

Kittitas County Community Development Services

Agenda Staff Report

AGENDA DATE:

11/2/2010

ACTION REQUESTED:

Request to set a closed record meeting for the Currier Creek Estates Division 3 & 3 Preliminary Plat (LP-10-02) for November 16, 2010.

BACKGROUND:

Steve Lathrop agent for Cascade View Inc property owner, has applied for a preliminary plat to subdivide approximately 24.28 acres into 88 single-family residential lots. The subdivision will be completed in two phases: Phase 3 (13.17 acres) will develop 49 lots, and Phase 4 (11.11 acres) will develop 39 lots. The subject property is zoned Residential. The projects utilities will be served by the City of Ellensburg.

Currier Creek Estates (P-03-08) received preliminary plat approval on February 17, 2004 under Resolution 2004-20. The original application was for a 209 lot subdivision, and was revised to 207 lots. The first phase of 55 lots were approved and recorded on June 21, 2005. Phase 2 consisting of 62 lots was approved and recorded on July 19, 2006. The plat expired on February 17, 2009, prior to the County adopting a plat extension process. This application is for 88 lots, Phases 3 and 4.

The subject property is located northeast of Hwy 10, southwest of Dry Creek Road and Reecer Creek Road, within the City of Ellensburg's Urban Growth Area in a portion of Section 27, T18N, R18E, WM, in Kittitas County. Assessor's map numbers: 18-18-27030-0036 and 18-18-27030-0037.

The Hearing Examiner conducted an open record hearing on October 14, 2010 to consider this matter where testimony was heard. On October 21, 2010 the Hearing Examiner issued a recommendation of approval for the Currier Creek Estates Division 3 & 4 Preliminary Plat (LP-10-02).

INTERACTION:

Department of Ecology, Washington Fish & Wildlife, Yakama Nation, Kittitas County Department of Public Works, and Kittitas County Fire Marshal's Office.

RECOMMENDATION:

Staff recommends that the Board set a closed record meeting for November 16, 2010 to consider the Hearing Examiner's recommendation on the Currier Creek Estates Division 3 & 4 Preliminary Plat (LP-10-02).

HANDLING:

None.

LEAD STAFF:

Dan Valoff