

Kittitas County Community Development Services

Agenda Staff Report

AGENDA DATE:

4/5/2011

ACTION REQUESTED:

Conduct closed record meeting for the Ranch Road Performance Based Cluster Plat (P-07-38).

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 pursuant to Kittitas County Code 16.09 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 recommends that the Board conduct the closed record meeting as scheduled to consider the Hearing Examiner's recommendation for the Ranch Road Performance Based Cluster Plat and direct staff to prepare enabling documents based upon the decision of the Board.

HANDLING:

None.

LEAD STAFF:

Dan Valoff