



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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AGENDA STAFF REPORT

AGENDA DATE: June 6, 2017

ACTION REQUESTED: Consideration of the Big Creek Trails PUD Rezone Final Development Plan (RZ-15-00001)

BACKGROUND: On December 6, 2016, the Kittitas County Board of Commissioners approved the Big Creek Trails Planned Unit Development Rezone (RZ-15-00001 & Ordinance 2016-24). The proposed project consists of a total of 58 lots to be developed on about 290 acres located approximately 8 miles east of the City of Cle Elum south of Nelson Siding Road, in a portion of Sections 28, 29 and 32, Township 20 North, Range 14 East, WM in Kittitas County. The project would include 230 acres of open space park and trails.

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 2016-24 have either been met or are on-going conditions.

INTERACTION: Pursuant to KCC 17.36.040, the final development plan has been reviewed by Kittitas County Community Development Services for compliance with KCC 17.36.040 and Ordinance 2006-59.

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

ATTACHMENTS: Big Creek Trails PUD Final Development Plan

LEAD STAFF: Dan Carlson, AICP, Community Development Services Director