

Kittitas County Community Development Services

Agenda Staff Report

AGENDA DATE:

6/1/2010

ACTION REQUESTED:

Resolution 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 for the purpose of considering separate appeals by the applicant and the Teanaway River Ranch Owners Association (TRROA) of the SEPA Determination, that being the Mitigated Determination of Nonsignificance and the preliminary plat known as the Swiftwater Ranch LLC Performance Based Cluster Plat.

Based upon the Hearing Examiner's Findings of Fact and Conclusions of Law, Decision on SEPA Appeals, the applicant's appeal was granted and TRROA appeal was also granted. This matter is being remanded to Kittitas County Community Development Services to reevaluate its existing environmental determination, for additional environmental study and if necessary for the issuance of a Determination of Significance and completion of an environmental impact statement as may be consistent with this Decision.

The Board of County Commissioners conducted a closed record meeting on May 4, 2010 for the purpose of considering the preliminary plat known as the Swiftwater Ranch LLC Performance Based Cluster Plat (LP-08-29). A motion was made and seconded that the Board of County Commissioners stay their decision on this matter pending the outcome of the new SEPA Determination, the motion carried with a vote of 3-0.

INTERACTION:

Prosecutor's Office has reviewed the resolution.

RECOMMENDATION:

Staff recommends that the Board sign the resolution.

HANDLING:

Return signed resolution to CDS staff planner for issuance of the Notice of Decision.

LEAD STAFF:

Dan Valoff