



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

AGENDA STAFF REPORT

AGENDA DATE: June 7, 2016

ACTION REQUESTED: Conduct a closed record discussion to consider approving the Evergreen Ridge PUD Rezone and Preliminary Plat (RZ-01-00010 & RZ-05-00033) Final Development Plan, and Phase 1, Division 5 of FPUD.

BACKGROUND: In 2001, Pat Deneen of Port Quendall Development Co. submitted a complete application for rezone of approx. 75 acre parcel from Rural 3 to Planned Unit Development in the “former” Ronald Urban Growth Node and a preliminary plat to allow for 65 residential units and RV park (RZ-01-00010). Ordinance 2001-17 granted approval of the Evergreen Ridge PUD and Preliminary Plat. In 2005, Terra Design Works, authorized agent for Teanaway Ridge LLC, landowner, submitted a rezone request to amend the existing Evergreen Ridge PUD (RZ-01-00010) to include an additional 17 acres that were zoned Rural 3 and General Industrial to Planned Unit Development. This amendment is known as the Evergreen Ridge PUD Amendment (RZ-05-00033) and was granted approval through Ordinance 2006-26. This amendment allowed for multiple uses throughout the entire project area and a density of 2-16 units per acre. The project is located north of Hwy 903 at milepost 8 on Highway 903, Ronald WA 98940 within Section 12 of T.20N., R.14E., W.M. in Kittitas County.

Pursuant to KCC 17.36.040, following approval of the preliminary development plan by the county and before lot sales or building construction commences, the developer (owner) shall submit a final development plan (FPUD) for approval by the Board of County Commissioners. It should be noted that this PUD was allowed to plat four (4) divisions and create the Village at Roslyn Ridge condos prior to approval of the FPUD. The final mylars for Phase 1, Division 5 were submitted to CDS staff on February 16, 2016 so they could be reviewed concurrently with the FPUD submittal. A request for BOCC signature on the latest mylars will come forward with the enabling documents for the FPUD if and when the board votes to approve said FPUD.

On May 20, 2013 the final development plan was submitted to Kittitas County Community Development Services for review. After multiple reviews, work with the applicant and various departments, and additional submitted information, it has been determined by staff that the FPUD meets the requirements of KCC 17.36.040, the conditions of approval of Ordinance 2001-17, and the conditions of approval of Ordinance 2006-26. A review matrix has been created for ease of review and a complete master file has also been provided of all documents related to the FPUD.

INTERACTION: Pursuant to KCC 17.36.040, the final development plan has been reviewed by Kittitas County Community Development Services, Kittitas County Public Works Department, and Kittitas County Environmental Health. After a lengthy and thorough review, it has been determined by all departments that the final development plan has met the requirements of KCC 17.36.040, Ordinance 2001-17 and Ordinance 2006-26. The FPUD staff review matrix dated April, 2016 details how each condition has been satisfied.

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

ATTACHMENTS: Resolution for Signature, Master File for Evergreen Ridge PUD Final Development Plan, and FPUD staff review matrix.

LEAD STAFF: Robert “Doc” Hansen, CDS Interim Director and Planning Official