

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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REZONE APPLICATION

(To change from the existing zone to another zone) R2.08.00010

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 R-3 TO PUD

APPLICATION FEE:

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

FOR STAFF USE ONLY

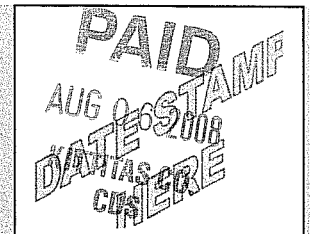
APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

[Handwritten Signature]

DATE:

8.6.08

RECEIPT #



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: Teanaway Ridge LLC
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: _____

Jeff Slothower
PO Box 1088
Ellensburg, WA 98926
Phone: (509) 925-6916 / Fax: (509) 925-8093

3. Street address of property:

Address: Highway 903 – 1600 feet east of Morrel Road
City/State/ZIP: Ronald, WA 98940

4. Legal description of property:

Please see the attachment titled: Subdivision Guarantee. (Attachment C)

5. Tax parcel number:

20-14-12010-0008: 39.55 acres (A portion of this parcel)
20-14-12041-0001: 9.74 acres

6. Property size:

Total Acres for the PUD proposal = 23.59 acres. The PUD project will be contained in a portion of the total parcels and will equal 23.59 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):

Project Description - Planned Unit Development - Roslyn Ridge Recreation Vehicle Park & Snow Park

This is a Planned Unit Development (PUD) proposal consisting of 23.59 acres. This proposal has been planned to include a Private Snow Park; a Recreation Vehicle Private Camp Ground that may include amenities such as a pool, spa, picnic area, lodge facility, shower facility, a facility for washers and driers, facilities for other support uses; a small store for basic goods; a Recreational Vehicle storage area; and Rustic Cabin camping units for short term recreation use.

This PUD will be developed in phases.

Phase 1. The first phase will be the development of a private snow park area that will be located west of Ronald and adjacent to the approved access point off of SR 903 to the Roslyn Ridge area. The snow park may contain up to approximately 4.59 acres of parking

Phase 2. The second phase of the development would include the Recreational Vehicle Park. This second phase may be constructed over a phased time line as determined by market conditions. The various amenities associated with the Recreational Vehicle Park will also be built on a phased time line as determined by market conditions. The Recreational Vehicle Park will be constructed on an area that contains approximately 10 acres located at the end of and west of Patrick's Mine Road. It is anticipated that this RV Park will provide approximately 200 RV sites.

Phase 3. The third phase of the development would include the Rustic Cabin camping units area. This area is located north & south of Patrick's Mine Road and is situated on approximately 9 acres of land. It is proposed that there be a maximum of 40 rustic cabin camping units. The Rustic Cabin camping units may be constructed with sleeping spaces alone and /or include kitchens and bathrooms. Rustic Cabin camping units may vary in size from 300 to 1250 square feet. These cabins are meant to be used as camping units that could be rented on a nightly, weekly, monthly, or yearly basis. There is a possibility that these Rustic Cabin camping units may be used as timeshares or have partial ownership, but are not intended nor allowed to be used as full time residences. Access to the Rustic Cabin camping units may be by walking trails and / or small roads with a maximum of 12 feet in width. Some Rustic Cabin camping units could include parking space while others may be accessed on walking trails with parking located in the Snow Park or other identified area.

Portions of each phase may be constructed at different times or be constructed at the same time. The full build out of the PUD would be over a 15-year period depending on market conditions.

This proposal will be served by the Evergreen Valley Group "A" Water System. This water system is currently designed and built and has adequate capacity to serve this proposal along with its existing service area, which includes the Existing Evergreen Ridge Planned Unit Development. The Evergreen Valley Group "A" Water System meets the Washington State Department of Health requirements, including testing protocols, water monitoring, engineering, fire flows etc, and completed its 6 year comprehensive plan amendment process in 2006. The Development is within the Evergreen Valley Water System Service Area and would be served by the Evergreen Valley Water system.

This Development is within the Evergreen Valley Reclaimed Water treatment system service area boundary and would be served by the Evergreen Valley Reclaimed Water system, which initially may include a step septic system during phases of the development. An approved community septic system may initially be used to serve this proposal. As the sewage levels increase to 3,500 gallons per day there will be adequate sewage levels to support a Large On Site Septic System (LOSS). If and / or when sewage levels increase to 15,000 gallons per day, there will be adequate sewage levels to support the operation of the Evergreen Valley Class A Reclaimed Water facility. If and / or when the reclaimed water facility becomes operational the community septic system and LOSS septic system will be absorbed into the reclaimed water facility. It is also possible that these RV sites be considered dry

sites and could be required to use a closed dumpsite for their sewage. It is also possible that there could be centralized storage tanks that these proposed recreational vehicles would be allowed to dump to and these dump tanks can then be serviced and pumped empty.

The Development would be accessed from two locations. The primary access would be from State Route 903 at an approved access point located approximately 1600 feet east of Morrel Road, which was the old access to the Lycol Veneer Plant. Secondary and emergency access would be from the end of Patrick's Mine Road. The development would require the redevelopment of a portion of Patrick's Mine Road. Patrick's Mine Road would be shortened with a new cul-de-sac developed north of the last driveway on the road. The applicant may go through the process of vacating the shortened portion of the Patrick's Mine Road.

KCC 17.36.030(5)(a): A narrative relating the development plan to adjacent development and natural areas;

The adjacent land use is primarily used for residential development or recreational activities. To the north of the subject proposal is land used for recreational purposes currently and beyond that is Plum Creek Timber Land. The property to the east is used for recreational and residential purposes, ranges in size and is in very close proximity to the unincorporated town of Ronald. South of this proposal is SR 903 and residential lots in various plats used for residential and recreational purposes. To the south and west is property zoned commercial that currently houses John L. Scott Realty. Additionally there are residential and recreational lands located in the Evergreen Ridge PUD, Evergreen Valley Plats Div. I, II, & III, and the Cle Elum River Trails PUD. Beyond these, further south is land owned by Suncadia and is part of their Master Planned Resort. Directly west of this proposal is property zoned industrial which is currently part of a proposal to change the zone to a Planned Unit Development. Also further to the west are residential and recreational lands in the Pine Loch Sun II development and Wildwood development areas.

The current land use of these parcels is vacant lands with a Rural-3 designation. For almost 100 years this site was used for industrial purposes (mining and timber related industry), relying exclusively on the surrounding natural resources so that the raw materials could be processed on the industrial site. This industrial area is directly adjacent to urban densities and has not been used for industrial processing for years.

By using the Planned Unit Development zoning option, this proposed project will bring this land into conformance with the adjacent land uses and reduce the chance that activities on the property will be materially detrimental to the adjacent properties.

The following uses are allowed in the Rural – 3 zone which will not be allowed under the Planned Unit Development zone:

17.30.020 Uses permitted.

Uses permitted. The following uses are permitted:

- 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;
- Forestry, including the management, growing and harvesting of forest products, and including the processing of locally harvested forest crops using portable equipment;
- 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;
- Uses customarily incidental to any of the uses set forth in this section;
- 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.
- (Blank; Ord. O-2006-01, 2006)
- Accessory Dwelling Unit (if in UGA or UGN)
- Accessory Living Quarters

- 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:

- Group homes, retreat centers;
- 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;
- Gas and oil exploration and production;
- 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;
- Travel trailers for a limited period not to exceed one year when used for temporary occupancy related to permanent home construction;
- Mini-warehouses subject to conditions provided in Section 17.56.030. (Ord. 2007-22, 2007; Ord. O-2006-01, 2006; Ord. 92-4 (part), 1992)

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.

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

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 help support habitat for native wildlife. This planned unit development proposal is not designating any open space, but because of the nature of this recreational PUD, much of the property will be left in its natural vegetative state.

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

This is a recreational Planned Unit Development so it will consist of RV sites and Rustic Cabin camping units that may be rented on a nightly, weekly, monthly, or yearly basis. There is a possibility that these RV sites and Rustic Cabin camping units may be used as timeshares or have partial ownership, but are not intended nor allowed to be used as full time residences. At this time, it is planned that there will be one all encompassing Covenants, Conditions and Restrictions document filed and recorded 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:

The proposed Planned Unit Development site will be served by the existing Evergreen Valley Group "A" Water System. This water system is currently designed and built, has adequate capacity to serve the existing/established urban residential density on the properties included in the water system's service area and contains the ability to serve the proposed property included in this application. The Evergreen Valley Group "A" Water System meets the Washington State Department of Health requirements, including testing protocols, water monitoring, engineering, and fire flows etc. This system includes two 60,000-gallon storage tanks; 8" looped main lines with fire hydrants placed at the required intervals meeting the appropriate standards. Furthermore this system is constantly monitored by a Satellite Management Agency approved by the WA ST Dept. of Health and Kittitas County.

Sewage:

The sewage needs for this proposed Planned Unit Development will be handled by LCU Inc. through community septic systems. As the project develops the use of step septic systems (as described in the project narrative) may be used. If the volume of sewage effluent increases to sufficient levels (approximately 15,000 gallons per day), a Class "A" Reclaimed Water System will be constructed to provide for the sewage needs for the existing Evergreen Ridge Planned Unit Development and this proposed Planned Unit Development. The Class A Reclaimed Water System Comprehensive Plan was approved on November 6th, 2006.

This system has the same service area as the approved Evergreen Valley Group A water system.

Additionally, it is possible that the RV sites be considered dry sites and could be required to use a closed dumpsite for their sewage. It is also possible that there could be centralized storage tanks that these proposed recreational vehicles would be allowed to dump to and these dump tanks can then be serviced and pumped empty.

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

SEPA will be completed as part of this Planned Unit Development request.

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

This application is proposing that the majority of this proposal be for short-term camping and is not intended for residential use. Much of the property will be left in its natural state, but where disturbed will be landscaped using native and non-native vegetation. This proposal will allow for recreation activities and the preservation of wildlife habitat. Care will be taken to ensure that the trails of this proposal are linked with the adjacent properties trail areas to create a connected, flowing community. Additionally, this project is proposing a 4.59 acre snow park area to provide parking for people who recreate in the area and to alleviate the use of SR903 shoulders for recreational parking.

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 phase 1 of this proposal is completed with in one year of this proposal's approval. It is anticipated that phase 2 will begin within 1 to 5 years of this application being approved. Phase 3 is anticipated to begin within 3 to 5 years of this application being approved or as market conditions allow. It is anticipated that full build-out of this proposal may take 15 years depending on market conditions.

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

This planned unit development proposal is not designating any common open space, but because of the nature of this recreational PUD, much of the property will be left in its natural vegetative state and will appear to be open space. At this time, it is planned that there will be one all encompassing Covenants, Conditions and Restrictions document filed and recorded for this proposal used to govern the subject property.

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

At this time the applicant is proposing the zero lot line scenario so there would be no setbacks required. It is proposed that there will be a vegetative buffer of 20 feet maintained along the eastern and southern boundaries of this proposal in order to protect the surrounding residential properties.

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 developmnet until its completion;

This application is proposing a Three Phase build-out plan. Phase 1 will include the development of the snow park and development of the internal private road system. The trail system will be developed to connect with the existing trails on the adjacent property owned by this applicant. Landscaping and buffers will be created as deemed necessary by the applicant and CDS staff.

Phase 2 will provide the development of the Recreational Vehicle sites. Utilities will be extended onto the property to serve the RV sites. Landscaping and buffers will be created as deemed necessary by the application and CDS staff. Some of the amenities will be developed during this phase like a pool, washer and dryer facilities and a small store for basic needs as described in the project narrative. Additionally, the caretaker residences may be developed during phase 2.

Phase 3 will include the development of the Rustic Cabin camping units. Pathways will be developed to lead to the trails. Utilities/infrastructure will need to be extended to this area. Landscaping and buffers will be created as deemed necessary by the applicant and CDS staff. The caretaker residences may be developed during this phase if they were not developed in phase 2. Additionally, any remaining amenities that were not developed earlier will be developed during phase 3.

KCC 17.36.030(5)(k): A narative 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 proposal is proposing up to 2 single-family residences for property caretakers. There will be approximately 200 RV sites and 40 Rustic Camping units on the property. Buildings for a pool, laundry facilities and small store may be necessary as well.

8. What is the present zoning district?

Rural - 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 proposal is compatible with the comprehensive plan as the following GPO's and sections support this proposal. (Attachment J)

GPO 2.2 Diversified economic development providing broader employment opportunities.

GPO 2.5 Kittitas County should encourage residential and economic growth that will minimize the costs of providing public utilities and services.

GPO 2.6 Kittitas County will maintain a flexible balance of land uses.

GPO 2.7 Kittitas County will cooperate with the private sector and local communities in actively improving conditions for economic growth and development.

GPO 2.48 Recreation: allow various recreational opportunities to meet the needs of the people.

GPO 8.5 Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.

8.5(D) OTHER BUSINESS USES The economy of our rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands. Policies on the continuation of these resource uses are found in Section 8.5 (C) of the Comprehensive Plan.

Rural Areas are not just rustic places; they are vital, thriving communities with working landscapes and working peoples. Other businesses and economic growth can be realized without sacrificing our rural character. These recreational and tourist uses, including the commercial facilities, which serve them, are important sources of income and employment.

8.5(F) RECREATION USES While parks, open space and community recreational areas play an important role in any community, substantial amounts of recreation lands in this county are already owned by the public. These provide more than ample opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation and wildlife viewing. Public parks and recreation areas are more fully addressed in Section 5.3 of the Comprehensive Plan. In addition to publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands.

GPO 8.56 Private development of recreational opportunities should be encouraged through a predictable, uncomplicated permit process.

GPO 11.1 Kittitas County should encourage and does provide new or enhance existing recreational areas whenever feasible.

B. The proposed amendment bears a substantial relation to the public health, safety or welfare. Though this application is only required to show a substantial relationship to one of the above, this project bears a substantial relationship to each as follows:

In regards to the Public Health:

There has been an increase in recreational traffic in the Highway 903 Corridor. Most of this traffic increase occurs during two seasons, winter and summer.

The winter traffic increase for recreational purposes is related to the increase of use of the area by snowmobilers. The Highway 903 corridor has become a high traffic area for snowmobile use. This area has access to some of the best snowmobiling in the state of Washington. There are many miles of groomed snowmobile trails and there has been an increase in the commercial support for this segment of the recreation population. During this time of increase in use and in the numbers of vehicles there has been a reduction in vehicle parking areas and camping areas have not been increased to support the weekend traffic.

The summer months have also seen a large increase of use of the Lake Cle Elum and Salmon La Sac area. On most weekends during the summer months all of the developed camping and parking areas up and down the Highway 903 are filled to over capacity.

This proposal will provide parking and camping areas for this increased use. This proposal will provide an approved Group A water system and be served by a Reclaimed Water Treatment Facility and may include the use of step septic systems during phases of the development (as described in the project narrative) for the treatment of the sewage along with the possibility of septic dump tanks that would be pumped empty by a licensed septic company. This will reduce the practice of parking and camping in areas that have no services for individuals to use. Providing camping and parking areas with water and sewage facilities will decrease the amount of untreated sewage that flows into the county on these weekends. In addition, providing a safe drinking water facility will increase the public health.

By providing water and sewage facilities for this proposal this project bears a substantial relation to the public health. This proposal provides increased benefit to Public Health that will in and of itself meet the requirements of this section.

This project provides at least two Public Safety benefits.

1. **Off Street Parking:** Currently, during the winter there are many vehicles parked along the State Highway 903 where snowmobiles are unloaded, individuals stand on the highway, and after unloading the snowmobiles on the state highway they need to be driven on the state highway to the trail head. The creation of a snow park area that allows the users to park off of the road and directly access the Cle Elum Ridge trails without driving on the road bears a substantial relation to the public safety.

2. **Increased Camping Facilities with Fire protection.** In the summer time there are many weekends when all of the developed camping sites are full and the over flow finds undeveloped sites where there are no facilities for water, sewer, or fire pits. The development of the Recreational Vehicle Park will relieve a portion of this over flow and direct it to an area which has fire protection as it is included in the Evergreen Valley Water System service area. In addition, outdoor fires will be limited to fire pits and barbeques. By providing additional camping areas that are protected by a Group A water system and have identified areas for fire pits bears a substantial relation to the public safety.

This proposal provides increased benefit to Public Safety in that it will in and of itself meet the requirements of this section.

The Public Welfare of the county will also be benefited by approval of this proposal.

Those that are staying in the Recreation Vehicle Park will have access to onsite recreation facilities that may include a pool, hot tub, lawn area for lawn games, children's playground, walking trails, and picnic site(s). In addition, those staying at the Recreation Vehicle Park will have access to many of the recreation facilities of the Roslyn Ridge Community including the private trail system, private parks, and private picnic areas. By providing these amenities to those staying at the Recreation Vehicle Park, it will reduce the demand for these facilities to be provided by the county therefore providing for the Public Welfare of the county.

Again, as stated above to meet this criteria, "The proposed amendment bears a substantial relation to the public health, safety or welfare" only one substantial relation needs to be shown and this proposal clearly provides benefits to all three elements; the public health, safety and welfare of the county.

C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county. The proposed rezone of the property provides merit and value to Kittitas County, as it will add to and increase the tax base through both increased property taxes as the land is developed and becomes more valuable as well as increasing the sales tax for those using and paying for the facilities while minimizing the impacts to the county's operational costs. This Planned Unit Development will provide private roads, private utilities and private recreational opportunities for its users as it increases the tax base for the county.

Recreation is a very big part of upper Kittitas County and as it grows there is opportunity for increased employment. This proposal will create new employment for both permanent and temporary employees and provide housing for at least one of these employees. This proposed PUD is offering to increase the recreation opportunities for its residents at no cost to the county or other residents of the county. By providing these recreational opportunities on site it removes some of the pressure being applied to the county to provide for the surging recreation population. This provides measurable value to the county and the increase of recreation opportunities provides merit for the project and the county.

It is clear that providing an increased tax base, privately funded roads, privately funded recreation facilities, privately funded utilities that provide for fire protection, environmental enhanced sewage treatment, sewage dump locations, and increased employment that this proposal provides merit and value to Kittitas County.

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.

Though a proposal need only meet one of the criteria above, this proposal meets all three criteria contained in the above statement as demonstrated by the following:

There has been a change in circumstances that supports this rezone. Most of the land where this proposal is to be developed was initially developed in the late 1800's for mining uses. At one time there were mining buildings on this property and it was completely used for heavy industrial purposes. Towards the end of the 1960's mining in this area came to an end and the buildings that were related to mining were removed. Much of the area then was used for storage of processed coal that was sold until the railroad terminated its route to

the area. After that a portion of the area was used for timber growth and harvest. This property was sold off by the two timber companies in the area after it was harvested for the last time. This area is now served by groomed snowmobile trails, hiking trails, and serves the population with many outdoor activities. The surrounding area has become recreational in nature and the circumstances now have changed illustrating that this property lends itself to recreational use.

There is a definite need for additional property in this proposed zone as there is a substantial lack of winter parking areas and summer camping areas. This rezone will provide for a portion of the current overflow to have a well-designed and safe area to grow into.

The proposed zone is appropriate for reasonable development of the subject property as it is no longer acceptable for use as industrial property and the parcels that are included have been sold off by the timber companies after they were harvested and segregated into small parcels. The proposed zone allows for commercial recreational uses. The property has a large flat area that will allow the development of the proposed snow park and Recreational Vehicle Park. The Rustic Cabin camping units will be developed on terrain that has some vegetation that will allow the small Rustic Cabin camping units to be placed in a natural setting.

As stated above “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.” There is only a need to meet one of the criteria listed above to meet this requirement. It is clear by the above information that the proposed amendment meets or exceeds each one of this section’s requirements.

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

The proposed Planned Unit Development zone is the best planning tool that is available at this time for this property, which will allow for the creation of the proposed Snow Park area, the Recreational Vehicle Park and the Rustic Cabin camping units.

This zone will allow for the property to be designed, built, and utilized as an integrated commercial recreation facility as allowed by Kittitas County Code Title 17.36 Planned Unit Development as follows:

17.36.020 Uses permitted.

The following uses may be 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 calls for the property to be developed as a commercial recreation business that would include a private snow park, private recreation vehicle park, and private rustic cabin camping units for recreational short term use. As shown above, this zone specifically allows for this type of use under Title 17.36.020 (6) Commercial – Recreational Business (campground); which means the subject property is suitable for development in general conformance with zoning standards for the proposed zone.

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

The applicant owns the property to the north and west of this proposal and does not believe there will be any materially detrimental uses to that property. There is residential property located to the south and some to the east. A minimum vegetated buffer of 20 feet will be left between this proposal and the adjacent residential property. Also to the east is undeveloped land. A 20-foot buffer will also be maintained between this proposal and those lands. With the commitment to these buffers this proposal will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.

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

No irrigation delivery structures or delivery systems that service other properties will be impacted by this rezone.

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 Randsey M. Dzbat

Date:

8-4-08

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

X [Signature]

Date:

7-31-08