

**Ronald Planned Unit Development
Exhibit C**

**Final Development Plan
Ordinance 2011-009
Preliminary Approval Of Ronald PUD
Follows This Exhibit Title Sheet**

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BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

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ORDINANCE NO. 2011- 009

**RONALD PLANNED UNIT DEVELOPMENT (PUD) REZONE (Z-07-17) AND
PRELIMINARY SHORT PLAT (SP-07-168)
IN THE MATTER OF AMENDING THE KITTITAS COUNTY ZONING ATLAS
FROM RURAL 3 AND GENERAL INDUSTRIAL TO PLANNED UNIT
DEVELOPMENT (PUD)**

WHEREAS, according to Kittitas County Code Titles 15A, 16 & 17, relating to general rezones, adopted pursuant to RCW 36.70B & 36.70 respectively, an open record hearing was held by the Kittitas County Hearing Examiner on June 23, 2011 for the purpose of considering a zone change consisting of approximately 21.13 acres from Rural-3 and General Industrial to Planned Unit Development and an associated short plat of 88.29 acres into two lots and is described as follows:

The property is located west of Ronald at milepost 8 on SR 903, Ronald, WA. The property is located in Section 12, T20N, R14E, WM in Kittitas County. Map numbers 20-14-12010-0002, 20-14-010-0004 and 20-14-12010-0011. Proponent: Terra Design Group and Jeff Slothower, authorized agents for Teanaway Ridge, LLC, landowners.

WHEREAS, public testimony was heard from those persons present; 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 such change of zoning; and,

WHEREAS, the Hearing Examiner recommended approval of said proposed rezone and large lot subdivision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on July 19, 2011 and continued to August 16, 2011 to consider the Hearing Examiner's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed rezone and preliminary plat:

1. Terra Design Group and Jeff Slothower, authorized agents for Teanaway Ridge, LLC, landowners submitted an application for a zone change of 21.13 acres from Rural-3 and General Industrial to Planned Unit Development and an associated short plat of 88.29 acres into two lots.
2. The property is located west of Ronald at milepost 8 on SR 903, Ronald, WA. The property is located in Section 12, T20N, R14E, WM in Kittitas County. Map numbers 20-14-12010-0002, 20-14-010-0004 and 20-14-12010-0011. .
3. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural and the current zoning Rural 3 and General Industrial.
4. The subject property has recently been designated as a Limited Area of More Intense Development (LAMIRD), specifically a Type 1 LAMIRD, Ord. 2009-35 therefore this proposal is consistent with the Comprehensive Plan and land use already within the Type 1 LAMIRD area.
5. Application for the Rezone was received on October 8, 2007 and the Preliminary Short Plat application was received on December 31, 2007. The application was deemed complete on March 14, 2008. The Notice of Application was issued on April 14, 2008. Said notice was published in the official county newspaper of record and was also mailed to jurisdictional government agencies, adjacent property owners as required and other interested parties. The last day to submit written comments was May 16, 2008.
6. Community Development Services issued a Mitigated Determination of Non-Significance (MDNS) on May 6, 2010. No appeals were filed.
7. On June 23, 2011, the Kittitas County Hearing Examiner conducted an open record hearing where testimony was heard. On July 7, 2011 the Hearing Examiner submitted his Recommended Findings of Fact, Conclusions of Law, and Conditions of Approval of the Ronald PUD Rezone(Z-07-17) and Preliminary Short Plat (SP-07-167).
8. The Board of County Commissioners conducted a closed record hearing on July 16, 2011 and continued the hearing to August 2, 2011 for the purpose of considering the Ronald PUD Rezone(Z-07-17) and Preliminary Short Plat (SP-07-167).
9. The Board of County Commissioners after review of the record and deliberation closed the hearing and a motion was made and seconded that the proposed Ronald PUD Rezone (Z-07-17) and Preliminary Short Plat (SP-07-167) be approved, the motion carried with a vote of 3 to 0.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants approval of the Ronald PUD Rezone(Z-07-17) and Preliminary Short Plat (SP-07-167) and adopts the Kittitas County Land Use Hearing Examiner's

Recommended Finds of Fact, Conclusions of Law, Decision and Conditions of Approval
(Exhibit A).

DATED this 7th day of September, 2011 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITIAS COUNTY, WASHINGTON


Paul Jewell, Chairman


Alan A. Crankovich, Vice Chairman


Obie O'Brien, Commissioner

APPROVED AS TO FORM:


Greg Zempel WSBA #19125




Julie A. Kjorsvik