

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

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MAR 03 2020

Kittitas Co. CDS

RESOLUTION

NO. 2019 - 126

**IN THE MATTER OF APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR
DUNFORD PLANNED UNIT DEVELOPMENT (RZ-07-00008 AND LL-08-00002)**

WHEREAS, A public hearing was held by the Kittitas County Hearing Examiner on September 23, 2010 for the purpose of considering a zone change consisting of approximately 345.69 acres from Agriculture 3 and Agriculture 5 to Planned Unit Development (PUD) and a four lot Large Lot Subdivision located east of the City of Cle Elum off State Highway 97 at the north intersection of Bettas Road, Cle Elum, WA, and is located in a portion of Section 3, T19N, R17E and a portion of Section 34 T20N, R17E, WM in Kittitas County. Assessor's map numbers 19-17-03000-0002 and a portion of 20-17-34000-0006 and 20-17-34000-0002; and

WHEREAS, On November 2, 2010, The Board of County Commissioners held a closed record hearing to consider the Kittitas County Hearing Examiner's recommendation of approval of the Dunford zone change (aka Dunford PUD); and

WHEREAS, On November 16, 2010, The Board of County Commissioners approved the Dunford zone change (aka Dunford PUD) with ordinance 2010-013; and

WHEREAS, According to Kittitas County Code 17.36.040 (the code in place at the time of ordinance 2010-013), following approval of the preliminary planned unit development plan by the County, and before lot sales or building construction commences, the developer (owner) shall submit a final planned unit development plan for approval by the Board of County Commissioners; and

WHEREAS, On March 16, 2018, Chad Bala, authorized agent for the developer (owner), submitted a final development plan for the Dunford PUD; and

WHEREAS, CDS staff and other relevant agencies reviewed the final development plan for conformance with the preliminary approval conditions as expressed in the preliminary approval ordinance 2010-013; and

WHEREAS, On July 16, 2019 the Kittitas County Board of County Commissioners held a closed record hearing to review the submission materials and consider staff recommendation of approval for the Dunford Final Development Plan (RZ-07-00008 and LL-08-00002); and

WHEREAS, The Board of County Commissioners reviewed the final development plan for conformance and approved the Dunford Final Development Plan as recommended by CDS staff with a vote of 3-0;

WHEREAS, The following FINDINGS OF FACT have been made concerning said development:

1. On November 16, 2010 the Board of County Commissioners signed Ordinance 2010-013 granting approval of the Dunford Zone Change and associated Large Lot Subdivision.

2. The proposal was a preliminary planned residential development totaling 65 units on approximately 345.69 acres. (Ordinance 2010-013).
3. According to Kittitas County Code 17.36.040, following approval of the preliminary development plan by the County, a final planned unit development plan shall be submitted to the Department of Community Development Services of Kittitas County meeting various criteria and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the Planning Commission.
4. The applicant submitted a final development plan to Community Development Services on March 16, 2018 and, following a request for additional information by CDS on June 22, 2018, submitted additional information on March 12, 2019.
5. Community Development Services staff has determined that the planned unit development project is consistent with the preliminary planned unit development plan approved in 2010 and meets the conditions imposed by Resolution 2010-013.
6. The subject property is located east of the City of Cle Elum off State Highway 97 at the north intersection of Bettas Road, Cle Elum, WA, and is located in a portion of Section 3, T19N, R17E and a portion of Section 34 T20N, R17E, WM in Kittitas County. Assessor's map numbers 19-17-03000-0002 and a portion of 20-17-34000-0006 and 20-17-34000-0002.
7. The proposed location, phasing, and development character is consistent with the plans previously approved in 2010, and further meets the timelines of the Code.
8. On July 16, 2019 the Board of County Commissioners approved the submitted final development plan in conformance with Ordinance 2010-013 with a vote of 3-0 as conditioned.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Kittitas County Board of County Commissioners, after due deliberation and in the best interest of the public, does hereby approve final development plan for the Dunford PUD (RZ-07-00008 and LL-08-00002) consistent with:

Attachment A: Site Plan
Attachment B: Compliance Matrix
Attachment C: Development Schedule

DATED this 6th day of August, 2019 at Ellensburg, Washington.

**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**



Cory Wright, Chairman



Brett Wachsmith, Vice-Chairman

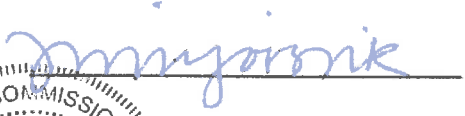


Laura Osiadacz, Commissioner

ATTEST:

Clerk of the Board- Julie Kjorsvik

Deputy Clerk of the Board- Mandy Buchholz



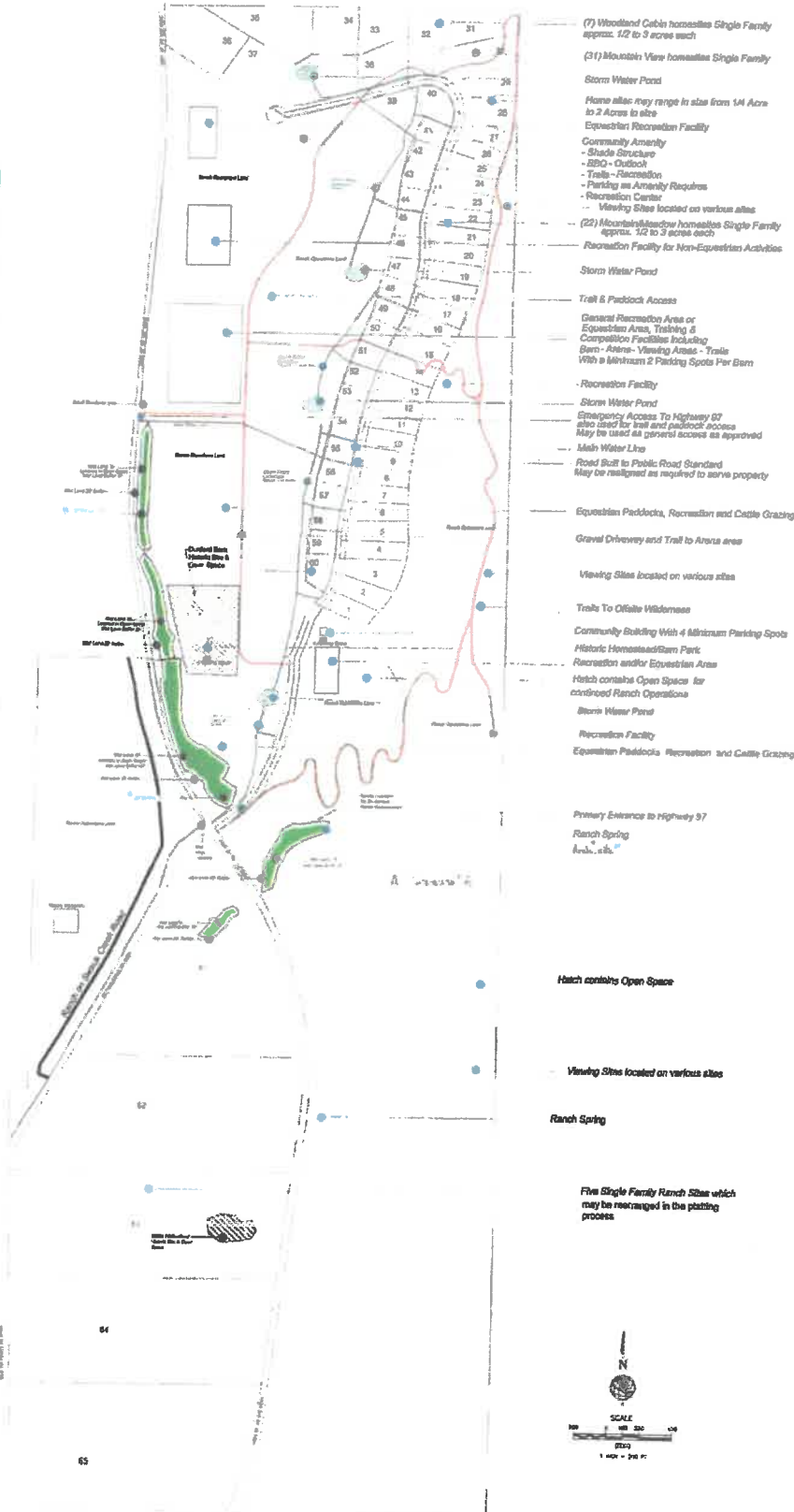
APPROVED AS TO FORM:


Neil Caulkins, Deputy Prosecuting Attorney



Dunford PUP RZ-07-00008

Revised Dunford P.U.D.
Final Development Plan Map
Submitted Date: 5-12-2019



- Notes:**
1. Each home will have a minimum of 1.8 parking spots.
 2. Barn sites will have a minimum of 2 parking spots per barn.
 3. Outdoor Horsehead area will have a minimum of 4 parking spots.
 4. All Open Space lands will continue to be owned by the Ranch on Beesa Creek, LLC and maintained and operated pursuant to the approved conditions under Ordinance 2010-013.
 5. Fire protection for homes will be provided by the applicant.
 6. Driveway to be 12 feet wide and surfaced with gravel.
 7. Road storm water will be diverted from road side ditch down property line(s) to storm water areas as shown on drawing.
 8. The Dunford PUD is a residential development allowing single family residences and associated buildings on each created parcel.
 9. Hatched areas equals 551 acres of open space. It shall be used for recreation, ranching, grazing and farming. The Open Space Area may contain recreational uses, structures and buildings usually associated with resort communities and equestrian, ranching and farming operations.
 10. Easement created over the hatched areas for perpetual protection of the Historic Beesa Homestead and Dunford Berry area.
 11. All water rights, spring and diversions shall remain under developer control.
 12. All wetlands, streams, historical and archeological sites are included in the Open Space Area.
 13. Six stop location will be at the southeast of the intersection of Beesa Road and Highway 97.
 14. Domestic Water will be provided by the Midland Valley - Ranch on Goose Creek Water System.
 15. The approval of this division of land includes the guarantee that there is a legal right to withdraw groundwater within the tax division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.020) for this plot or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
 16. Equestrian paddocks, shade, shelters and the like may be constructed throughout the ranch lands as needed.
 17. Open Space: There is a required amount of open space for the PUD. We meet this requirement. There are two types of Open Space with one being open space that is required to be left as is and the second being Open Space where ranch and recreation activities are allowed.

Dunford Map Ver. 12 - 2-20-18

Dunford PUD FDP Compliance Review

INTRODUCTION

A. Project Overview

Planned unit development of a two phased development of 65 single family residential units. Project received preliminary approval on November 16, 2010. Resolution No.2010-013.

B. Timeline of Construction Activity

The project goal is 12 years, however the applicant is proposing a twenty year build out plan with an optional 5 year extension for uncontrollable circumstances. The first 4 stages is for site development and creation of the 4-lot Large Lot Plat, the remaining 12 stages are proposed for residential lot development. (see Staging Plan for full description)

FINAL PLANNED UNIT DEVELOPMENT (FPUD)

A.	RELEVANT CODE SECTIONS	ANALYSIS	FINDING
A.1	<p>Final Development Plan (KCC 17.36.040 Existing at the time of application) Following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan for approval by the board of county commissioners which shall include all of the following:</p> <p>A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval</p>	<p>Condition is addressed in Exhibit 2. The staging plan proposes a 20 year build out plan to accommodate delays outside of the applicant's control.</p>	<p>Satisfied</p>
A.2	<p>A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:</p> <ol style="list-style-type: none"> i. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions; ii. Arrangement of all buildings which shall be identified by type; iii. Preliminary building plans including floor plans and exterior design and/or elevation views; iv. Location and number of off-street parking areas including type and estimated cost of surfacing; v. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans. 	<ol style="list-style-type: none"> i- Site plan (exhibit 3) demonstrates basic road layout and access to Highway 97, including emergency access. The applicant states that road places, site grading, road improvements and drainage will be submitted at the final platting stage. Utilities and septic are stated as privately owned with setbacks indicated in exhibit 5. ii- Exhibits 3 demonstrate the locations of all buildings and their associated use. Residential sites do not indicate specific types (SF, MF, condo, etc.) 65 residential units have been approved with 65 residential lots allotted despite type. iii- The applicant states that the Dunford PUD will adopt by reference the preliminary building plans from Swauk Creek and Evergreen Ridge PUDs. Single family residence plans exist on file with other approved final development plans (RZ-01-00010 Evergreen Ridge & RZ-06-00027 Ranch on Swauk Creek), and it is unnecessary for applicant to provide sample plans of condominiums. iv- The staging plan (exhibit 2) describes .75 per square foot, 1.5 parking spots per parcel, 2 parking spots per barn, 4 spots minimum for the Homestead area, 4 spots minimum for the Community Building. v- The applicant states that specific maintenance plans and road/driveway plans will be submitted at final plat stage. The applicant states in exhibit 2 that they 	<ol style="list-style-type: none"> I. Satisfied II. Satisfied: Identified as single family residential III. Satisfied IV. Satisfied V. Satisfied

A.	RELEVANT CODE SECTIONS	ANALYSIS	FINDING
	<p>vi. The location and total area of common open spaces;</p> <p>vii. Proposed location of fire protection facilities;</p> <p>viii. Proposed storm drainage plan;</p>	<p>estimate \$1.95 per square foot surfacing/road maintenance plans.</p> <p>vi- The open space area is approximately 185 acres. The applicant states that open space will be held in ownership by the Ranch on Swauk LLC. Plat notes will be required to express that the open space areas conditioned by resolution 2010-013 (22) meet the intention of that condition.</p> <p>vii- Conditions of RZ-07-08 require a fire hydrant. The applicant's responses are inconsistent between A-vii, B-42, B-51. Clarity required.</p> <p>viii- Exhibits 3 and 4 provide a conceptual layout of the stormwater management plan. The applicant states they will work with the Department of Ecology on a stormwater plan once approved. Stormwater plan will be submitted at final</p>	<p>vi. Satisfied</p> <p>vii. Satisfied; per fire marshal</p> <p>viii. Satisfied</p>
A.3	<p>Certification from state and local health authorities that water and sewer systems are available to accommodate the development;</p>	<p>The applicant states that the first 9 parcels will be under group B water system. Upon approval of FDP, domestic water plans will be engineered and reviewed for approval by WA Dept of Health and Kittitas County Public Health. The Hidden Valley Water Group A System will be utilized for development beyond the first 9 parcels. Kittitas County Public Verified that applications for expansion of water rights have been filed with DOH</p> <p>The applicant states that all common open spaces will remain in the ownership of the Ranch on Swauk Creek LLC ownership. This will need to be expressed as a plat note for final plat.</p>	<p>Satisfied for development plan stage: Proof of water and sewer system availability will be required for final plat.</p>
A.4	<p>Provisions to assure permanence and maintenance of common open spaces;</p>	<p>All utilities when practical will be placed within the road ROW's. An estimated cost of \$5 per lineal foot of developed road is anticipated for restoration of areas distributed construction activities. (statement appears to be cut off) More information will be required</p>	<p>Satisfied; Note 4 on the Final Development Map expresses Ranch on Swauk Creek Ownership</p>
A.5	<p>Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting.</p> <p>"Great care will be taken by the Dunford PUD in regards to the construction of the roads and infrastructure. Where practical all utilities will be placed within the road right of way. The applicant is estimating a cost of \$5 per lineal foot of developed road for restoration of areas distributed during construction and general landscaping activities."</p>		<p>Satisfied; Updated narrative provided with landscape estimate.</p>

B.	PRELIMINARY APPROVAL CONDITIONS (Res. No. 2010-013)	ANALYSIS	FINDING
B.1			
B.2	<p>On-site stormwater management that conforms to the specifications of the Stormwater Management Manual for Eastern Washington (2004) is required of this development. A conceptual stormwater plan was submitted with the preliminary development plan showing potential locations for stormwater systems. Structures of stormwater systems shall not be placed within identified wetlands or in areas where cultural resources are known to exist. Stormwater systems shall be designed to store stormwater generated by a 24-hour, 25-year storm event. Stormwater system designs shall be prepared and stamped by a civil engineer licensed in the State of Washington. The final stormwater system design and locations shall be presented to Public Works and approved by the County Engineer prior to final approval. The stormwater system construction shall be certified by a licensed engineer. The certification shall be included with the road certification and is required prior to the issuance of a building permit. Road and site construction shall not begin prior to stormwater system design approval.</p>	<p>Conceptual layout provided in exhibits 3 and 4 appear to meet the requirements in relation to location restriction (ie no wetland or cultural resource areas). The applicant states that they will work with the appropriate authorities upon approval to meet the standards required. Detailed plan will be submitted at final</p>	Satisfied
B.3	<p>Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.</p>	<p>Exhibits 3 and 4 outline 4 storm water retention areas throughout the project area to contain runoff. Detailed plans will be submitted at final</p>	Satisfied
B.4	<p>Wetland Areas and Buffers and Stream: Wetlands A, B, C, and D, and Stream A and their associated buffers shall be shown on the face of the final development plat and on the final development plan.</p>	<p>Exhibits 3 and 4 demonstrate the locations of the four wetlands noted. Stream A is described in the critical areas report (exhibit 7) as running north through Wetlands A and B, but is not indicated on the site plans submitted. Final plat and development plan will require locations and any associated buffers to wetlands and streams.</p>	Satisfied: Stream A travels through the center of B and A. Buffers for both wetlands are displayed on the final development map, which exceed the stream A buffer requirement.
B.5	<p>Wetlands B, C, and D; Wetlands B, C, and D, and associated buffer areas of at least 20 feet (KCC 17A.04.020), shall be located within Open Space tracts.</p>	<p>Associated buffer areas of at least 20 feet shall be located within Open Space tracts within the Dumford PUD. See attached critical areas report (exhibit 7).</p>	Satisfied
B.6	<p>Wetland A: Wetland A is located near the proposed access road from US 97. The applicant has indicated that road construction may result in wetland impacts. Kittitas County requires, to the extent practical, a zero net loss of wetlands (KCC 17A.04.015). In the event that disturbance to Wetland A cannot be avoided: a) disturbed areas shall be replaced at a ratio of 1.5 to 1, in accordance with KCC 17A.04.050; b) remaining undisturbed areas of Wetland A and its buffer shall be placed in an Open Space tract; and c) prior to ground disturbance, a Wetland Mitigation Plan, showing areas of wetland disturbance and creation shall be submitted to Community Development Services for review and approval in consultation with Washington State Departments of Ecology and Fish and Wildlife. Prior to final development plan approval, all necessary wetland replacement and features shall be constructed according to the Wetland</p>	<p>Exhibit 7 (critical areas report) states a general recommended buffer of 20 feet for Wetland A. Wetland A, according to exhibits 3 and 4, does not rest in the open space area indicated with blue hatch as required. The applicant indicated that road construction could impact wetland areas. No documentation of potential impacts or Wetland Mitigation Plan was submitted. The applicant expressed that this will be submitted for final platting.</p>	Satisfied:

Mitigation Plan.		Satisfied
B.7	<p>Future Residential Lot Configuration: Future residential lot configuration shall be designed to minimize indirect impacts to wetlands. Indirect impacts would include changes in quantity or quality of ground or surface water flows feeding the wetlands, noise or light glare at night, removal or corridors used by wildlife to access the wetlands, and stormwater influences.</p>	<p>The applicant states that "Dunford Planned Unit Development will design the residential lots in accordance to not impact identified wetlands." This will need to be demonstrated through the Wetland Mitigation Plan before final platting. A Wetland Mitigation Plan must be submitted at final plat.</p>
B.8	<p>The three archaeological sites located during the course of the Reiss-Landreau Research cultural resources survey (known as the Zuke Spring Site, the Zuke Farmstead, and the Bettas Road Homestead) have the potential for eligibility to the National Register of Historic Places, and shall be avoided in all work plans, or be evaluated for significance, and mitigated appropriately prior to construction.</p>	<p>The three archaeological sites are identified within a black hatch area in exhibits 3 and 4 in an area of approximately 6.8 acres. This area overlaps Wetlands A and B along its western border. The applicant indicates a minimum of 4 parking spots within the outlined area with no additional construction proposed. This black hatch area should overlay the blue hatch designation indicating ownership of the Ranch on Swauk Creek LLC.</p>
B.9	<p>The Department of Archaeology and Historic Preservation identified the McCallum family cemetery as being within parcel 20-17-3400-0006. The text on the back of one of the grave markers reads, "This cemetery consists of one acre deeded forever." A one acre Open Space tract containing the historic cemetery shall be placed on the final development plan. Historic cemeteries are protected from damage under Washington law.</p>	<p>Exhibits 3 and 4 indicate a 1 acre tract to accommodate this requirement. The tract is placed within the yellow hatch area, which does not appear to be included in the open space reserved for ownership by the Ranch on Swauk Creek LLC (indicated by the blue hatch area on exhibits 3 and 4)</p>
B.10	<p>If human or unknown remains area discovered at any time during project construction, a professional archaeologist shall be called, and work shall stop until the material is evaluated. Upon inadvertent discovery of human or unknown remains:</p> <ol style="list-style-type: none"> The appropriate authorities such as the county sheriff and coroner shall be contacted immediately as is required when human remains are discovered; The State of Washington DAHP and local tribal groups, if the burials are deemed Native American, shall be called for consultation; Arrangements shall be made as quickly as possible to identify the affected area, so that work can continue in other areas of the project. It is anticipated that delays will only impinge on the areas agreed to by the consulting parties; and Should human remains be located, decisions about protection and/or evaluation should be made with the appropriate authorities. This procedure should be adequate to allow for minimal project delays. However, if human remains are located, contingencies, such as an alteration in project design, may be necessary. 	<p>Satisfied</p>
B.11	<p>Because of the traffic impact this development will have to the intersection of US 97 and Bettas Road, the developer will be required to rebuild the intersection to provide for left turn chamealization, when the condition is warranted. Design of this intersection shall be made in consultation with WSDOT.</p>	<p>The applicant agrees to provide any contractor with requirements a through d of this section to ensure the appropriate steps are followed upon inadvertent discovery of cultural resources or human or unknown remains.</p>
B.12	<p>All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties and shall be directed away from US 97.</p>	<p>Applicant will provide documentation prior to platting as to when WSDOT will require traffic revision/ chamealization. Documentation will be required from WSDOT prior to final plat.</p>
B.13	<p>Development and construction practices for this project shall only occur between the hours of 7:00am to 7:00pm to minimize the effect of construction noise on nearby residential properties.</p>	<p>The applicant agrees that all outdoor lighting associated with residential development will be directed downward to minimize potential impact to surrounding properties. The applicant has agreed to comply with this requirement during the building phase.</p> <p>Dunford Planned Unit Development will condition construction hours to occur between 8 am to 7pm. The applicant has agreed to</p>

			comply with this requirement during the building phase.	
B.14	The project shall proceed in substantial conformance with the plans and application materials which were deemed complete on February 26, 2009 except as amended by the conditions herein.		Dunford PUD states that they will meet this condition. In Progress	Satisfied
B.15	The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.		Dunford PUD states that they will meet this condition. In Progress	Satisfied
B.16	All current and future landowners must comply with the International Fire Code and its Appendices.		Dunford PUD states that they will meet this condition. In Progress	Satisfied
B.17	It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.		This will be required prior to final platting.	Satisfied
B.18	A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read: "Per RCW 17.10.140 Landowners are responsible for controlling and preventing the spread of noxious weeds, accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds."		Dunford PUD states that they will meet this condition. This will be required for final plat.	Satisfied
B.19	Final mylars shall be submitted in accordance to KCC 16.20; Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24; Survey Data-Dedications.		Dunford PUD states that they will meet this condition. This will be required for final plat.	Satisfied
B.20	Both sheets on the Large Lot Subdivision mylars shall reflect the Plat number: LL-08-02.		Dunford PUD states that they will meet this condition. This will be required for final plat.	Satisfied
B.21	Conditions, Covenants, and Restrictions: Prior to final development plan approval, a copy of the proposed final Conditions, Covenants, and Restrictions shall be submitted to Community Development Services for review and approval.		The applicant provided a copy of the proposed CC&R's proposed for this project in exhibit 9. These were borrowed from previous projects and did not include mention of Dunford PUD. The applicant will need to submit a version of the proposed CC&R's that explicitly notes the Dunford PUD as the applicable development.	Satisfied; CC&R's submitted under a different name originally. March Submission added a notarized agreement to adopt Ranch on Swauk Creek CC&R's.
B.22	Open Space Tracts: Prior to final development plan approval, all open space areas, including habitat protection and archaeological areas, shall be labeled as individual tracts. Tracts shall not be further subdivided or altered. These tracts shall be labeled "Open Space." Open space tracts shall be reserved for: habitat protection; cultural resource protection; continued agricultural use; passive recreation; and stormwater facilities, subject to the approved Stormwater Management Plan. All open space tracts shall be identified on the face of the final plan and on the final development plan.		Dunford Planned Unit Development will identify and label the open space tracts appropriately and in phases consistent with other approved planned unit developments. Wetland areas associated with the open space area will be identified. Archaeological areas are identified within the report on file with Kittitas County. There will be no identifications of these archaeological areas on the open space maps due to the possibility of looting and other circumstances.	Satisfied;
B.23	Open Space Tract Ownership and Maintenance: Open space tracts shall be jointly owned and maintained by the developer, legally responsible owner, homeowner's association or other legal entity made up of all benefited property owners.		Exhibits 3 and 4 indicate 2 primary areas of open space, one indicated in blue hatch and the other in yellow hatch. The applicant states that the difference between the two areas is that the blue hatch area is the area that will be directly owned and maintained by the Ranch on Swauk LLC in perpetuity. As indicated in sections B6 and B12 of this matrix, some issues arise related to conditions with this distinction.	Satisfied: Note 4 of Final Development Plan map

B.24	<p>Note the current Kittitas County Road Standards, as adopted 9/6/05: 12.12.010 General: Private roads shall meet the following conditions:</p> <ul style="list-style-type: none"> a. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and b. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and c. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and d. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and e. Will not result in land locking of existing or proposed parcels, and f. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and g. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and h. The following note shall be placed on the face of the plat, short plat, or other development authorization: <i>"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street. The applicant did not submit documentation regarding this requirement at this stage. or road surfaced originally with gravel."</i> 	<p>These issues will need to be addressed before final platting.</p> <p>Satisfied:</p> <p>The requirements of a-h will be reviewed and complied with prior to final plat approval.</p>
B.25	Private road design and second access requirements to serve future development shall be determined by the number of lots and/or units served as determined by the County Engineer.	This will be reviewed prior to final plat approval.
B.26	<p>Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.</p> <ul style="list-style-type: none"> a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'. b. The surface requirement is for a minimum gravel surface depth of 6". c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. d. Any further subdivision or lots to be served by proposed access may result in further access 	<p>This will be reviewed prior to final plat approval.</p> <p>Satisfied</p>

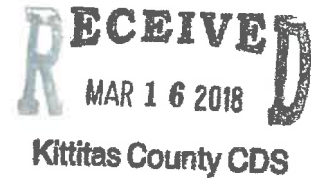
B.27	<p>requirements.</p> <p>Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.</p> <ol style="list-style-type: none"> The roadway shall be a minimum of 8' wide with gravel surface. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. Any further subdivision or lots to be served by proposed access may result in further access requirements. 	<p>This will be reviewed prior to final plat approval.</p>	Satisfied
B.28	<p>Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.</p>	<p>This will be reviewed prior to final plat approval.</p>	Satisfied
B.29	<p>Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.</p>	<p>The applicant did not submit documentation regarding this requirement at this stage. This will be reviewed prior to final plat approval.</p>	Satisfied
B.30	<p>Access Permit: An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.</p>	<p>The applicant did not submit documentation regarding this requirement at this stage. This will be reviewed prior to final plat approval.</p>	Satisfied
B.31	<p>Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.</p>	<p>The applicant did not submit documentation regarding this requirement at this stage. This will be reviewed prior to final plat approval.</p>	Satisfied
B.32	<p>Mailbox Placement: The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.</p> <p>BPA Easement: The subject property contains a BPA easement with power lines and associated minimum buffers. If proposed PUD will include improvements made within the BPA easement, i.e. a road, then a Land Use Application from the BPA must be submitted to and approved by the BPA. This application can be found on the BPA website at www.transmission.bpa.gov/LandUse/Keel_Property.cfm. Please note that the current application fee is \$250, and the review process typically takes 8-10 weeks. Upon review and approval of the application, BPA will issue a Land Use Agreement which will be provided to the Applicant and the County.</p>	<p>This will be reviewed prior to final plat approval.</p>	Satisfied
B.33	<p>Plat Note Statement: The final recorded large lot plat and development plan shall include the following statement as a note: <i>The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.</i></p>	<p>Satisfied: Noted on Site Map</p>	Satisfied
B.34	<p>The Public Health Department's recommendation for final approval shall be conditioned upon the development/owner of the PUD providing proof of water availability. For final approval, the public</p>	<p>KCC Public Health acknowledges a water right held by the applicant Hidden Valley Guest Ranch Water System. Applications have been</p>	Satisfied

	water system application shall be submitted, reviewed and approved by the State of Washington, Department of Health, which includes final issuance of the water system ID number. If expansion of an existing public water system is proposed, documentation of the approval from Washington State Department of Health shall be submitted to the Kittitas County Health Department (KCPHD).	submitted to DOH to expand this system. Proof of water availability will be required prior to final plat approval.	
B.35	The final plat map and development plan shall show the location of any applicable well head protection zone(s) before final approval can be recommended by KCPHD.	Dunford PUD states that they will meet this condition. This will be required prior to final plat approval.	Satisfied
B.36	Prior to final approval, if applicable, documentation from the State of Washington, Department of Ecology must be provided verifying the ownership of the water right and a determination of water budget neutrality, this must include: the location, the quantity of water, the transfer of the water right (wholly or by quantity) by ownership and/or location, and a determination of capacity to how many residences and/or lots that can be served by the transfer of such a water right. <u>Septic Availability Requirements:</u> Provision of satisfactory sewage disposal can be provided through several different ways depending on the source and the quantity of waste disposal proposed. If on-site sewage systems are proposed for the plat and minimum lot sizes are satisfied: Soil logs must be performed prior to the Public Health Department recommending approval of the final plat application. Once the soil logs are conducted and approved by KCPHD, the requirement for septic availability will have been satisfied. If the application indicates that residence(s) will be connected to a public sewer system: KCPHD will need a signed letter from the sewer district stating that the proposed project's connection(s) will be allowed before recommending approval. If the application proposes a large onsite sewage system (LOSS) (greater than 3500 gallons per day) or a larger system: Approval from the licensing agency must be provided to KCPHD before final approval will be recommended. <u>Note from the Public Health Department regarding Vesting:</u> Each phase of the proposed project shall be subject to the requirement in place at the time of platting. Review of each subsequent phase shall be considered a separate plat application. Subsequent plat applications, development plan revisions, and/or phases are not considered to be a vested application by KCPHD. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.	Dunford PUD states that they will meet this condition. No documentation of this provided. This will be required prior to final plat approval.	Satisfied
B.37			Satisfied
B.38		Dunford PUD states that they will meet this condition. The submitted staging plan describes some combination of community and individual septic systems. This will be required and reviewed prior to final plat approval.	
B.39	An NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities. This NPDES Construction Stormwater General Permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all	Dunford Planned Unit Development agrees to the above statements under Septic Availability Requirements by submitting soil logs prior to any subsequent divisions being platted. The applicant describes a plan for individual or community OSS systems under private ownership. No record of soil logs were provided at this stage. This will be required and reviewed prior to final plat approval. The applicant states that they will obtain a construction stormwater permit from the Washington State Department of Ecology prior to any final platting. This will be required prior to final plat approval.	Satisfied
B.40		The applicant states that they will apply and gain approval of Stormwater Pollution Prevention Plan prior to start of construction.	Satisfied

	permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.	This will be required prior to final plat approval.	
B.41	Washington Administrative Code (WAC) 173-400-040 requires that reasonable precautions be taken to prevent dust from leaving the site. Also, dust is prohibited from interfering unreasonably with the use and enjoyment of property, causing health impacts, or damaging property or business.	The applicant states that Dunford Planned Unit Development is in agreement to this.	Satisfied
B.42	An approved private fire hydrant system shall be installed. The hydrant system shall be subject to plan review through the Fire Marshal's Office and shall be subject to an annual Operational Permit.	Fire Marshal approves submitted materials at this stage. Future permits will require additional Fire Marshal review.	Satisfied. Fire Marshal approved
B.43	Water storage and hydrant spacing shall comply with the International Fire Code.	Fire Marshal approves submitted materials at this stage. Future permits will require additional Fire Marshal review.	Satisfied. per Fire Marshal
B.44	The minimum flow requirements for the residential structures shall be no less than 1,000 gallons per minute.	Fire Marshal approves submitted materials at this stage. Future permits will require additional Fire Marshal review. Documentation of this condition must be met prior to final plat approval.	Satisfied
B.45	The minimum road width shall not be less than 26' in width.	The applicant states that the Dunford Planned Unit Development is in agreement to this unless circumstances warranted otherwise. This will be required for and reviewed prior to final plat approval. The condition requires road width to be no less than 26' in width, the applicant will have to work with Public Works in the case this is not achievable and go through the necessary permitting requirements at that time.	Satisfied
B.46	A minimum of two fire apparatus access roads are required. The two access roads shall be not less than 1/2 the length of the maximum diagonal dimension of the property, measured in a straight line between accesses.	Fire Marshal approves submitted materials at this stage. Future permits will require additional Fire Marshal review.	Satisfied. Fire Marshal approved with emergency access.
B.47	If the Fire Marshal determines that Section D107 of the International Fire Code applies, the Fire Marshal shall determine whether or not any of the exceptions of D107.01 apply to this project.	Fire Marshal approves submitted materials at this stage. Future permits will require additional Fire Marshal review.	Satisfied. Fire Marshal approved
B.48	No fire apparatus access lane shall have a slope greater than 12%.	The applicant did not provide any documentation on this requirement. More information will be needed. This will be required for and reviewed prior to final plat approval.	Satisfied
B.49	"No Parking—Fire Lane" signs must be posted per Fire Marshal requirements.	This will be required prior to final plat approval.	Satisfied
B.50	All cul-de-sacs must have a minimum turning radius of no less than 50'. The signs mentioned above shall be posted on all cul-de-sacs.	This will be required and reviewed prior to final plat approval.	Satisfied
B.51	Construction documents for the proposed fire apparatus access, fire lanes and hydraulic calculations for the hydrant system shall be submitted to the Fire Marshal's Office for review prior to construction.	Dunford Planned Unit Development is in agreement with this. Furthermore hydraulic calculations and hydrant systems will be designed pursuant to the Washington State Department of Health Group A water system requirements, as the State is the permitting authority. With regards to fire apparatus access, and fire lanes these will be part of the road design. All of the aforementioned will be submitted to the Fire Marshal for review. This will be required for and reviewed prior to final plat approval.	Satisfied
B.52	All development, design and construction shall comply with Kittitas County Code, Kittitas County Zoning and the 2006 International Fire & Building Codes.	Dunford Planned Unit Development is in agreement to this.	Satisfied

B.53	Review of the final project submittals may include further requirements.	Dunford Planned Unit Development is in agreement to this.	Satisfied
B.54	Due to the remote nature, topography and number of proposed lots in this area, the properties fall under the Wild-Land Urban Interface Code requirements. All new structures shall comply with the Wild-Land Urban Interface Code requirements for defensible space, fire flow and ignition resistant construction materials.	Dunford Planned Unit Development is in agreement to this.	Satisfied
B.55	<p>The following mitigation conditions from the SEPA Mitigated Determination of Non-Significance shall be noted on the face of the final development plan and included in the Covenants, Conditions, and Restrictions (CC&Rs) document recorded with the final development plan:</p> <ul style="list-style-type: none"> a. All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby residential properties. b. All wetlands and wetland buffers shall be shown on the face of the final large lot plat and final development plan. 		Satisfied:
B.56	The record will remain open so that the Kititas County Department of Community Development may contact the affected school district and obtain their comments and proposed mitigation measures. The applicant shall abide with all mitigation measures requested by the affected school district.		Satisfied: No response from school after request via certified letter.
B.57	The applicant will comply with all conditions of approval set forth in Exhibit 28, provided that in the event of an actual or perceived inconsistency between any of the conditions set forth in Conditions 1 through 56 and thus in Exhibit 28, then Conditions 1 through 56 shall control.		

RZ-07-00008
Dunford PUD Staging Plan



The following is the Staging plan for the Dunford PUD RZ-07-00008:

This Staging plan describes the timing and/or sequence of the construction for all the elements of the Dunford PUD RZ-07-00008 (the Project) as provided for in KCC 17.36 and the associated SEPA document. This Staging plan has been developed for the approval process of the Final Development Plan for the Project by Kittitas County.

This Staging Plan is the best-case scenario for the Project. The actual time line for the approval process is unknown, as the time line will vary depending on this approval process and approvals outside of the Kittitas County process, such as Washington State Department of Transportation approvals. In addition, the development and construction Stages of the Project will vary depending on market conditions, weather, financing, and other unforeseen impacts outside of the Applicant's ability to control. The Staging plan and time line provided herein may be accelerated or delayed depending on known and unknown factors.

It is planned to construct one division per building season but as stated above the construction of various divisions may be accelerated, slowed or developed or proceed in a different order as said development maybe affected by factors contained in this Staging Plan. The Project is projected to be completed within 20 years.

The Project will be developed in multiple Stages.

Stage 1 will include the continued approval process through the county and other state agency's including but limited to the Washington State Department of Transportation, Washington State Department of Health, Kittitas County Public Works, Kittitas County Health Department and the Washington State Department of Ecology. As required by other jurisdiction's having authority this project may be modified to meet the requirements of said authorities. In addition, upon

approval for the Final Development Plan, the four-lot short plat associated with this PUD will be completed and filed with the Kittitas County Auditor's Office.

Stage 2 will include logging as required for the road right of way and may include logging of building sites and complete fire wise activity in parts of the development.

Stage 3 will include, but not be limited to, the construction of the domestic water system, the intersection of the internal road system with State Highway 97, the construction of a portion the internal road system and the construction of the dry utilities as required.

Stage 4 will include the construction of a portion of the recreational facilities possibly including but not limited to trails, barns, arenas, recreational center, model home and sales office.

Stage 5 will include the final platting, development and sale of Lots 1-5 and 58-65 including the associated construction requirements including but not limited to road construction, storm water construction, dry and wet utilities, and additional recreational facilities.

Stage 6 will include the final platting, development and sale of Lots 6-9 and 55-57 including the associated construction requirements including but not limited to road construction, storm water construction, dry and wet utilities, and additional recreational facilities.

Stage 7 will include the final platting, development and sale of Lots 10-13 and 52-56 including the associated construction requirements including but not limited to road construction, storm water construction, dry and wet utilities, and additional recreational facilities.

Stage 8 will include the final platting, development and sale of Lots 14-17 and 48-51 including the associated construction requirements including but not limited to road construction, storm water construction, dry and wet utilities, and additional recreational facilities.

Stage 9 will include the final platting, development and sale of Lots 18-22 and 45-50 including the associated construction requirements including but not limited to road construction, storm water construction, dry and wet utilities, and additional recreational facilities.

Stage 10 will include the final platting, development and sale of Lots 23-26 and 41-44 including the associated construction requirements including but not limited to road construction, storm water construction, dry and wet utilities, and additional recreational facilities.

Stage 11 will include the final platting, development and sale of Lots 27-31 and 40 including the associated construction requirements including but not limited to road construction, storm water construction, dry and wet utilities, and additional recreational facilities.

Stage 12 will include the final platting, development and sale of Lots 32-34 and 38-39 including the associated construction requirements including but not limited to road construction, storm water construction, dry and wet utilities, and additional recreational facilities.

Stage 13 will include the final platting, development and sale of Lots 35-37 including the associated construction requirements including but not limited to road construction, storm water construction, dry and wet utilities, and additional recreational facilities.

Notes Affecting Staging Plan:

- 1. Construction of the model home, community building which will operate as the construction management office and a sales center, recreational facilities along with agriculture and equestrian buildings may proceed any stage. If said facilities are built prior to the completion of the access occupancy permits for these facilities will be issued upon their completion.**
- 2. Amenity and recreation facility construction and operation, including indoor and outdoor facilities, if built, may be built and operated during the construction of any Stage and receive occupancy permits upon completion.**
- 3. Recreation and farming use of the property will continue during all Stages.**

4. **Building Permits and home construction may proceed during the construction of a Stage and prior to final plating or bonding of any stage with Occupancy Permits for said home construction issued upon and simultaneously with final plating or bonding of said division.**
5. **The project may be developed over a period of 20 years with a possible five-year extension. It is the Project's goal to be complete within a twelve-year period but as has been experienced during previous years, political, environmental, economic, and development cycles may increase or decrease the development period of the Project. Therefore, the stages and the development period may be slowed or accelerated as circumstances requires or allow.**
6. **Market and/or weather or seasonal conditions may impact the rate of development. The Project may be accelerated if approvals and conditions allow for said acceleration.**
7. **The Project may be slowed if approvals, market conditions and/or other conditions cause said slowing.**
8. **Indoor and or Outdoor Recreation Facilities may be constructed and operated during any of the phases.**
9. **The land within the Open Space tracts, Ranch Land tracts and areas that are not being actively developed as home sites may continue to evolve as recreation interests change over the life of the project.**
10. **If approvals occur later than planned or if other actions or conditions delay development of the Project the entire Project may be delayed and the development shall be extended.**
11. **The progress of the development of items that include but are not limited to utilities, the transportation corridor and platting delays may accelerate or delay the development of the parcels.**
12. **The Project is designed in such a manner that each Stage may follow the proceeding Stage but Stages may be constructed simultaneously and at sometimes out of order. Infrastructure may be constructed beyond the current Stage that is under construction.**