

# Kittitas County Community Development Services

## Agenda Staff Report

**AGENDA DATE:**

3/15/2011

**ACTION REQUESTED:**

Request to set a closed record meeting for the Ranch Road Performance Based Cluster Plat (P-07-38) for April 5, 2011.

**BACKGROUND:**

Terra Design Group, authorized agent for Cle Elum Pines West LLC and James K. Schuler, landowner, have applied for a 20-lot, six of which will be zero lot line duplex Performance Based Cluster Plat on approximately 30.46 acres of land that is zoned Agriculture-3.. The applicant is proposing 15.04 acres of open space, a Group A water system community septic system, active recreation in the form of a tennis/sport court or an outdoor riding arena and/or trails and passive recreation in the form of picnic area.

The project is located south of SR-970 and west of SR-97 and Burke Road, east of Fir Tree Drive at Ranch Road, Cle Elum, WA 98922 located within a portion of the NE 1/4 of Section 28, T20N., R17E., M., in Kittitas County. Map numbers 20-17-28052-0001, -0002, -0003, -0004, 20-17-28053-0003 & 0004.

The Hearing Examiner conducted an open record hearing on February 10, 2011 to consider this matter where testimony was heard. On February 23, 2011 the Hearing Examiner issued a recommendation of approval subject to conditions for the Ranch Road Performance Based Cluster Plat (P-07-38).

**INTERACTION:**

Washington State Department of Ecology, Department of Transportation, Department of Archaeology & Historic Preservation, Kittitas County Department of Public Works and Kittitas County Public Health Department.

**RECOMMENDATION:**

Staff recommendst that the Board set a closed record meeting for April 5, 2011 to consider the Hearing Examiner's recommendation on the Ranch Road Performance Based Cluster Plat (P-07-38).

**HANDLING:**

None.

**LEAD STAFF:**

Dan Valoff