

9. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section IV of this staff report, the following Comprehensive Plan GPOs apply to this proposal: GPO 2.30A; 2.32A; 2.32B; 2.34 (b, d, f, & g); 2.44; and 2.45. This proposal is consistent with the intent of the Urban Growth Areas of Kittitas County.
10. As conditioned, this proposal is consistent with the provisions of Kittitas County Roads and Bridges Title 12.
11. As conditioned, this proposal is consistent with the provisions of KCC 13 Water and Sewers Code.
12. This proposal, as conditioned, is consistent with Kittitas County Code Title 14 Building and Construction.
13. This proposal is consistent with the Kittitas County Zoning Code Title 17, more specifically KCC 17.48.
14. This proposal is consistent with Kittitas County Code Title 17A Critical Areas.
15. This proposal, as conditioned, is consistent with Kittitas County Code Title 20 Fire Life Safety.
16. Upon review of the project, it is determined that TDRs are not required for this rezone proposal.
17. The following agencies provided comments during the comment period: Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health, Kittitas County Public Works, Bureau of Reclamation, Washington State Department of Fish and Wildlife, Bonneville Power Administration and Kittitas Reclamation District. Additional comments were provided during the pre-application meeting held on December 18, 2013 from Kittitas County Fire Marshal and Building Department. Ten comments were received from the Public. These comments have been integrated into the SEPA MDNS and the recommended conditions of approval.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interest will be served by approval of this proposal.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 12 Roads and Bridges, Title 13 Water and Sewer, Title 14 Building and Construction, Title 15 Environmental Policy, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire Life Safety.

Suggested Conditions of Approval:

The project shall proceed in substantial conformance with the plans and application materials (RZ-15- 00001 Big Creek Trails Rezone) on file dated July 16, 2015, and all submitted revisions except as amended by the conditions herein. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.

I. Transportation