

# Kittitas County Commissioners

## Agenda Staff Report

**Agenda Date:** June 18, 2013

**Action requested:**

Request to sign the Resolution approving the Meadow Springs Preliminary Cluster Plat (LP-07-00015).

**Background:**

The original request from Ivana Halvorsen, Barghausen Consulting Engineers of Kent WA, authorized agent for Meadow Springs LLC, landowners, applied for a 62-lot Performance Based Cluster Plat on approximately 158 acres of land that is zoned Rural-5. The project is proposed to be served by a public water system with individual septic systems or a community drain field. Allison Kimball, Brookside Consulting of Cle Elum WA, authorized agent for Meadow Springs, LLC landowners, revised the application in April and June 2010. The revised proposal is for a total of 26 lots on 67.41 acres to be served by a Group A public water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-5.

The subject property is located southwest of the town of South Cle Elum, south of Westside Road and north of South Cle Elum Ridge in portions of Sections 1 and 12, T. 19 N., R 14 E., W.M, Kittitas County, Washington.

A complete long plat application was submitted to Community Development Services on April 10, 2007. The Notice of Application for the preliminary plat application was issued on October 31, 2007. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on November 15, 2007.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on October 30, 2009. The appeal period ended on November 13, 2009 at 5:00 p.m. No appeals were filed. Based upon the revised information received by Community Development Services and the revisions to the project, a new Mitigated Determination of Non-Significance (MDNS) was issued on November 30, 2012. The appeal period ended on December 13, 2012. No appeals were filed. A Notice of cancelled public hearing was issued on December 6, 2012. A Mitigated Determination of Non-Significance – Addendum was issued on December 21, 2012. The appeal period ended on January 7, 2013 at 5:00 p.m. No appeals were filed.

The Hearing Examiner hearing was held on January 10, 2013 at 6:00 p.m. Public comment was taken. On January 23, 2013 the Kittitas County Hearing Examiner recommended approval of the Meadow Springs Preliminary Cluster Plat (LP-07-00015).

The Kittitas County Board of County Commissioners held a closed record meeting on April 2, 2013 at 10:00 a.m. The commissioners requested more information from staff and continued the closed record hearing to May 7, 2013 at 10:00 a.m. to continue their deliberations. At the May 7<sup>th</sup> continued closed record hearing a motion was made and seconded to give preliminary approval to the project with direction to staff to make some corrections to the Hearing Examiner's recommended conditions, to include additional conditions and findings along with improving the language of the open space condition, the motion carried with a vote of 3-0.

**Interaction:**

Community Development Services submitted the resolution for Prosecutor's review.

**Recommendation:**

Staff recommends that the Kittitas County Board of County Commissioners sign the resolution for the Meadow Springs Preliminary Cluster Plat (LP-07-00015).

**Handling:**

Return the signed resolution to the CDS Staff Planner for issuance of the Notice of Decision.

**Lead Staff:** Lindsey Ozbolt

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