

Kittitas County Community Development Services

Agenda Staff Report

AGENDA DATE:

12/7/2010

ACTION REQUESTED:

Continued closed record meeting for the Currier Creek Estates Division 3 & 4 Preliminary Plat (LP10-02).

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.

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 subject to conditions for the Currier Creek Estates Division 3 & 4 Preliminary Plat (LP-10-02).

INTERACTION:

The Board conducted a closed record meeting on November 16, 2010 and voted to continue the closed record meeting to December 7, 2010 to have the Prosecutor's Office re-word the Hearing Examiner's condition #14. Deputy Prosecutor Neil Caulkins suggests the following language change:

14. Road Ownership: Application may be made to Kittitas County to take the roads within Divisions 3 & 4 onto the County's road system after they are constructed and approved by the County Engineer and the City Engineer. A bond worth 10% of the construction cost will be required with the application. Formal acceptance of the roads will take place through a separate board action in accordance with KCC 12.01.170. The following roads are those within Division 3 & 4:

Creeksedge Way, MP .248 – MP .572, from Middlecrest Drive to Clearview Drive
Sunnyview Lane, MP 0.00 – MP .314, from Peakview Drive to Creeksedge Way
Middlecrest Drive, MP 0.00 – MP .083, from Peakview Drive to Sunnyview Lane

RECOMMENDATION:

Staff recommends that the Board continue the closed record meeting as scheduled to consider the Hearing Examiner's recommendation for the Currier Creek Estates Division 3 & 4 Preliminary Plat and direct staff to prepare enabling documents based upon the decision of the Board.

HANDLING:

None

LEAD STAFF:

Dan Valoff