

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

**RESOLUTION**

**NO. 2016 - 072**

**IN THE MATTER OF APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR THE  
EVERGREEN RIDGE PLANNED UNIT DEVELOPMENT (RZ-01-00010)  
AND EVERGREEN RIDGE PHASE 1, DIVISION 5 FINAL PLAT (P-06-00022)**

**WHEREAS**, An open record hearing was held by the Kittitas County Planning Commission on August 27, 2001 for the purpose of considering a zone change consisting of approximately 75 acres located west of mile post 8 and north of State Route 903 from Rural 3 zone to a Planned Unit Development; and

**WHEREAS**, After a SEPA threshold determination of non-significance was issued, due notice was given, and public testimony was provided regarding the project, the Kittitas County Planning Commission recommended approval of said proposed rezone; and

**WHEREAS**, A closed record public hearing was held by the Board of County Commissioners on September 18, 2001, and after consideration of public testimony and findings of fact, the Commissioners approved the proposed Planned Unit Development rezone; and

**WHEREAS**, On October 2, 2001 the Board of County Commissioners signed Ordinance 2001-17 granting approval of the Evergreen Ridge Preliminary PUD Rezone (RZ-01-00010); and,

**WHEREAS**, On December 21, 2005 Kittitas County received application to amend the Planned Unit Development to add seventeen (17) acres to the approved project; and

**WHEREAS**, On May 16, 2006 the Board of County Commissioners signed Ordinance 2006-26 granting amendment to the Evergreen Ridge Preliminary PUD Rezone expanding the PUD area by seventeen acres; and

**WHEREAS**, After a SEPA threshold determination of non-significance was issued, due notice was given, and public testimony was provided regarding the amendment to the project, the Kittitas County Planning Commission recommended approval of said proposed rezone on March 28, 2006, and

**WHEREAS**, After a closed record public hearing was held before the Board of County Commissioners on May 2, 2006 to consider the Planning Commission recommendation and the findings of fact, the Board on May 16, 2006 approved the amendment to add 17 acres to the rezone of said Planned Unit Development through Ordinance 2006-026; 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 proposed a final planned unit development plan application on May 20, 2013, and submitted additional information requested by staff within a letter dated October 14, 2014, further defining the final planned unit development plan; and

**WHEREAS**, on March 30, 2016 and on April 6, 2016 said applicant provided such information; and

**WHEREAS**, final mylars for Phase 1, Division 5, consistent with the final planned unit development plan, were submitted to CDS staff on February 16, 2016 so they could be reviewed concurrently with the final planned unit development plan; and

**WHEREAS**, the Planned Unit Development known as Evergreen Ridge PUD is located at the site of the originally approved preliminary planned unit development plan established in Ordinance 2001-17 and Ordinance 2006-26

**WHEREAS**, the Board of County Commissioners on June 7, 2016 reviewed the final development plan for the PUD on this matter; and,

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

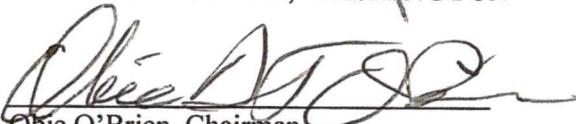
1. On October 2, 2001 the Board of County Commissioners signed Ordinance 2001-17 granting approval of the Evergreen Ridge Preliminary PUD Rezone (RZ-01-00010).
2. On May 16, 2006 the Board of County Commissioners signed Ordinance 2006-26 granting amendment to the Evergreen Ridge Preliminary PUD Rezone expanding the PUD area by seventeen acres.
3. The original proposal was a preliminary planned unit development on approximately 92 acres with varying residential designs and densities through Ordinance 2001-17 and amendment through Ordinance 2006-26.
4. 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.
5. Mr. Chad Bala, authorized agent for Teanaway Ridge, LLC, the land owner, submitted a final development plan to Community Development Services on May 20, 2013.
6. After multiple reviews and work with the applicant and with various departments, it has been determined that the planned unit development project will consist of multiple numbers of units, uses and phases consistent with the preliminary planned unit development plan approved in 2001 and amended in 2006.
7. The subject property is located north of State Highway 903 and west of Mile Post 8 being a portion of Section 12 or T. 20N, R.14 E.W.M in the County of Kittitas.
8. The proposed location, phasing, and development character is consistent with the plans previously approved in 2001 and 2006, and further meets the timelines of the Code.

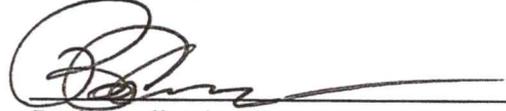
**NOW THEREFORE, BE IT HEREBY ORDAINED** by the Board of County Commissioners of Kittitas County, Washington, after due deliberation and in the best interest of the public, does hereby approve the final planned unit development plan for the Evergreen PUD Rezone (Z-01-00010) and Plat (P-06-00022), adding note #3 which states, "The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each adjoining home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation."

DATED this 7<sup>th</sup> day of June, 2016 at Ellensburg, Washington.

**ATTEST:**  
**CLERK OF THE BOARD**  
  
Julie A. Kjosvik  


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

  
Obie O'Brien, Chairman

  
Paul Jewell, Vice-Chairman

  
Laura Osiadacz, Commissioner

**APPROVED AS TO FORM:**

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Greg Zempel WSBA #19125