Kittitas County
Community Development Services

Agenda Staff Report

AGENDA DATE:
11/2/2010

ACTION REQUESTED:
Closed record hearing for the Dunford PUD Rezone (Z-07-08) and Preliminary Large Lot Subdivision (LL-08-02).

BACKGROUND:
Terra Design Group, authorized agent for The Ranch on Swauk Creek LLC landowners, applied for a project specific Planned Unit Development (PUD) rezone and associated 4-lot Large Lot Plat on approximately 345.69 acres of land that is currently zoned Agriculture-3 and Agriculture-5. The PUD will include a two-phased development of 65 residential units. The proposed large lot subdivision proposes four lots being 119.49 acres, 110.81 acres, 39.55 acres and 75.84 acres in size.

The project is located east of the City of Cle Elum off State Highway 97 at the north intersection of Bettas Road, Cle Elum, WA, and is located in a portion of Section 3, T19N, R17E and a portion of Section 34 T20N, R17E, WM in Kittitas County. Assessor's map numbers 19-17-03000-0002 and a portion of 20-17-34000-0006 and 20 17 34000-0002.

The Hearing Examiner conducted an open record hearing on September 23, 2010 to consider this matter where testimony was heard. On September 30, 2010 the Hearing Examiner issued a recommendation of approval for the Dunford PUD rezone (Z-07-08) and Preliminary Large Lot Subdivision (LL-08-02).

INTERACTION:
Department of Ecology, Department of Community, Trade and Economic Development (now Department of Commerce), Department of Archaeology & Historic Preservation, Washington Department of Transportation, Kittitas County Environmental Health Kittitas County Public Works and Kittitas County Fire Marshal's Office.

RECOMMENDATION:
Staff recommends that the Board conduct the closed record hearing as scheduled to consider the Hearing Examiner's recommendation for the Dunford PUD rezone (Z-07-08) and Preliminary Large Lot Subdivision (LL-08-02) and direct staff to prepare enabling documents based upon the decision of the Board.

HANDLING:
None

LEAD STAFF:
Dan Valoff