

# Kittitas County Community Development Services

## Agenda Staff Report

**AGENDA DATE:**

12/21/2010

**ACTION REQUESTED:**

Conduct closed record meeton for the Forest Ridge Performance Based Cluster Plat (LP-08-14).

**BACKGROUND:**

Iron Snowshoe LLC, property owner, has applied for a 171-lot performance based cluster plat on approximately 479 acres of land that is zoned Rural-5. The project is proposed to be served by a Group A water system and individual or community on-site septic systems.

The subject property is located northeast of the city of Cle Elum off of the extension of Columbia Street in Section 24, T.20N, R.15E, WM.; Kittitas County parcel map numbers 20-15-24000-0001, -0003, -0004, -0007, -0015, -0016, -0017, -0018, -0019, -0020, -0021, and -0022.

The Hearing Examiner conducted an open record hearing on October 28, 2010 to consider this matter where testimony was heard. On November 10, 2010 the Hearing Examiner issued a recommendation of approval, subject to condtions for the Forest Ridge Performance Based Cluster Plat (LP-08-14)

**INTERACTION:**

Department of Ecology, Washington Department of Transportation, Washington Fish & Wildlife, Kittitas County Department of Public Works, and Environmental Health.

**RECOMMENDATION:**

Staff recommends that the Board conduct the closed record meeting as scheduled to consider the Hearing Examiner's recommendation on the Forest Ridge Performance Based Cluster Plat (LP-08-14) and direct staff to prepare enabling documents based upon the decision of the Board.

**HANDLING:**

None.

**LEAD STAFF:**

Dan Valoff