

# Kittitas County Community Development Services

## Agenda Staff Report

**AGENDA DATE:**

12/6/2011

**ACTION REQUESTED:**

Request to set a closed record hearing for the Tamarack Valley Rezone (RZ-10-04) and Preliminary Plat (LP-10-03) for December 20, 2011.

**BACKGROUND:**

Brookside Consulting, agent for the property owner Cooper Pass LLC, have submitted an application for a rezone from Forest and Range to Rural-3 along with a Preliminary Plat to subdivide approximately 18.5 acres into 6-lots. The project is proposed to be served by a Group B Public Water System and individual on-site septic systems.

The property is located north of Misty Mountain Way and south of Storie Lane, Cle Elum, WA in a portion of Section 28, T20N, R14E, WM, in Kittitas County. Assessor's map number: 20-14-28000-0007.

On August 16, 2011 the Board of County Commissioners conducted a closed record meeting to consider the Hearing Examiner's recommendation on the Vista West Performance Based Cluster Plat (CL-09-01), the Tamarack Valley Rezone (RZ-10-04) and Preliminary Plat (LP-10-03) and the Aspen Grove Preliminary Plat (LP-10-04). The Board came to a consensus to discuss the three applications together since there seemed to be the same issues surrounding them all.

It was moved and seconded to remand the three applications back to the Hearing Examiner to conduct an open record hearing to consider 1) cumulative impacts from the three applications before making his decision, 2) the total combined number of lots, 3) the Long Range Transportation Plan, 4) secondary access, and 5) the requirements of the International Fire Code.

The Hearing Examiner conducted an open record hearing on October 27, 2011 to consider the remand issues where testimony was heard. On November 10, 2011 the Hearing Examiner issued a recommendation of approval subject to conditions for the Tamarack Valley Rezone (RZ-10-04) and Preliminary Plat (LP-10-03).

**INTERACTION:**

Board of County Commissioner's and Community Development Services.

**RECOMMENDATION:**

Staff recommends that the Board set a closed record hearing for December 20, 2011 to consider the Hearing Examiner's recommendation on the Tamarack Valley Rezone (RZ-10-04) and Preliminary Plat (LP-10-03).

**HANDLING:**

None.

**LEAD STAFF:**

Dan Valoff