

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO.: 2004- 50

To give preliminary plat approval to the

Currier Creek Plat (P-03-08)

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on January 12th, 2004 for the purpose of considering a preliminary plat known as the Currier Creek Plat and described as follows:

Division of parcel numbers 18-18-27030-0023 and 18-18-28000-0027 into 207 lots with a minimum lot size of 7200 sq. feet, comprising part of the SW1/4 of Section 27, T. 18N. R 18E W.M., and a small portion of the SE ¼ of Section 28, T.18N. R 18E W.M in Kittitas County.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Planning Commission recommended approval of said proposed subdivision in a 5-0 decision; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that Eastside Consultants Surveyors submitted a complete application on behalf of R.C.P. LLC to the Community Development Services Department on October 13th, 2003. The Board also finds that said development application included a preliminary plat depicting the division of approximately 56.23 acres into a total of 207 lots from; all located within the Residential Zoning District.
2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on October 13th, 2003. The Board finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.
3. Pursuant to WAC 197-11-340(2) A SEPA MDNS was issued on December 4th, 2003 and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. That SEPA MDNS was withdrawn on December 18th, 2003. On December 23rd, 2003 Kittitas County did re-issue the SEPA MDNS. 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. The appeal deadline ended on January 9th, 2004.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on July 28th, 2003 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby give preliminary plat approval to the Currier Creek Plat with the following conditions:

1. Environmental Elements

- a. No fill or grading for the purposes of roads and utilities will take place within 100 feet of the OHWM of Currier Creek.
- b. A dust control mitigation plan must be approved by Kittitas County prior to final plat approval for phase 1.

2. Ground Water

- a. No tail water or irrigation water shall flow into the road right of way of the Dry Creek Connection Road.
- b. A storm water plan must be approved by Kittitas County prior to phase 1 final plat approval.

3. Noise

- a. Construction activities on site shall be conducted only between the hours of 7am – 5pm.

4. Land and Shoreline Use

- a. A buffer along Currier Creek has been established as denoted on the plat map as "Tract A" and it meets or exceeds the minimum buffer requirements for a Class 2 water as defined in KCC 17A. This tract shall be a separate parcel that will be maintained by the property owners and subsequent homeowners association. As denoted on the survey, lots 1-207 shall not lie within the established buffer and the floodplain of Currier Creek lies solely within said buffer.
- b. Any improvements within the 100-year floodplain of Currier Creek may require a floodpermit per KCC 17A. A note denoting this requirement will be placed on the title for these lots.

5. Housing

- a. Manufactured homes as defined in KCC 17.08.391 and Mobile homes as defined in KCC 17.08.398 shall not be allowed within the Currier Creek Subdivision.

6. Aesthetics

- a. Per KCC 17.16.050 – No structure shall exceed two and one-half stories, or thirty-five feet, whichever is less in height.
- b. Per KCC 17.16.040 – The ground area covered by all buildings, including accessory buildings, shall not exceed thirty percent of the lot area.

7. Light and Glare

- a. Street illumination shall be installed within the internal road network and at the intersections of internal roads and county roads in accordance with the City of Ellensburg road standards.
- b. Approved down draft lighting shall be used.

8. Transportation

- a. Internal roads shall be constructed in accordance with Kittitas County or the City of Ellensburg standards, whichever is more restrictive.
- b. Dry Creek Road and Dry Creek Connection road shall be improved to a 44 half street improvement.
- c. Lots 207 and 1 shall not access road "A", they shall access Road "B". Lots 103 and 29 shall not access road "F". They shall access road "B". Lot 115 shall not access road Dry Creek Road; access shall be on road "B".
- d. Road "A" and "F" shall be at a zero percent grade or better to maximize site visibility on Dry Creek Road and Dry Creek Connection Road.
- e. Turn lanes are not recommended at this time based upon a traffic study by the applicant. The traffic volume along Dry Creek Road and Dry Creek Connection Road shall be monitored and reevaluated prior to the final approval of each phase of the project. If the Percentage of Design Hourly Volume approaches 90% of the trigger point then turn lanes shall be installed by the applicant. The trigger points are based upon the WSDOT Design Manual, Figure 910-9a, as amended.
- f. Applicant shall pay fair share costs of improvements required at the intersections of Dry Creek Road and Reecer Creek, Dry Creek Connection Road and Reecer Creek or Reecer Creek and Cascade Way. The fair share shall be based upon the percentage of traffic generated by the development based upon actual measurements of traffic volumes entering and leaving the development as compared to the total volume of traffic at these intersections.
- g. Roads shall comply with the City Road Name policy.
- h. All roadway, sewer, water, storm water, shall be designed and approved prior to approval of Phase 1. Prior to the approval of each subsequent phases construction must be completed or bonding must be in place.
- i. Internal streets shall be a 50 foot right of way with 38 foot roadway to face of curb and 5 foot sidewalks on each side providing for 6 inches from the back of sidewalk to the property line
- j. Curb, gutter and sidewalks on external project roads shall be deferred until the city requires these improvements in this area. The cost will of these improvements will be shared by all lot owners. A deferment agreement shall be in place prior to final approval.
- k. Curb, gutter and sidewalks on internal project roads shall be completed before approval of each project phase.

9. Utilities

- a. The following services are required to be provided to this development per KCC 17.16.010:
 - City of Ellensburg Water
 - City of Ellensburg Sewer

10. Irrigation

- a. An irrigation distribution plan must be completed and approved prior to phase 1 final plat approval.

11. Fencing

- a. A solid 6' fence made of natural materials shall be built for lots 23-27 prior to phase 1 final approval. A solid 3' fence made of natural materials shall be built for lots 28-29 prior to phase 1 final approval. The fence is required along the external border of the plat. *The 3' maximum fence height along Dry Creek Road requirement for lots 28-29 allows for proper sight distance when exiting "Road F".*
- b. A solid 6' fence made of natural materials shall be built for lots 105-120 prior to phase 2 final approval. A solid 3' fence made of natural materials shall be built for lots 103-104 prior to phase 2 final approval. The fence is required along the external border of the plat. *The 3' maximum fence height along Dry Creek Road requirement for lots 103-104 allows for proper sight distance when exiting "Road F".*
- c. A solid 6' fence made of natural materials shall be built for lots 121-125 prior to phase 3 final approval. The fence is required along the external border of the plat.
- d. A solid 6' fence made of natural materials shall be built for lots 188-192 prior to phase 4 final approval. The fence is required along the external border of the plat.

12. All sheets shall reflect the plat number P-03-08.

13. Full years taxes must be paid on parcel numbers 18-18-27030-0023 and 18-18-28000-0027.

ADOPTED this 17th day of February 2004.

**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON**



Perry Huston, Chairman

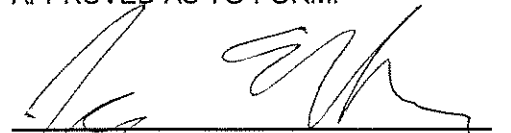


Bruce Coe, Vice-Chairman



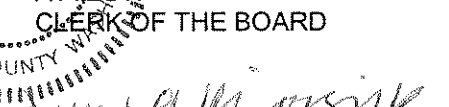
Max Golladay, Commissioner

APPROVED AS TO FORM:



(Deputy) Prosecuting Attorney





Julie A. Kjorsvik