



## KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### AGENDA STAFF REPORT

**AGENDA DATE:** April 8, 2019

**ACTION REQUESTED:** BOCC Signature of final mylar granting final approval for the Ranch Road Performance Based Cluster Plat (LPF-19-00002 and LP-07-00038)

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**BACKGROUND:** The Ranch Road Performance Based Cluster Plat Preliminary Plat was approved on April 19, 2011 through Ordinance No. 2001-17 and then amended on May 16, 2006 through Resolution No. 2011-43 (LP-07-00038). The preliminary approved cluster plat allowed for 20 units, including duplexes.

The applicant submitted a final plat application on March 13, 2019, requesting final mylar approval for the Ranch Road Performance Based Cluster Plat. This cluster plat encompasses parcel numbers 17015, 17014, 075535, 17012, 17018, and 17021 to create 14 residential lots and Tract A totaling approximately 30.40 acres. Staff has reviewed the final mylar with supporting documentation and finds that it is consistent with the preliminary approval documents. The final plat has reduced the overall density to 14 units, all single-family residences. This change is considered minor as it reduces the density and doesn't change the boundaries of the preliminary plat and is allowed to occur. All other items required of this cluster plat have been met and are included in a table on sheet 4 of the mylars. Additionally, final plat review has been processed in conformance with Kittitas County Code Title 16, including Title 16.09 Performance Based Cluster Platting that this proposal is vested to (these cluster platting regulations are no longer in KCC and have been replaced) and within the 30 day timeframe outlined in RCW 58.17.140. The mylar has been reviewed by all reviewing departments, and all signatures have been obtained.

**INTERACTION:** Board of Commissioners, Community Development Services, Public Works, Public Health, and Assessor's Office

**RECOMMENDATION:** Signature of the Chair on the mylar for final plat approval of the Ranch Road Performance Based Cluster Plat (LPF-19-00002 and LP-07-00038).

**HANDLING:** Return signed mylar to staff for transmittal to authorized agent for Treasurer signature and recording.

**ATTACHMENTS:** Final mylar for Ranch Road Performance Based Cluster Plat (LPF-19-00002 and LP-07-00038).

**LEAD STAFF:** Lindsey Ozbolt, Community Development Services Planning Official

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