



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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AGENDA STAFF REPORT

AGENDA DATE: September 17, 2019

ACTION REQUESTED: Approval of the Vantage Bay PUD Rezone Final Development Plan (RZ-06-00025)

BACKGROUND: The original Vantage Bay Rezone and Preliminary Plat were approved on December 5th, 2006 through authorizing ordinance number 2006-60. The rezone changed the project zone from Forest and Range to PUD. The original project proposed two phases of development with phase one including a total of 315 lots on approximately 58.2 acres, and phase two including 17.4 acres reserved for future development. The current revised proposal reduces the number of residential lots to 144, and adds a clubhouse to be developed as phase 1; and adds a 40 unit hotel, restaurant, winery, and vineyard to be developed as phase 2. All of the current proposed uses were contemplated as potential uses during preliminary approval. The project site is located on the east end of the county, directly south of the Vantage bridge, in Section 20, Township 17 North, Range 23, WM, Kittitas County, WA.

The Final Development Plan was submitted on September 22, 2017. The project went through multiple rounds of staff review and was placed on hold in 2018 until shoreline permitting could be completed. This concluded in July of 2019 under file number SD-18-00002.

According to Kittitas County Code (KCC) 17.36.040, following approval of the preliminary development plan by the county, the developer (owner) shall submit a final development plan for approval by the Board. The final development plan submittal shall be consistent with the process as outlined for final plat development in KCC Chapter 16.20, which specifies that the Board shall consider the plan at a public meeting (KCC 16.20.080).

According to KCC 17.36.045(2), the Board shall approve final development plans for the PUD, provided the conditions imposed on the preliminary PUD approval have been satisfied. Staff has reviewed the final development plan, and finds that the conditions imposed by ordinance number 2006-60 have either been met or are on-going conditions to be met prior to final plat.

INTERACTION: Pursuant to KCC 17.36, the final development plan has been reviewed by Kittitas County Community Development Services for compliance with KCC 17.36 (at the time of project preliminary approval) and Resolution 94-12

RECOMMENDATION: Approve final development plan and direct CDS staff to prepare the enabling documents.

ATTACHMENTS: Final Development Plan Master File, Index File, Ordinance 2006-06, and FDP Compliance Matrix

LEAD STAFF: Chelsea Benner, Planner I