

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Zoning and Land Use Verification

December 6, 2007

Michael L. and Myrna Darland
2021 102nd PINE
Bellevue, WA 98004-7029

RE: Map Numbers 22-11-15010-0001, 22-11-15010-0003, 22-11-150100004, 22-11-15010-0005

The purpose of this letter is to document the current zoning and land use for the parcels listed above. This information was requested by Mr. Michael Darland. Please find attached further information provided from the Kittitas County Assessor's office verifying the map numbers for the parcels listed above.

Zoning

The current zoning for the parcels listed above is Planned Unit Development. Please find attached a copy of the Kittitas County Code that lists the purpose and intent of the Planned Unit Zone along with allowed uses and conditional uses.

Land Use

The subject parcels listed above are part of the Snoqualmie Pass Sub Area. The Land Use is Commercial Lodging. Please find attached the section for the Kittitas County Comprehensive Plan that will define the Land Use.

DARRYL PIERCY, DIRECTOR

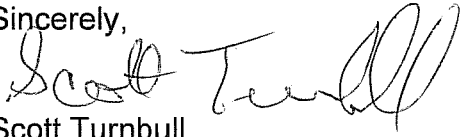
ALLISON KIMBALL, ASSISTANT DIRECTOR

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

In summary;

Zoning Planned Unit Development
Land Use Commercial Lodging

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Turnbull". The signature is written in a cursive style with a large, stylized "S" and "T".

Scott Turnbull

Attachments: Planned Unit Development Zoning
 Commecial Lodging Land Use
 Kittitas County Assessors information on submitted parcels

Chapter 17.36 PLANNED UNIT DEVELOPMENT ZONE*

Sections

- 17.36.010 Purpose and intent.
- 17.36.020 Uses permitted.
- 17.36.030 Preliminary development plan.
- 17.36.040 Final development plan.
- 17.36.050 Permit issuance and conditions.
- 17.36.060 Required improvements.
- 17.36.070 Inter-jurisdiction review.
- 17.36.080 Planned Unit Development Alterations.
- 17.36.090 Expiration.

* Prior history: Ords. 74-6, 2.

17.36.010 Purpose and intent.

The purpose of this chapter is to provide for and encourage a harmonious mixture of land uses with greater flexibility in land use controls than is generally permitted by other sections of this title. This includes:

- a. To allow greater flexibility and to encourage more innovative design for the development of residential areas that is generally possible under conventional zoning and subdivision regulations;
- b. To encourage more economical and efficient use of land, streets, and public services;
- c. To preserve and create usable open space and other amenities superior to conventional developments;
- d. To preserve important natural features of the land, including topography, natural vegetation, and views;
- e. To encourage development of a variety of housing types and densities;
- f. To encourage energy conservation, including the use of passive solar energy in project design and development to the extent possible;
- g. To encourage infill development of areas or site characterized by special features of geography, topography, size, shape, or historical legal nonconformity;
- h. To permit flexibility of design that will create desirable public and private open space,; to vary the type, design and layout of buildings,; and to utilize the potentials of individual sites and alternative energy services to the extent possible; (Ord. 2007-22, 2007; Ord. 90-6 (part), 1990; Res. 83-10, 1983)

17.36.020 Uses permitted.

The following uses may be permitted:

1. All residential uses including multifamily structures;
2. Manufactured Home Parks;
3. Hotels, motels, condominiums;
4. Fractionally-owned units (for PUDs proposed within Urban Growth Areas);
5. Retail businesses;
6. Commercial-recreation businesses;
7. Restaurants, cafes, taverns, cocktail bars;
8. Any other similar uses deemed by the planning commission to be consistent with the purpose and intent of this chapter. Such determination shall be made during review of the development plan required under Section 17.36.030. (Ord. 2007-22, 2007; Ord. 90-6 (part), 1990; Res. 83-10, 1983)

17.36.030 Preliminary development plan.

Any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change. The development plan shall include all of the following:

1. A vicinity map showing the location of the site and its relationship to surrounding areas;
2. A map of the site drawn to a scale, no smaller than two hundred feet to the inch showing the following:
 - a. Arrangement of land uses by type (residential, commercial, open spaces, etc.). A narrative on the approximate percentage of land in each category. The map should show proposed traffic circulation;
 - b. Names and dimensions of dedicated roads bounding or near the site;
 - c. Planned off-street parking areas including approximate number of spaces to be provided;
 - d. Elevation contours of no more than twenty-foot intervals;

- e. Legal description of the subject property including section, township, range, parcel numbers and number of acres;
 - f. Name of proposed Planned Unit Development;
3. A Landscaping Plan.
 4. A Phasing Plan with identified timelines.
 5. A Development Plan addressing the following:
 - a. A narrative relating the development plan to adjacent development and natural areas;
 - b. A narrative of the developer's intent with regard to providing landscaping and retention of open spaces;
 - c. A narrative outlining future land ownership patterns within the development including homeowners associations if planned;
 - d. A narrative outlining the proposed water supply, storage and distribution system, sewage disposal/treatment plan, solid waste collection plan;
 - e. Documentation from the Community Development Services department that environmental review (SEPA) has been completed or will be completed;
 - f. An explanation and specification of any nonresidential uses proposed within the project;
 - g. Timing for the construction and installation of improvements, buildings, other structures and landscaping;
 - h. The method proposed to insure the permanent retention and maintenance of common open space;
 - i. Proposed setbacks;
 - j. A master plan of the site, if the proposed PUD is to be developed in phases. The master plan need not be fully engineered, but shall be of sufficient detail to illustrate the property's physical features and probable development pattern. The master plan will serve as a guide in each successive stage of development until its completion;
 - k. A narrative of planned residential (housing) densities expressed in terms of living units per building and per net acre (total acreage minus dedicated rights-of-way). (Ord. 2007-22, 2007; Ord. 90-6 (part), 1990; Res. 83-10, 1983)

17.36.040 Final development plan.

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 as listed below. Submittal shall be consistent with the process as outlined for Final Plat Development in Kittitas County Code 16.20.

1. A staging plan describing the timing or sequence of construction for all the elements of the plan. Subdivision lot sales may precede other elements of the development upon final plat approval;
2. A map or maps of the site drawn at a scale no smaller than one hundred feet to one inch showing the following:
 - a. Preliminary engineering plans including site grading, road improvements, drainage and public utilities extensions;
 - b. Arrangement of all buildings which shall be identified by type;
 - c. Preliminary building plans including floor plans and exterior design and/or elevation views;
 - d. Location and number of off-street parking areas including type and estimated cost of surfacing;
 - e. The location and dimensions of roads and driveways including type and estimated cost of surfacing and road maintenance plans;
 - f. The location and total area of common open spaces;
 - g. Proposed location of fire protection facilities;
 - h. Proposed storm drainage plan;
3. Certification from state and local health authorities that water and sewer systems are available to accommodate the development;
4. Provisions to assure permanence and maintenance of common open spaces;
5. Statement of intent including estimated cost for landscaping and restoration of natural areas despoiled by construction including tree planting. (Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 90-6 (part), 1990; Res. 83-10, 1983)

17.36.050 Permit issuance and conditions.

Building permits and other permits required for the construction or development of property under provision of this section shall be issued only when, in the opinion of the county building inspector, the work to be performed substantially conforms with the final development plan approved by the board of county commissioners. (Ord. 96-19 (part), 1996; Ord. 90-6 (part), 1990; Res. 83-10, 1983)

17.36.060 Required improvements.

All improvements including parking lots, driveways, landscaping, which are a part of the approved plan, but

which do not otherwise require building permits, shall be completed or bonded before occupancy permits are issued by the building inspector. The amount of the bond shall be determined by the building inspector on the basis of information presented with the final development plan. (Ord. 90-6 (part), 1990; Res. 83-10, 1983)

17.36.070 Inter-jurisdiction review.

Proposed projects occurring within the Urban Growth Area shall be jointly reviewed with the associated city. (Ord. 2007-22, 2007)

17.36.080 Planned Unit Development Alterations.

Proposed alterations to approved Planned Unit Developments shall be processed in a manner similar to the alteration of a subdivision. (Ord. 2007-22, 2007)

17.36.090 Expiration.

Within a period of five years following the approval of the preliminary development plan by the Kittitas County Board of County Commissioners, the applicant shall file with Kittitas County Community Development Services a final development plan. The director of Community Development Services, for good cause, may extend for one year the period for filing of the final development plan. If the applicant fails to apply for final approval for any reason within the specified time frame, the rezone shall become void. All future permits shall be subject to the requirements of the underlying zone unless a new application for a planned unit development is submitted and approved. (Ord. 2007-22, 2007)

space. Detailed site planning and use restrictions are implemented through Planned Unit Developments, subdivisions, or other forms of design review and approval.

As part of this comprehensive planning process, the community was surveyed to determine their opinion on the most appropriate location for various property uses. The results of that survey are incorporated in the discussion of various sub-area land uses.

1) Relationship to County Comprehensive Plans

King and Kittitas Counties differ somewhat in the land use terminology used in their respective comprehensive plans. Likewise, the land use designations in the concept plans differ in that the terminology used is selected to show the specific intent of the Snoqualmie Pass Comprehensive Plan. Although the terminology may vary in each of the plans, the underlying goals of each similar use category are consistent.

2) Relationship to Snoqualmie Pass Adaptive Management Area (AMA) Plan

Forest Service lands are intermingled with private lands in the Snoqualmie Pass area and are an integral part of the present and future scenic and recreational attributes of the Pass community. The Snoqualmie Pass Comprehensive Plan does not (and can not) preempt the adopted Forest Service plans, but rather, only recommends particular land use designations and future actions which will strengthen the Snoqualmie Pass community and reinforce the multiple use aspects of Forest Service land to maximize long-term net public benefit.

3) Land Use Categories

Residential

The residential designation is intended to accommodate a mix and variety of residential uses and densities including single platted lots, clustered lots with attached or detached structures and multiple unit structures. In appropriate locations, remote lodges, bed & breakfast facilities and recreational cabins should be accommodated. Appropriate non-residential uses, such as learning and recreation centers should also be permitted in residential areas.

Commercial

Commercial areas should provide retail uses, lodging, restaurants and other visitor services, as well as personal and professional services for the Pass community. It is intended that particular types of commercial uses be located in the most appropriate locations to best serve the visiting public and the local community. Residential and community uses should be accommodated in mixed use commercial developments.

Commercial Lodging

This designation provides areas where a variety of overnight or weekly type of lodging may be provided in inns, bed & breakfast homes, hotels, motels or rental cabins. These areas may be appropriate locations for multiple unit structures to provide housing for Pass employees. Uses which are compatible with and supportive of commercial lodging and recreation, such as meeting rooms, restaurants, indoor recreation and retail shops, should be accommodated as part of a commercial lodging development.

Light Industrial