



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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“Building Partnerships – Building Communities”

STAFF REPORT

Hidden Valley Vistas Plat Amendment (LP-15-00002)

Staff Report

TO: Kittitas County Board of County Commissioners
FROM: Kittitas County Community Development Services Staff
RE: Hidden Valley Vistas Plat Amendment Set Public Hearing Staff Report
DATE: June 21, 2016

I. GENERAL INFORMATION

Requested Action: Set Public Hearing to review and take action upon the requested amendment (LP-15-00002) to the Hidden Valley Vista Plat (LP-04-00005).

Background: On December 21st, 2015, Ted and Lori Stringfellow submitted an application (LP-15-00002) to amend the Hidden Valley Vistas Plat for the purpose of relocating the access point to their lot (#2). The current access point as stipulated on the plat (by way of delineated easement) is off of Leo Lane. The Stringfellows would like to change the access point to come off of Hidden Valley Road.

Discussion: RCW 58.17.215 (attached) provisions for the process by which a plat may be altered. Specifically it calls for:

1. The submission of “*an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located.*”
2. The application to “*contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered.*”
3. Once application is received the legislative body shall “*provide notice of the application to all owners of property within the subdivision...*”
4. “*The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice*”
5. “*The legislative body shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration.*”
6. If the application is approved, “*...the legislative body shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the legislative authority, shall be filed with the county auditor to become the lawful plat of the property.*”

Kittitas County Code is silent with regard to the processing of plat amendments; therefore the provisions of the RCW prevail. The Kittitas County Prosecuting Attorney’s Office has determined that a Public Hearing would be the most appropriate method for the review of the request. The Stringfellows have obtained the signatures of a majority of property owners in the plat (attached).

Recommendation: Set a public Hearing to review the proposed amendment to the Hidden Valley Vistas Plat (LP-04-00005) for July 5th, 2016.