

Docket No.	Project Name	Brief Description of Suggested Amendment	Who Suggested Amendment	Staff Lead	Staff Recommendation
14-10A	KCC Title 17 Zoning	KCC Title 17: Zoning Amendments to 17.12 Zones Designated-Map and Comprehensive Plan Land Use acreage tables 2-1 & 8.2.4-1.	Staff	CDS	Approve

In February of 2013 the Kittitas County Board of Commissioners passed Ordinance 2013-001 which established expiration dates for Planned Unit Developments that have received rezone approval (KCC 17.36.090). As provided in KCC 17.36.090, depending upon their status and/or date of approval, the first undeveloped applications will begin to expire on December 31, 2015. If an application does expire the PUD Overlay classification will be removed and the parcels will revert to their underlying zoning classification. PUDs and their predecessors (Planned Commercial Zoning; see KCC Ordinance 1990-006) date back to the late sixties and early seventies. As part of its work program this year Community Development Services embarked on a linear search of all known and documented rezones since the early sixties to ensure that the most accurate information available is reflected on the zoning map. The table below reflects the results of the assessment; the 5 highlighted rows in pink indicate recommended map amendments. In summary they are as follows:

RZ-06-00014 The Grove: This is a fully developed high density student housing complex in the Ellensburg Urban Growth Area which is currently zoned Urban Residential. The lack of inclusion as a PUD in the 2013 compliance ordinance was an oversight; it should be reclassified as PUD.

RZ-07-00017 Ronald Mill Site: The PUD Overlay designation for this site is correct however the underlying designation of Rural 5 which was put in place during the 2013 compliance effort was incorrect. The Teanaway Ridge amendment to the Evergreen Ridge PUD changed some portions of General Industrial and Rural 3 to PUD (File No. RZ-05-00033; Ordinance 2006-026). The Ronald PUD (File No. RZ-07-00017; Ordinance 2011-009) was the final stage/amendment to the overall undeveloped area. The underlying zoning currently classified as Rural 5 should in fact be Rural 3 and the PUD Overlay will remain in place pending development of the area. The applicant is actively working towards final approval.

RZ-83-00000 Gold Creek: This area was once part of the Gold Creek PUD; it was removed at the request of the applicant and short platted into four parcels (File No. SP-94-00016 Hansen; Rec No. 572896). The PUD overlay status should be removed and the parcels placed permanently into the underlying zone of Rural 5.

RZ-77-00004 Hyak Skiing Corporation & Hyak Area in General: The Hyak Skiing Corporation PUD, file No. Z-77-6; was approved in 1977; affirmed through Commissioner's Journal "Q" page 45. In 1987 it was amended by the Pacific West Mountain Resort File RZ-87-00002, through Ordinance 1987-004. In 1995 it was in part amended again with a development plan for a large condominium/commercial project known as The Inn at Hyak (File No. RZ-94-00010; Ordinance 95-66) which was approved, but never pursued. In 2006 an amendment was submitted to utilize these parcels for a mixed use facility consisting of small shops/restaurants, community offices, 8 lodging units, 56 parking spaces, and a single family residence. The Application, now known as RZ-06-00016 Hyak Market PUD Amendment, was approved on October 17, 2006 in Ordinance 2006-048 and on October 17, 2008 Resolution 2008-143 was passed approving the final development plan. To date no construction activity has taken place on the site. Because of the two large condominiums and the plat at the north end of the area on the original site, staff in 2013 determined that the Hyak Skiing Corporation PUD had achieved sufficient

build out to be zoned as a PUD. After the detailed assessment of the multiple PUDs on the site and the minimal build-out of those amendments, staff recommends that aside from the condominiums and the plat; the remainder of the area be placed in the PUD overlay status with an underlying zone of Rural 5.

RZ-06-00015 Black Horse (a.k.a. SSHI or Axtman): This is a 73 acre 375 lot preliminary plat approved in 2007 (Ord. No. 2007-006) which was overlooked in the 2013 compliance process. It is inside the Ellensburg UGA and is actively being pursued by the applicant, but no actual development has occurred. The underlying zoning should remain as Urban Residential but it should be classified as PUD Overlay while the applicant awaits a determination on their submitted final development plans.

Zoning Classification	Rezone #	Ordinance #	Comments	Rezone Name
Planned Unit Development	RZ-94-00009	1996-018	High % Build out - Affirm PUD Status	Cle Elum River Trails
Planned Unit Development	RZ-01-00010	2001-017	High % Build out - Affirm PUD Status	Evergreen Valley
Planned Unit Development	RZ-77-00004	77-Z6	Some development classified as PUD 2013	Hyak Skiing Corporation
Planned Unit Development	Multiple	Unknown	Original Ski Tur PUD Status?	Multiple
Planned Unit Development	RZ-77-00006	77-Z7	Snoqualmie Summit Center, The Village at the Summit, then The Pass life	Snoqualmie Summit Center
Planned Unit Development	RZ-06-00014	2006-040	In UGA listed as Urban in 2013; fully developed	The Grove
PUD Overlay	RZ-06-00027	2006-059	Phase 1: 14 lots finished	Ranch on Swauk Creek
PUD Overlay	RZ-06-00025	2006-060	No Development appears to have occurred	Vantage Bay
PUD Overlay	RZ-07-00017	2011-009	No Development appears to have occurred	Ronald Mill Site
PUD Overlay	RZ-93-00000	Res 1994-012	No Development appears to have occurred	Hyak Skiing Corp Amend SEE HYAK SKIING CORP
PUD Overlay to Rural 5	RZ-83-00000		PUD was superseded by SP-94-16	Gold Creek
PUD Overlay	RZ-87-00004	1987-010	No Development appears to have occurred	Snoqualmie Summit Inc.
PUD Overlay	RZ-80-00003	80-Z1	No Development appears to have occurred	Mount Grandeur
PUD Overlay	RZ-89-00002	89-Z1	No Development appears to have occurred	Mount Grandeur II
PUD Overlay	RZ-90-00011	1990-020	No Development appears to have occurred	Village at Ski Acres
PUD Overlay	RZ-88-00002	1988-002	No Development appears to have occurred	Snoqualmie Village
PUD Overlay	RZ-87-00002	1987-004	No Development appears to have occurred	Pacific West Mountain Resort SEE HYAK SKIING CORP
PUD Overlay	RZ-06-00016	2006-048	a.k.a. Four Seasons, Trognitz, Inn at Hyak	Hyak Market PUD Amendment SEE HYAK SKIING CORP
PUD Overlay	RZ-07-00008	2010-013	Mashed with Ranch on Swauk Creek. No Development appears to have occurred	Dunford
PUD Overlay	RZ-06-00015	2007-006	Applicant actively pursuing	Black Horse

Once the BOCC has made their final determinations with regard to all rezones and map changes, an official paper zoning map will be produced for approval and signature which will include several annexations and corrections that have already been approved. The corresponding changes in acreages will be amended into Tables 2-1 and 8.2.4-1 of the Comprehensive Plan as well.