

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

PLAT AMENDMENT PERMIT

WAGON WHEEL PLAT AMENDMENT (LP-14-00001)

RESOLUTION

NO. 2015-_____

WHEREAS, according to Kittitas County Code Title 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, a Notice of Application was issued on June 8, 2015, an open record hearing was held by the Kittitas County Hearing Examiner on July 23, 2015 for the purpose of considering the Wagon Wheel Plat Amendment (LP-14-00001) and described as follows:

Robert Bailey, authorized agent for John Hamel, Chad Hamel, Linda Ammons, Dwight Watson & Joseph Stehle, landowners, submitted an application packet requesting a plat amendment application to dedicate a new location for the alignment of Boondoggle Road and dedicate a new location for a portion of East Boondoggle Road with no new lots to be created, per KCC Title 16 Subdivisions.

The proposal is located in a portion of Section 26, T21N, R15E, WM, in Kittitas County, Assessor's parcel numbers 577435 (Lot 10), 587435 (Lot 11), 657435 (Lot 12), 667435 (Lot 14), 677435 (Lot 15), 687435 (Lot 16), 697435 (lot 17), 857335 (Lot 18), 837335 (Lot 26) & 847335 (Lot 6).

WHEREAS, public testimony was heard, in favor of and against the proposal; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such use; and,

WHEREAS, the Hearing Examiner recommended denial of said proposed plat amendment permit; and,

WHEREAS, a closed record public hearing was held by the Board of County Commissioners on September 1, to consider the Hearing Examiner's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed zoning conditional use permit:

1. Robert Bailey, authorized agent for John Hamel, Chad Hamel, Linda Ammons, Dwight Watson & Joseph Stehle, landowners, submitted an application packet requesting a plat amendment application to dedicate a new location for the alignment of Boondoggle Road and dedicate a new location for a portion of East Boondoggle Road with no new lots to be created, per KCC Title 16 Subdivisions.
2. The proposal is located in a portion of Section 26, T21N, R15E, WM, in Kittitas County, Assessor's parcel numbers 577435 (Lot 10), 587435 (Lot 11), 657435 (Lot 12), 667435 (Lot 14), 677435 (Lot 15), 687435 (Lot 16), 697435 (lot 17), 857335 (Lot 18), 837335 (Lot 26) & 847335 (Lot 6).
3. A plat amendment application was submitted to Community Development Services on September 8, 2014 and was deemed complete on April 30, 2015. The affidavit of site posting in accordance with KCC 15A.03.110 was received by CDS on May 6, 2015. The Notice of Application was issued on May 14, 2015. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on May 29, 2015. SEPA was not required for this application per RCW 58.17.040(6).
4. Kittitas County KCC Title 16 Subdivisions states that no lot within the county can become more nonconforming. This includes lots that are already nonconforming parcels. From this staff recommended that the Wagon Wheel Plat Amendment be denied based upon the fact that three (3) of the subject parcels are becoming more nonconforming.
5. The Hearing Examiner hearing was held on July 23, 2015 at 6:00 p.m. One member of the public testified. On July 24, 2015 the Kittitas County Hearing Examiner **recommended denial** of the Wagon Wheel Plat Amendment (LP-14-00001).
6. The Board of County Commissioners conducted a closed record public hearing on September 1, 2015 for the purpose of considering the Wagon Wheel Plat Amendment (LP-14-00001). A motion was made and seconded that the plat amendment to be **denied** per the Hearing Examiner's recommendation. The motion carried with a vote of 2 to 0. Commissioner Gary Berndt recused himself prior to the closed record hearing.

NOW THEREFORE, BE IT HEREBY RESOLVED that the Kittitas County Board of Commissioners hereby grants denial of the **Wagon Wheel Plat Amendment (LP-14-00001)** and adopts the Kittitas County Land Use Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Denial (Exhibit A) and the same hereby is denied per the proposed development configuration (See Exhibit B).

DATED this 6th day of October, 2015 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Gary Berndt, Chairman

Obie O'Brien, Vice Chairman

Paul Jewell, Commissioner

ATTEST:
CLERK OF THE BOARD

Julie A Kjorsvik

DENIED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit “A”

SEE PDF version for insert of Hearing Examiner Recommendation

Exhibit “B”

See PDF version for insert of Site Plan