

# Kittitas County Community Development Services

## Agenda Staff Report

**AGENDA DATE:**

5/4/2010

**ACTION REQUESTED:**

Conduct closed record meeting for the Swiftwater Ranch LLC Performance Based Cluster Plat (LP-08-29).

**BACKGROUND:**

Swiftwater Ranch LLC and Duane Cameron, landowners, have applied for a 49-lot Performance Based Cluster Plat on approximately 85.86 acres of land zoned Rural-3. The applicant is proposing a Class A water system, community on-site septic systems, passive recreation facilities in the form of picnic areas and 35.06 to be dedicated to open space in perpetuity.

The project is located north of State Route 970, south of Red Bridge Road and west of Teanaway Road, Cle Elum, WA, and is located in portions of Sections 25 and 26, T20N, R16E, WM, in Kittitas County. Map numbers 20-16-26000-0006, 20-16-25000-0013, 0055, 0065, & 0066.

The Hearing Examiner conducted an open record hearing on March 11, 2010 to consider this matter along with a SEPA appeal where testimony was heard. On April 13, 2010 the Hearing Examiner issued a decision on the SEPA appeal and a recommendation on the preliminary plat for the Swiftwater Ranch LLC Performance Based Cluster Plat.

**INTERACTION:**

Washington State Department of Ecology, Department of Fish & Wildlife, Department of Transportation, Yakama Nation, Kittitas County Department of Public Works, Kittitas County Public Health Department and Kittitas County Fire Marshal.

**RECOMMENDATION:**

Staff recommends that the Board conduct the closed record meeting as scheduled to consider the Hearing Examiner's decision on the SEPA appeal and recommendation on the preliminary plat and direct staff to prepare enabling documents that reflects the decision of the Board.

**HANDLING:**

None.

**LEAD STAFF:**

Dan Valoff