

Kittitas County Community Development Services

Agenda Staff Report

AGENDA DATE:

4/19/2011

ACTION REQUESTED:

Resolution approving 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 proposed lots range from 1.97 acres to 4.14 acres.

The property 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 preliminary plat approval for the Ranch Road Performance Based Cluster Plat (P-07-38).

The Board of County Commissioners conducted a closed record meeting on April 5, 2011 for the purpose of considering the preliminary plat known as the Ranch Road Performance Based Cluster Plat (P-07-38). A motion was made and seconded that the preliminary plat be approved, the motion carried with a vote of 3 to 0.

INTERACTION:

Prosecutor's Office has reviewed the resolution.

RECOMMENDATION:

Staff recommends that the Board sign the resolution.

HANDLING:

Return signed resolution to CDS staff planner for issuance of the Notice of Decision.

LEAD STAFF:

Dan Valoff