

APPLICATION QUESTION 11 – A



A. The proposed amendment is compatible with the comprehensive plan as demonstrated by the following .

1. Project's Relationship to the Kittitas County Vision Statement

The proposed amendment for the project is compatible with the Kittitas County Comprehensive Plan's Vision Statement as the Vision Statement specifically states:

"Upper County is changing from the once powerful mining and timber industries to recreational-based and service enterprises".

The previous owner of this property was a timber company that logged the land and then made a determination that neither the area nor the land lent itself to timber production in this area and at this elevation. The Kittitas County Vision Statement recognizes that land of this type, located in the upper county, is, or has, transitioned into recreation uses. This proposed project is planned specifically to enhance the recreation potential of this land and to develop recreational housing that will allow its residents to use same.

The following is the Kittitas County Comprehensive Vision Statement:

Vision Statement Kittitas County has a rich cultured mix that is a result of agriculture, education and resource based industries such as timber and mining. Many families in the lower Kittitas Valley carry on long family traditions in farming and cattle production, while the Upper County is changing from the once powerful mining and timber industries to recreational-based and service enterprises. Central Washington University provides direct and indirect employment for a large portion of the population. The Ellensburg area and

student population and educational services are expected to grow substantially over the next few years. More and more residents are moving to Kittitas County to enjoy the quality of life here while having to commute out of county for work due to lack of employment in the area. The Kittitas County Comprehensive Plan is an attempt to address issues and formulate guiding policies for future growth and development in Kittitas County. This plan is adopted by the county in compliance with the Washington State Growth Management Act, RCW 36.70A and under authority of the Planning Commission Act, RCW 35.63. This comprehensive plan is based on a framework of community goals and objectives adopted by the county with the help of the various subarea groups and other citizens as a final expression of public policy

2. Project's Relationship to the Kittitas County Comprehensive Plan Section 2.4.1, which states as follows:

2.4.1 Rural Recreation is the third land use designation of the Plan. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent.

The proposed amendment for the Project is compatible with the Kittitas County Comprehensive Plan Section 2.4.1 as it describes Rural Recreation land use, which is the land use designation of the major portion of the land that this Project encompasses. Each sentence of this section refers to specific characteristics of the proposed project. Specifically the project's elements include those listed in the second sentence of section 2.4.1 as follows: **hiking areas, and recreational and seasonal recreation residences.**

Section 2.4.1, the third sentence, continues to state that such lands “**include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved**”. The Project includes specific development elements identified in said sentence such as Activity Center which may include pool, basket ball, volley ball, courts, trails, fishing and more such activities as allowed in the zone all of which are resort type activities. In addition the Project is planned as a second home community for seasonal residents.

3. Project’s Relationship to the Kittitas County Comprehensive Plan Section 2.5.1, which states:

*2.5.1. Kittitas County is endowed with a variety and abundance of lakes, rivers, and **streams**. A county undergoing considerable change and development cannot long take for granted such valuable and limited resources. It shall be the objective of the County, therefore, to provide for the **long range management of shorelines and adjacent wetlands by planning for and fostering all reasonable and appropriate uses, including residential, industrial, agricultural, private and public recreation, etc.** This policy is designed to ensure the development and/or preservation of shorelines, which will promote and enhance both private and public interest. It will also provide a policy framework whereby decisions are formulated before controversial issues or crises develop which often result in hasty, ill-advised solutions.*

The proposed amendment for the project is compatible with the Kittitas County Comprehensive Plan Section 2.5.1 as it states, as a goal, to provide for **long range management of shorelines and adjacent wetlands by planning for and fostering all reasonable and appropriate uses, including ... private and public recreation**. The project will provide for the long range management of two of the shorelines (a portion of the east shoreline of Big Creek and a portion of

the west shoreline of Little Creek that lie within the boundaries of the proposed Project) by placing restrictions on development and types of uses that may be associated with these shore lines within the Project. These restrictions and management plans for these shorelines will be put in place through the adoption of CCR's (Covenants, Conditions and Restrictions) that will be filed on the property at the time of the final plat of the first land division of the property. In addition there will be protection provided for these shorelines as they will be specifically identified within the plan as shorelines and will be protected as such.

4. Project's Relationship to the Kittitas County Comprehensive Plan Section 2.5.4, which states:

GPO 2.54 Recreation: It is a goal of our County to encourage recreational opportunities which will not compromise water quality, will not have a detrimental effect on the fragile systems of our shorelines, nor infringe on the rights of the private property owner.

The proposed amendment for the Project is compatible with the Kittitas County Comprehensive Plan Section 2.5.4 as the project will provide for the long range management of two of the shorelines (a portion of the east shoreline of Big Creek and a portion of the west shoreline of Little Creek that lie within the boundaries of the proposed project) by placing restrictions on development and types of uses that may be associated with these shore lines. These restrictions and management plans for these shorelines will be put in place through the adoption of CCR's (Covenants, Conditions and Restrictions) that will be filed on the property at the time of the final plat at or before the first land division of the property that is planned to occur in the first or second phase of the development of the proposed project. In addition there will be protection provided for these shorelines as they will be specifically identified within the plan as shorelines and will be protected as such.

As it is the private property owner that will be creating these restrictions and management guidelines for the shorelines that lie within the project boundaries this project meets the specific intent of this section of the Kittitas County Comprehensive Plan. The shoreline management guidelines will be created to insure the project “*will not compromise water quality, will not have a detrimental effect on the fragile systems of*” those portions of the east shoreline of Big Creek and a portion of the west shoreline of Little Creek that lie within the boundaries of the proposed project.

5. Project’s Relationship to the Kittitas County Comprehensive Plan Section 2.7.4, which states:

GPO 2.74 Residential: Residential subdivisions should be consigned (1) so as to adequately protect and/or to improve the area's aesthetic qualities and characteristics of the water and shoreline areas; and (2) at a level of density of site coverage and of occupancy compatible with the physical capabilities of the shoreline and water. Planned Unit Developments, which reserve substantial portions of land as open space or recreation area, are preferred over conventional subdivisions. Subdivider should be encouraged to provide pedestrian access to the shorelines within the development and to minimize the impact of vehicular use and parking on the normal aesthetic qualities of the shoreline area.

The proposed project is designed in such a manner that it will specifically meet each element of this goal as follows:

The first portion of GPO 2.74 states:

“GPO 2.74 Residential: Residential subdivisions should be consigned (1) so as to adequately protect and/or to improve the area's aesthetic qualities and characteristics of the water and shoreline areas;” This Project, as stated above, will develop restrictions and management plans for the shorelines that will ***“adequately protect and/or to improve the area's aesthetic qualities and characteristics of the water and shoreline areas”*** within the project boundaries that will be put in place through the adoption of CCR's (Covenants, Conditions and Restrictions) that will be filed on the property at the time of the final plat at or before the first land division of the property that is planned to occur in the first or second phase of the development of the proposed project.

The second portion of GPO 2.74 states:

“(2) at a level of density of site coverage and of occupancy compatible with the physical capabilities of the shoreline and water”. The level of density of the proposed project will not exceed that what the underlying zones (the underlying zones, for the most part, is Rural Recreation with a small portion of the property being Rural Five) provides for. The Rural Recreation zone was created by Kittitas County and approved through the GMA process and has now passed any appeal process making it final. Kittitas County reviewed this zone for this property and established the zone and the density of the zone. This project's design and density is compatible with this portion of GPO 2.74.

The third portion of GPO 2.74 states:

“Planned Unit Developments, which reserve substantial portions of land as open space or recreation area, are preferred over conventional subdivisions”. This proposed project specifically meets this portion of this section of GPO 2.74 as it is an application for a Planned Unit Development. This PUD reserves a substantial portion of the land as open space and recreation land. As stated

above *Planned Unit Developments*, which reserve substantial portions of land as open space or recreation area, **are preferred over conventional subdivisions**". The Project is compatible with the Comprehensive Plan as it meets these criteria.

The forth portion of GPO 2.74 states:

" Subdivider should be encouraged to provide pedestrian access to the shorelines within the development and to minimize the impact of vehicular use and parking on the normal aesthetic qualities of the shoreline area." Again this proposed project through the CCR's that it will be establishing will be provide pedestrian access to the shorelines of that portion of the east shoreline of Big Creek and that portion of the west shoreline of Little Creek that lie within the boundaries of the proposed project. In addition vehicular traffic and parking within these areas will be limited to the uses that are in existence at this time which include but not limited to irrigation operations, maintenance and irrigation diversion of Big Creek as now authorized by the Department of Ecology. Other traffic within this area will be limited to traffic associated with the maintenance, control and operation of this area of the proposed Project.

6. Project's Relationship to the Kittitas County Comprehensive Plan Section 2.6.3, which states:

2.6.3. Fish and Wildlife Habitat Conservation Areas Habitat conservation areas provide for greater species diversity by providing habitat for migrating waterfowl, game and food fish, and species which are threatened or endangered. Habitat conservation areas also provide recreational resources and more stable ecosystems. Their disturbance could result in irreversible loss of important habitat and species diversity and therefore loss of economic resources. The

intent of habitat protection is to maintain species in suitable habitats within their natural geographic distribution in order to prevent isolated subpopulations.

Again this Project, through the CCR's that will be established, will be providing *Habitat conservation area(s)* that will limit the disturbance of said area(s) to required maintenance of said area(s) in that portion of the east shoreline of Big Creek and that portion of the west shoreline of Little Creek that lie within the boundaries of the proposed project.

7. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.1, which states:

GPO 3.1 Provide a sufficient number of housing units for future populations in rural areas of Kittitas County.

The proposed project will provide for 57 parcels that will be built in phases over a period of time, which will provide a portion of the number of housing units, required for future populations in rural Kittitas County. The Project anticipates phasing as shown in other sections of this document. The phasing of the project will provide housing for future populations as required by the GMA and the Kittitas County Comprehensive Plan.

8. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.3, which states:

GPO 3.3 Encourage home ownership within the community.

The proposed project will create new homes which will be sold and provide for home ownership within the community.

9. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.4, which states:

GPO 3.4 Provide sufficient housing units while maintaining environmental quality.

As stated in other areas of this document and other documents attached to this application this Project would provide additional housing units while maintaining the environmental quality as we are protecting shorelines and environmentally sensitive areas through the establishment of protected open space areas.

10. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.14, which states:

GPO 3.14 Designate high-density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas.

This application is for a PUD which is specifically identified in GPO 3.14 which provides evidence that this application is in compliance with the Kittitas County Comprehensive Plan. This Project, through a PUD, clusters the homes in a smaller area while leaving the majority of the land in dedicated open space tracts.

11. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.15, which states:

GPO 3.15 Provide for a range of housing types within Kittitas County.

This Project, by providing second home recreation housing, will be providing for a definable segment of the housing types needed in Kittitas County.

12. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.17, which states:

GPO 3.17 Provide a sufficient number of housing units for future populations while maintaining the rural character of Kittitas County.

This application is for a PUD, which is support through out the Kittitas County Comprehensive Plan, that will be clustering the homes in a selected area while leaving a substantial amount of the projects property in open space, recreation land and protected shorelines, which meets the goal of this GPO. By providing 57 housing units the Project helps in meeting the commitments made by Kittitas County in regards to the identification of it's population growth made though the County's adoption of the population growth projections.

13. Project's Relationship to the Kittitas County Comprehensive Plan Section 3.18, which states:

GPO 3.18 Provide sufficient housing units while maintaining environmental quality.

This application is for a PUD, which is support through out the Kittitas County Comprehensive Plan, that will be clustering the homes in a selected area while leaving a substantial amount of the projects property in open space, recreation land and protected shorelines, which meets the goal of this GPO.

14. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4, which states:

Planned Improvements

New Roads and Planned Extensions The Transportation Plan (attached here to as Exhibit L) has a list of proposed new roads or extensions, which have been identified through various planning processes to date. One specific corridor that has been identified is the Fowler Creek to Nelson Siding Road as follows:

“Fowler Creek Road to Nelson Siding Road Connector

Provide secondary access parallel with Nelson Siding Road and Westside Road. Improve transportation grid system in sub-area and access to recreational areas. Rolling terrain. Cost \$4.5 million.”

This Project’s road corridor provides the beginning of the Fowler Creek Road to Nelson Siding Road Connector identified as the new road serving the Project begins at the Nelson Siding Road then travels south on Lund Lane across the KRD Canal then west on a new road to be constructed and then south and east towards Fowler Creek Road.

The road and corridor plan for the Project meets the adjectives of the Kittitas County Transportation Plan there making it compatible with the Kittitas County Comprehensive Plan.

15. Project’s Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.1, which states:

GPO 4.1 To develop and maintain a safe, efficient and environmentally sound multi-modal transportation system in accordance with local, state, and federal requirements.

This proposed project’s roads will be developed and built in a manner that they will meet all of the Kittitas County Road Standards required by the County there

by meeting this GPO goals. In addition the Project will provide non motorized trails for walking and mountain biking, some trails that allow non street legal ORV's along with trails that allow street legal ORV's. The Project, by providing various facilities for different modes of transportation is compatible with the Kittitas County Comprehensive Plan.

16. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.3 which states:

GPO 4.3 To create a transportation system that provides reasonable circulation for all users throughout the County.

The area where this proposed project is located has been identified in the Kittitas County Transportation Plan as an area that is planned for a new or upgraded transportation corridor. The road system within this proposed project will be designed and built to meet a portion of the county's need for the Fowler Creek to Nelson Siding road corridor. Specifically that portion of the Fowler Creek to Nelson Siding road corridor that accesses the Project.

17. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.4, which states:

GPO 4.4 Kittitas County shall provide a transportation system that enhances the safety of the community and which maximizes the use of the existing road system by maintaining a system of arterials, collectors and local access roads that forms an interconnected network for vehicular circulation.

The proposed project will include the upgrading of an existing road(s) that serves a portion of the access to the Project area that will enhance the safety of the community around the proposed project and provide an upgraded transportation corridor.

18. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.7, which states:

GPO 4.7 To ensure an efficient regional system of arterials is functional, safe and consistent with regional priorities and comprehensive plans.

The proposed project will be providing a portion of an upgraded, extended and new transportation corridor in an area identified by the Kittitas County Transportation Plan that will increase and ensure the efficiency of the regional system.

19. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.9, which states:

GPO 4.9 To identify and encourage preservation of transportation corridors for future rights-of way by identifying corridors to be preserved as part of the overall transportation plan, by requiring right-of-way dedication or easements as part of development approval, and by acquiring right-of-way for future needs through purchase from willing sellers.

As a portion of this Project includes a right of way located upon an easement owned by the applicant will allow the county, in the future, to provided the county the ability for the creation of and the extension of the Fowler Creek to Nelson Siding road corridor that the Kittitas County Transportation Plan has established a need for.

20. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.11, which states:

GPO 4.11 Encourage and initiate Road Improvement Districts and arterial road building projects with the capital facilities six-year plan to meet Concurrency requirements of anticipated growth.

The proposed project will provide private funding for all of its road improvements including that portion of the transportation corridor that the Kittitas County Transportation plan has identified there by eliminating the need for a Road Improvement District in this area.

21. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.14A, which states:

GPO 4.14A To recognize non-motorized travel as a viable transportation mode by developing a countywide non-motorized system plan and by improving and maintaining existing nonmotorized facilities.

The proposed project will include a walking, hiking, and biking trail system.

22. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.14B, which states:

GPO 4.14B Encourage new development to provide for safe transportation alternatives.

The proposed project will provide trails for walking, hiking, and bike riding away from the road system to provide a safe environment for this type of transportation.

23. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.16, which states:

GPO 4.16 To provide a transportation system that corresponds to and is consistent with patterns of land development in accordance with the adopted land use plans.

The lands on three sides of this project have been subdivided without much planning or creation of a transportation system(s). This proposed project will create a transportation system within the boundaries of the Project that will be designed to correspond to and be consistent with the patterns of land development that have occurred around the proposed project location and be in accordance with the adopted land use plans of the County.

24. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.18 which states:

GPO 4.18 To ensure the transportation system can support new development and that new development finances all new construction and improvements that might be necessary.

This project will finance all new construction and improvements that might be necessary including off site road improvement thereby meeting this GPO goals.

25. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.19, which states:

GPO 4.19 Kittitas County shall evaluate the merits of a proposed land use action against the potential impacts on the transportation system by reviewing development proposals for potential impacts to the transportation system and requiring developments to identify and mitigate their transportation impacts through SEPA or other local regulatory actions.

This Project's application includes a SEPA document. The project approval process will also include information regarding the transportation impact.

26. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.30, which states:

GPO 4.30 To encourage land use development patterns and support technology infrastructure, which reduce the demand for increased capacity on roadways

The Project is being designed as a recreational second home development with many recreation opportunities offered within the Project's boundaries. The Project is being designed in such a manner that owners will travel less on the county roads as most of the recreational uses these home owners will be using will be provided within the Project's boundaries.

27. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.34, which states:

GPO 4.34 To maximize local funds by pursuing outside funding sources for transportation improvement projects.

As this Project is all privately funded and will provide the county an upgraded, reconstructed, newly constructed transportation corridor that is identified in the Kittitas County Transportation Plan this Project meets this GPO.

28. Project's Relationship to sections of the Kittitas County Comprehensive Plan as provided for in Section 4.38, which states:

GPO 4.38 Kittitas County shall seek partnerships with other public or private agents when mutual benefits and significant cost savings are anticipated as a result of a coordinated transportation improvement project by coordinating

transportation improvement projects with other jurisdictions, utilities and adjacent property owners to maximize benefits while minimizing costs.

This Project will require the developer to work with Kittitas County and adjacent land owners to work out any issues that might arise in developing the transportation corridor as identified in the Kittitas County Transportation Plan. In this manner this Project meets the goals set out by this GPO.

29. Project's Relationship to the Kittitas County Comprehensive Plan Section 5.6, which states:

GPO 5.6 Kittitas County shall consider recreation needs and the services, which the County is able to provide from the countywide recreation plan and in coordination with other agencies and jurisdictions within Kittitas County. Recreation opportunities and facilities include, but are not limited to parks, trails, river access, public lands access, campgrounds and picnic facilities.

This Project will provide *Recreation opportunities and facilities such as parks, trails, river access, and picnic facilities* through the Planned Unit Development process for the owners, their guests, and the public in certain areas and for certain occasions as established in the answer to question 9 of this application. In this manner this Project meets the goals set out by this GPO.

30. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.2.3, which states:

8.2.3. Purpose of Rural Lands (Page 8-6)

- Preserve and maintain the rural character of Kittitas County.*
- Sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.*
- Provide rural economic opportunity.*

- *Offer opportunity for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.*
- *Provide for infrastructure and services necessary to rural development.*

The Kittitas County Comprehensive Plan states the purpose of Rural Lands on page 8-6 of said plan. The proposed project has been planned and designed to insure that it meets the purpose of Rural Lands as outlined in the Comprehensive Plan. The Project will include the dedication and protection of about 150 acres as these acres will be placed in to *recreational open space and other types of Open Space* which will be sustained and protected by CCR's that will be created and filed on the property.

The project itself will *Provide rural economic opportunity* through first the construction of the Project which may be phased over a 20 year period and after completion there will be continued employment in maintaining and operating the completed facility including but not limited to utilities, private roads, activity center, and the other recreational facilities.

The proposed project will contribute to the goal of *Offering opportunity for a variety of rural density and housing choices while maintaining rural character and protecting health and safety* as this is a Planned Unit Development that allows for varying parcel sizes the proposed design of the development includes parcels from about 1 acre to about 20 acres. The proposed project will meet the underlying zone density of one parcel to five acres which will allow the creation of 57 parcels for residential development while maintaining the rural character as described through out this document and the exhibits attached here to. The description of how the proposed project will protect health and safety is addressed in other sections of this application and SEPA attached to this document.

The proposed project is planned and designed to “*Preserve and maintain the rural character of Kittitas County*” as the residential portion of the proposed project is mostly situated in an area that it is buffered from view from the south by elevation, from the west by Big Creek riparian area, and on the east elevation changes and forest lands, and on the north by forest land so it will be mostly visible only from within the Project itself..

In regards to the fifth bullet point as listed under *8.2.3. Purpose of Rural Lands* which states *Provide for infrastructure and services necessary to rural development* the Applicant owns water rights to serve this property, has drilled and tested a well to serve all or a portion of the property, and is one of the very few undeveloped parcels of land in this area to have senior waters for the property. In addition the proposed project will be planning, designing and installing its on septic systems, and/or, community septic systems, and/or Large On Site Septic Systems on site to handle the sewage. The proposed project will pay for the extension of the dry utilities such as power, phone, and internet. In this way all of the infrastructure for the project will be provided by and paid for by the developer of the Project with no burden on the county or community.

31. Project’s Relationship to the Kittitas County Comprehensive Plan Section 8.14, which states:

GPO 8.14 Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.

As described in this application the proposed project will have varied densities ranging from about 1 acre to about 20 acres with the overall project placing approximately 150 acres into recreational open space where a number of recreation opportunities exist or will be created including but not limited to trails for multiple uses, natural park near Big Creek, activity center with such

recreational opportunities as swimming pool, basket ball court, and volley ball court. The proposed project meets the goals of this GPO.

32. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.14A, which states:

GPO 8.14A Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

The Project will not increase the density of the underlying zone and the Project has adequate water supplies.

33. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.14B, which states:

GPO 8.14B Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base including agriculture.

The project has adequate water supplies for the Project as laid out herein as it owns senior water rights that will serve this property.

34. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.14C, which states:

GPO 8.14C Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

The project is designed in such a manner that it meets all of the criteria of the existing Shorelines Management Program, the Critical Areas Ordinance and any other adopted resource ordinances in order to protect ground and surface waters.

35. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.14, which states:

GPO 8.16 Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

The proposed project is designed around the core idea of rural residential development focused on outdoor recreation that creates recreational open spaces for recreation activities.

36. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.18, which states:

GPO 8.18 Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

The proposed project is one of the very few projects that are located up one of the tributaries of the Yakima River that has senior water rights for potable water. In addition the project is located within an area that has been designated by Kittitas Count for the location of a future transportation corridor and has been identified for recreation development through the Rural Recreational Zoning that the county placed on the Project Site..

**37. Project's Relationship to the Kittitas County Comprehensive Plan
Section 8.2.4, which states:**

8.2.4 discussion of rural recreationRural Recreation is the third land use designation of the Plan. These lands often include scenic roadways, vistas, ski and hiking areas, and recreational and seasonal recreation residences. They include resort activities and provide limited commercial services to tourists and seasonal residents where rural character is preserved. Rural Recreation lands may be located in flood or other hazard areas where fishing and outdoor activities are prevalent.

The Project is designed and will be sold specifically as a rural recreation residential development that will include but not be limited to hiking and biking trails, parks with constructed locations for viewing the surrounding territory, Activity Center, play areas, snowmobiling areas, ORV use...

**38. Project's Relationship to the Kittitas County Comprehensive Plan
Section 8.2.4.3, which states:**

8.2.4.3. Rural Recreation Purpose Bullet Points

To maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.

The Project will maintain current recreation possibilities on the property by creating dedicated open spaces specifically for the protection of and the continued use of the property for recreation uses.

To provide safe opportunities to develop public and private recreational spaces while preserving rural character.

The Project will develop private recreation opportunities with its boundaries including but not limited to parks, Activity Center, trails, snowmobiling and more.

To increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.

The project will increase rural recreational spaces while maintaining environments characteristic to rural areas, as it will establish protection areas for Big Creek, Little Creek shorelines and associated wetlands and provide new and specific recreation opportunities.

To allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character.

The project will establish limited commercial activities within its boundary to serve the residents of the Project and the guests of the owners.

39. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.2.4.3, which states:

Section 8.2.4.3. Rural Recreation

Quotes from Page 8-15

"While parks, open space and community recreational areas play an important role in any community, substantial amounts of recreation lands in this County are owned by the public and private parties. 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 Chapter 11 Parks and Recreation Element. In addition to

publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands.

Rural recreation in Kittitas County is also largely provided for individual land owners who own various sizes of property for their own recreational use, primarily in the Upper area of the County. These developments are often “second homes” for persons living in other parts of the State, and individual cabins within the mountain areas and along trails designed for seasonal recreational habitats. These recreational residences have provided for, and are expected to continue to provide for, a large part of the County’s economy. This section of the Plan addresses the objectives and policies for these existing and future seasonal and full-time residential structures as well as the developments that have occurred to shelter seasonal tourists

The County and the various cities have different roles regarding public and private recreation. Rural residents, with their larger acreage home sites, do not depend upon the neighborhood parks popular in cities to the same extent as the urban population as reflected in urban organized recreation facilities and small parks. The residents of the County, as well as others throughout the State and Nation, depend upon the massive trail systems which provide hiking, horse riding, biking, and other exclusive recreational opportunities throughout the year

The County has varied recreational related responsibilities. The availability of such a wide variety of recreation areas in the County, over such a large expanse, impacts County roads and public safety agencies. Kittitas County is a recreation destination for many out-of-County tourists, and while this benefits local businesses, it also increases the County’s recreation related expenditures. Maintaining recreational lands access and safety, and the County’s existing recreation facilities should be the County’s recreation focus.”

The Project is designed to take advantage of the recreation opportunities that the Upper Kittitas County allows as provided by in the forgoing language of the Kittitas County Comprehensive Plan. Much of the recreational opportunities that the owners of parcels within this project will be within the Project site.

40. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.56, which states:

GPO 8.56 Developments located for commercial, residential/recreational purposes, such as Master Planned Resorts or Planned Unit Developments, shall have adequate water, septic and public facilities to service such development without over-burdening the County public services.

The Project is a self-contained community that provides it own water, septic, and public facilities such as road, parks and recreation facilities. Power and other dry utilities will be provided by private entities and will not burden County public services.

40. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.57, which states:

GPO 8.57 Require developers to approach project design which provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands.

This development will exceed the under lining zoning requirements for setback where it is adjacent to lands it borders that is not owned by the applicant. In this manner it will exceed the buffering that the County has identified adequate for the underling zone. In addition the Project design is protecting various areas through

the creation of open space parcels and tracts that are identified for certain uses and protected by the CCR's of the project.

41. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.58, which states:

GPO 8.58 Promote rural recreation development where there is potential for limited in fill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development.

As identified in various locations in the Kittitas County Comprehensive Plan and by the zoning of the underline property this area is in one of the best locations for the development of recreation properties. Seasonal structures are not uncommon in this area, soils and geologic conditions, which can support structural development and the area lends itself to outdoor recreation oportunities.

42. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.61, which states:

GPO 8.61 Commercial uses proposed for development to service recreational tourists and residents will be permitted in spaces when found to be suitable to surrounding rural areas.

The project will establish limited commercial activities with in its boundary to serve the residents of the Project and the guests of the owners.

45. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.66, which states:

GPO 8.66 Personal safety and welfare shall become the highest consideration in permitting rural recreation structures.

All buildings within in the project will be built to the International Building Code as adopted by Kittitas County.

45. Project's Relationship to the Kittitas County Comprehensive Plan Section 8.11.1, which states:

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

This Project will provide new recreation opportunities with the construction of new parks and an Activity Center and will enhance some existing trails.