

Kittitas County Community Development Services

Agenda Staff Report

AGENDA DATE:

2/7/2012

ACTION REQUESTED:

Resolution approving the Vista West Performance Based Cluster Plat (CL-09-01).

BACKGROUND:

Fortune Creek LLC, property owner, have applied for a 10-lot performance based cluster plat on approximately 21.09 acres of land that is zoned Rural-3. The lots range in size from approximately 0.92 acres to 1.15 acres in size. The project is proposed to be served by a Group B water system and individual on-site septic systems.

The property is located southwest of the City of Cle Elum, accessed off of Storie Lane via Nelson Siding Road, Cle Elum, WA. The property is located in a portion of the North ½ of Section 33, T20N R14E WM. in Kittitas County. Map number: 20-14-33000-0007.

The Hearing Examiner conducted an open record hearing on May 26, 2011 to consider this matter where testimony was heard. On June 8, 2011 the Hearing Examiner issued a recommendation subject to conditions for the Vista West Performance Based Cluster Plat (CL-09-01).

On August 16, 2011 the Board of County Commissioner's 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 the 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 Vista West Performance Based Cluster Plat (CL-09-01).

The Board of County Commissioner's conducted a closed record meeting on December 22, 2011 for the purpose of consideration of the Hearing Examiner's recommendation on the Vista West Performance Based Cluster Plat (CL-09-01). 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