

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

RESOLUTION NO. 2017-_____

A Resolution to Approve Shorelines Substantial Development Permit, SD-15-00002, to Permit Development of Big Creek Planned Unit Development

- WHEREAS,** A complete Rezone, Short Plat and Substantial Development application was submitted to Community Development Services on July 16, 2015, and the application was deemed complete on September 28, 2015; and
- WHEREAS,** D.K. Professional Consultants, Inc. submitted application to change the current Rural Recreation and Rural 5 zoning on parcels of land to a Planned Unit Development (PUD) allowing the development of 58 single family homes over 290 acres, and received conditional approval for the rezone application; and
- WHEREAS,** A Notice of Application for said proposal was issued on October 15, 2015. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties, and was published in the official county paper of record and mailed to jurisdictional government agencies, adjacent property owners within 500 feet and other interested parties; and
- WHEREAS,** The proposed Big Creek project vested to the 1975 Kittitas County Shoreline Management Program as a result of the acceptance of the short plat application before the effective date of the most recent Shoreline Management Program adoption; and
- WHEREAS,** A public hearing was held on July 15, 2016 before the Hearing Examiner where public testimony was taken regarding the proposed Big Creek Planned Unit Development; and
- WHEREAS,** The Hearing Examiner recommended approval of the Big Creek PUD and was approved after closed record hearing by the Board of County Commissioners on December 6, 2016; and
- WHEREAS,** One of the conditions in the approval of the PUD was to obtain approval of a substantial development permit for the entire project; and

WHEREAS, Adequate Public Notice of the substantial development public hearing was made on January 23, 2017; and

WHEREAS, Open public hearing was held before the Kittitas County Hearing Examiner to hear public input on February 9, 2017 and recommendation for approval was provided on February 21, 2017; and

WHEREAS, The Board of County Commissioners held a closed record public hearing on March 21, 2017; and

WHEREAS, The Board of County commissioners find that:

1. The proposal will allow preservation of large, open space and wild lands, and protect the shorelines since no development will occur upon lands subject to the 1975 shoreline master program.
2. The proposal is compatible to the area.
3. The proposal provides for primary or recreational residential use as required within the 1975 Master Program.
4. The proposal meets the Goals, Objectives and criteria required by the 1975 Shoreline Master Program.

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY ORDERED, that SD-15-00001 as proposed and be approved with conditions that:

1. The project and all development within the project area shall meet all other conditions of the rezone for Big Creek Trails Planned Unit Development, RZ-15-00001, approved by the Board of County Commissioners on December 6, 2016.
2. The proponent or subsequent land owner(s) may not develop any appurtenance(s), as defined within the Kittitas County Code Chapter 17B for "single family residence," within shoreline management boundaries as identified by official maps without first obtaining approval for such appurtenances from Kittitas County. Such development may require amendment to the Big Creek Trails PUD as approved which would be subject to the Kittitas County 2016 SMP and KCC 17B.

ADOPTED this _____ day of _____, 2017

**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

Paul Jewell, Chairman

Resolution 17-_____

Laura Osiadacz, Vice-Chairman

Obie O'Brien, Commissioner

ATTEST
CLERK OF THE BOARD

APPROVED AS TO FORM:

Julie A. Kjorsvik

Neil Caulkins,
Deputy Prosecuting Attorney