



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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AGENDA STAFF REPORT

AGENDA DATE: April 4, 2016

ACTION REQUESTED: Consideration of the Ranch on Swauk Creek PUD Rezone Final Development Plan (RZ-06-00027)

BACKGROUND: On November 13, 2006, the Kittitas County Board of Commissioners approved the Ranch at Swauk Creek Planned Unit Development Rezone (RZ-06-00027 & Ordinance 2006-59). The proposed project consists of a total of 243 lots to be developed in three phases on 487.43 acres located west of US Highway 97 and south of Ranch Road and Burke Roads in Sections 27, 28, 33, and 34, Township 20 North, Range 17 East, WM, Kittitas County. The project would include 146 acres of open space, which would include protection of Swauk Creek, continued agricultural uses, passive and active recreational activities, and a proposed community center.

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 2006-59 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: None

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