



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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AGENDA STAFF REPORT

AGENDA DATE: May 1, 2018

ACTION REQUESTED: Continued closed record meeting to consider approval of the Amended Hyak PUD Rezone Final Development Plan (RZ-87-00002).

BACKGROUND: On July 7, 1987, the Kittitas County Board of County Commissioners approved the Hyak Planned Commercial Development (pre-dates Planned Unit Development zone) for 650 units mixed between motel and multi-family on approximately 25 acres through Ordinance 87-4. On January 18, 1994, the Kittitas County Board of Commissioners approved the Amended Hyak Planned Unit Development Rezone (Resolution 94-12), which reduced the overall approved density to 622 units consisting of 562 multi-family dwelling units and 60 single family units. This final development plan consists of a total of 392 units mixed between 344 multi-family units and 48 single family units, on 34 acres located in the southwest quarter Section 15, Township 22 North, Range 11 East, WM, Kittitas County, WA.

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 Resolution 94-12 have either been met or are on-going conditions to be met prior to final plat approval (see Hyak PUD Amended Compliance Review Matrix). 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.

A closed record meeting was held on April 2, 2018 at 10:00 am before the Board to consider approval of the Hyak PUD Final Development Plan. During this meeting, the Board directed staff to discuss with the prosecuting attorney's office whether or not the County has the authority to deal with current mitigation needs of the area by adding additional conditions to the Final Development Plan. The prosecutor's office stated there is the ability for the Board to place additional conditions on the Hyak PUD Final Development Plan to deal with current mitigation needs of the area. Based on this conversation, Community Development and Public Works staff has prepared five (5) conditions for Board

consideration to address the concerns raised by the Board at the April 2, 2018 meeting. These conditions were provided in a Memo from the Planning Official dated April 11, 2018 and titled “Hyak PUD Final Development Plan – Staff Recommended Conditions of Approval.”

A continued closed record meeting has held on April 17, 2018 to further deliberate the final development plan. The BOCC directed staff to clarify the open space plat notes to be consistent with county code and to also clarify that building permits and home construction are only to be allowed on platted lots. This meeting was then continued to May 1, 2018 for staff to provide amended development plan documents and a resolution for consideration.

- INTERACTION:** Community Development Services, Public Works, Environmental Health, Prosecuting Attorney, and Board of County Commissioners
- RECOMMENDATION:** Approve final development plan as amended by staff and outlined in the updated Compliance Review Matrix along with the proposed five (5) conditions and to sign the drafted enabling documents.
- ATTACHMENTS:** Final Development Plan Master File, Index File, Updated Compliance Review Matrix, Staff amended Background Info Summary, Staff amended Staging and Phasing Plan, and Site Plan
- LEAD STAFF:** Lindsey Ozbolt, Planning Official