



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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AGENDA STAFF REPORT

AGENDA DATE: February 1, 2022

ACTION REQUESTED: Closed record meeting to consider approval of the Ronald PUD Final Development Plan (RZ-07-000017)

BACKGROUND: On September 7, 2011, the Kittitas County Board of County Commissioners approved the Ronald Planned Unit Development for a phased development of up to 438 residential units and a possible hotel on 21.13 acres through ordinance 2011-009. The Ronald PUD included a Rezone and Short Plat applications (RZ-07-00017 and SP-07-00168) processed and approved concurrently. The short plat has since expired. This final development plan consists of up to 438 units on 102 lots located west of Ronald at milepost 8 on SR 903. The property is located in Section 12, T20N, R14E, WM in Kittitas County. Map number 20-14-12010-0004. Parcel number 662534. Map numbers 20-14-12070-00012 and 20-14-12041-0001 are to be used for roads and stormwater improvements for the planned unit development respectively.

According to Kittitas County Code (KCC) 17.36.0140, 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 2011-009 have either been met or are on-going conditions to be met prior to final plat approval (See Ronald PUD Compliance Review Matrix)

INTERACTION: Pursuant to KCC 17.36, the final development plan has been reviewed by Kittitas County Community Development Services for compliance with KCC 17.36 (at the time of project preliminary approval) and Ordinance 2011-009.

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

ATTACHMENTS: Final Development Plan Master File, Index File, and FDP Compliance Matrix

LEAD STAFF: Jeremiah Cromie, Staff Planner