

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

RESOLUTION

NO. 2017 - 105

**IN THE MATTER OF APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR BIG CREEK
TRAILS PLANNED UNIT DEVELOPMENT (RZ-15-00001)**

WHEREAS, An open record hearing was held by the Kittitas County Hearing Examiner on July 14, 2016 for the purpose of considering a zone change of approximately 290 acres located approximately eight miles east of the City of Cle Elum and south of Nelson Siding Road from Recreation-5 to Planned Unit Development; and

WHEREAS, After a SEPA Mitigated Determination of Non-Significance was issued, due notice was given, and public testimony was provided regarding the project, the Hearing Examiner recommended approval of said proposed rezone under recommended conditions on July 28, 2016; and

WHEREAS, A closed record public hearing was held by the Board of County Commissioners on September 20, 2016 to consider the Hearing Examiner's recommendation on the matter; and

WHEREAS, The September 20, 2016 hearing was continued to October 18, 2016 and November 1, 2016, where after consideration of public testimony and findings of fact, the Commissioners approved the proposed Planned Unit Development rezone; and

WHEREAS, On December 6, 2016 the Board of County Commissioners signed Ordinance 2016-024 granting approval of the Big Creek Trails PUD Rezone (RZ-15-00001); and

WHEREAS, according to Kittitas County Code 17.36.040, 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, the applicant submitted a final planned unit development plan on January 25, 2017, and submitted an amended final planned unit development plan on April 27, 2017; and

WHEREAS, the Planned Unit Development known as Big Creek Trails is located at the site of the originally approved preliminary planned unit development plan established in Ordinance 2016-024, and

WHEREAS, the Board of County Commissioners on June 6, 2016 reviewed and approved the final development plan for the planned unit development; and,

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

1. On December 6, 2016 the Board of County Commissioners signed Ordinance 2016-024 granting approval of the Big Creek Trails PUD Rezone (RZ-15-00001).

2. The original proposal was a preliminary planned unit development on approximately 290 acres (Ordinance 2016-024).
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 Board of County Commissioners.
4. The applicant submitted a final development plan to Community Development Services on January 25, 2017 and submitted an amended final planned unit development plan on April 27, 2017.
5. Community Development Services staff has determined that the planned unit development project is consistent with the preliminary planned unit development plan approved in 2016 and meets the conditions imposed by Ordinance 2016-024.
6. The subject property is located approximately eight miles east of the City of Cle Elum and south of Nelson Siding Road in portions of Sections 28, 29, and 32, Township 20 North, Range 14 East, WM, Kittitas County.
7. The proposed location, phasing, and development character is consistent with the plans previously approved in 2016, and further meets the timelines of the Code.

NOW THEREFORE, BE IT HEREBY ORDAINED by the Board of County Commissioners of Kittitas County, Washington, after due deliberation and in the best interest of the public, that the final planned unit development plan for the Big Creek Trails PUD Rezone (RZ-15-00001) is hereby approved.

DATED this 20th day of June, 2017 at Ellensburg, Washington.



APPROVED AS TO FORM:

Neil Caulkins,
Deputy Prosecuting Attorney

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

Paul Jewell, Chairman

Laura Osiadacz, Vice-Chairman

Obie O'Brien, Commissioner