within this zone also create the flexibility to achieve the goals of Kittitas County Comprehensive Plan and GMA 36.70A by directing growth into established urban growth areas. The Planned Unit Development zone allows you to maximize land use capabilities for efficiencies of utilities, densities, housing structures, open space areas and preservation of land therefore creating a more appealing and livable community. This project specific proposal is also proposing lot sizes that are larger than normal.

This property is not only suitable and in conformance with zoning standards, it enhances recreational activities through the connectivity of open space with the existing natural trails. This open space not only helps preserve the natural topography and beauty of the area, it is south of the home sites, thus ensuring the views of the mountain surround and nature are maximized while providing additional protection for the future expansion of the Cle Elum Municipal Airport.

Included in the CC&Rs will be protective measures insuring the safety of airport traffic nearby according to FAA regulations and requirements. Only composite roofing will be allowed to minimize glare, while exterior lighting can only shine down, are two examples included to insure airport traffic safety near this project.

F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

The proposed project specific rezone is consistent with the characteristics of the existing developments in the immediate vicinity of the subject properties, while at the same time being within Cle Elum's Urban Growth Area. The proposed zone change will enhance the surrounding properties by maintaining the view-shed of the area by not blocking or inhibiting any property's view.

Further, this proposed project specific rezone will bring this land into conformance with the adjacent land uses to the west and the east and reduce the chance that activities on the property that are allowed by the Agricultural -3 zone will not be materially detrimental to the adjacent properties and making sure the additional protective measures occur with regards the Cle Elum Municipal Airport. The following uses are allowed in the Agriculture-3 zone, and will not be allowed under the Planned Unit Development zone in order to further protect the Airport:

Public and Parochial schools, public libraries
Public utility substations, pumping plants and telephone exchanges
Commercial greenhouses and nurseries
Processing of products produced on the premises
Churches, museums and institutions for educational, philanthropic or charitable uses
Clinics, doctor's offices, sanitariums and hospitals
Group homes, Convalescent homes
Feed mills, canneries and processing plants for agricultural products
Gas and oil exploration and production;
Log Sorting yards, Feedlots and Farm Labor Shelters

The above uses will not be allowed in this proposal, thereby protecting the adjacent properties and the properties in the immediate vicinity from the above activities. More specifically, this proposal creates major restrictions that further protect the Cle Elum Municipal Airport and any airport traffic according to Federal Aviation Administration regulations and restrictions.

The uses allowed within the Planned Unit Development zone are the following pursuant to KCC17.36.020
Uses permitted.

1. All residential uses including multifamily structures;
2. Manufactured Home Parks;
3. Hotels, motels, condominiums;
4. Fractionally-owned units (for PUDs proposed within Urban Growth Areas);
5. Retail businesses;
6. Commercial-recreation businesses;
7. Restaurants, cafes, taverns, cocktail bars;
8. 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. 2007-22, 2007; Ord. 90-6 (part), 1990; Res. 83-10, 1983)

This proposal is a project specific proposal for only residential uses including multifamily structures and associated accessory buildings. All other uses within the Planned Unit Development Zone will not be allowed to occur within this proposal thus creating additional protection for the Cle Elum Municipal Airport.

To the north, west and far south of this proposal lays lands that are continuously being subdivided into smaller parcels with the use of multiple exempt wells and septic systems. To the east is the Cle Elum Airport. These parcels all have uses in common with the proposed development. Therefore this proposal will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

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G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

There is no irrigation associated with this proposal therefore no adverse impact will occur to irrigation water deliveries

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X Lindsey M. Ozbolt

Date:

8-05-08

Signature of Land Owner of Record
(REQUIRED for application submittal):

X [Signature]

Date:

7-31-08