

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

**ORDINANCE**

**NO. 2026-\_\_\_\_\_**

**AN ORDINANCE GRANTING APPROVAL TO PARKE CREEK PLANNED UNIT DEVELOPMENT  
(PD-24-00002) AND LONG PLAT (LP-24-00004)**

**WHEREAS**, according to Kittitas County Code Titles 15A, 16 & 17, relating to rezones and plats and adopted pursuant to RCW 36.70B , 36.70, and 58.17, an open record hearing was held by the Kittitas County Hearing Examiner on November 24, 2025 for the purpose of considering a zone change consisting of approximately 128.03 acres from Rural Recreation to Planned Unit Development, 25 residential lots and open space is for proposed natural areas and recreation such as hiking & motorized trail use, an ORV Park and Recreational Vehicle Storage on 1 parcel of land described as follows:

The subject property consists of 1 parcel, located off Parke Creek Road approximately .5 miles northeast of the intersection of Vantage Highway, northeast of Kittitas, WA in SEC 34 TWP 18 RGE 20; in Kittitas County, bearing Assessor's map numbers 18-20-34000-0011; and

**WHEREAS**, testimony was taken on November 24, 2025 from those persons present who wished to be heard during said open record hearing before the Kittitas County Hearing Examiner; and

**WHEREAS**, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by proposed zone change and long plat; and

**WHEREAS**, the Hearing Examiner recommended approval of proposed rezone and long plat with recommended findings of fact, conclusions of law, and conditions of approval, on December 8, 2025; and

**WHEREAS**, a public meeting was held by the Board of County Commissioners on February 3, 2026 to consider the Hearing Examiner's recommendation on this matter; and

**WHEREAS**, at the February 3, 2026 public meeting the Board of Commissioners voted to approve the proposed application; and

**WHEREAS**, the following FINDINGS OF FACT and CONCLUSIONS OF LAW regarding the planned unit development and long plat have been made by the Board of County Commissioners concerning said rezone and preliminary plat:

1. Frank Raglund, authorized agent for the Parke Creek Landing, has submitted multiple permit applications for a development. The application is a rezone to a Planned Unit Development and includes a 25 lot Plat on approximately 185.30 acres that are currently zoned Rural Recreation. The project is designed and planned to include 25 single family & multiple family housing sites over approximately 43.19 acres, recreational vehicle storage on 21.11 acres and an off-road vehicle park with open space for proposed natural areas and recreation such as hiking & motorized trail use. The project is proposed to be developed in 3 phases over a 20-year period.
2. The project, consisting of 1 parcel, is located off Parke Creek Road located off Parke Creek Road approximately .5 miles northeast of the intersection of Vantage Highway, northeast of Kittitas, WA in SEC 34 TWP 18 RGE 20; in Kittitas County, bearing Assessor's map numbers 18-20-34000-0011.
3. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural Recreation and the current zoning is Rural Recreation.
4. Community Development Services received the rezone application and the short plat application on December 3, 2024, with updated application files submitted on August 21, 2025. A Notice of Application was issued on January 21, 2025.
5. Community Development Services issued a Mitigated Determination of Non-Significance (MDNS) on September 24, 2025. No appeals were filed.
6. On November 24, 2025, the Kittitas County Hearing Examiner conducted an open record hearing where testimony was heard. On December 8, 2025 the Hearing Examiner submitted his Recommended Findings of Fact, Conclusions of Law, and Conditions of Approval of the Parke Creek PUD Rezone and Preliminary Plat.
7. The Board of County Commissioners conducted a public meeting on February 3, 2026 for the purpose of considering the Parke Creek PUD Rezone (PD-24-00002) and Preliminary Plat (LP-24-00004).
8. The Board of County Commissioners, after review of the record, a motion was made and seconded that the proposed Parke Creek PUD Rezone (PD-24-00002) and Preliminary Plat (LP-24-00004) be approved, the motion carried with a vote of \_\_\_\_ to \_\_\_\_.

**NOW, THEREFORE BE IT ORDAINED:** That the Kittitas County Board of Commissioners hereby grants approval of the Parke Creek PUD Rezone (PD-24-00002) and Preliminary Plat (LP-24-00004), adopts the Kittitas County Land Use Hearing Examiner’s Recommended Finds of Fact, Conclusions of Law, Decision and Conditions of Approval (Attachment A) and adopts the Official Zoning Map for Kittitas County be changed as set forth in Attachment B.

DATED this 3rd day of February , 2026, at Ellensburg, Washington.

\_\_\_\_\_  
Cory Wright, Chairman

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Brett Wachsmith, Vice-Chairman

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Laura Osiadacz, Commissioner

ATTEST:

- Clerk of the Board - Julie Kjorsvik
- Deputy Clerk of the Board - Mandy Buchholz

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**APPROVED AS TO FORM:**

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Stephanie Hartung, Deputy Prosecuting Attorney