



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

STAFF REPORT BIG CREEK TRAILS SUBSTANTIAL DEVELOPMENT PERMIT (SD-15-00002)

ADDENDUM

TO: Kittitas County Hearing Examiner
FROM: Kittitas County Community Development Services Staff
DATE: February 9, 2017

II. SITE INFORMATION

The 290 acre PUD site is bordered on the east by Big Creek and contains waters of Little Creek, both rivers regulated by the Shorelines Management Act. Both rivers have shoreline classifications of "Rural" and "Conservancy" as designated by County's 1975 Shoreline Management Program. Both classifications require building setbacks of 100 feet from the Ordinary High Water Mark.

The objective for these classifications stated within the County's 1975 SMP are as follows:

The Rural Environment is characterized primarily by agricultural activities. The management objectives are to protect agricultural land, maintain open space, and allow for recreational uses compatible with agricultural production.

Staff Response: The proposed PUD and clustered development will preserve large amounts of open space and will keep development from intruding upon natural resource areas. It will permit activity of recreation for the residents of the PUD and will not intrude upon recreational potential on surrounding lands. Staff concludes that the proposed development meets the Rural Environment objective of the 1975 SMP.

The Conservancy Environment is characterized by land uses which are primarily related to natural resource use. Management objectives are oriented toward maximizing sustained yield natural resource utilization, recreation and low intensity recreational homes while restricting development in hazardous areas.

Staff Response: The proposed PUD and development maximizes maintenance of open space and promotes low intensity recreational homes outside of any environmental hazardous areas.

Under Section 33 of the 1975 SMP single family residences are permitted on the Rural and Conservancy classifications. No building activity will occur in areas subject to the 1975 SMP. Staff concludes that the approved Planned Unit Development meets the objectives outlined for Rural and Conservancy Environment classifications, and meets requirements of the SMP.