

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
Palomino Fields (P-07-31)**

RESOLUTION

NO. 2008- 160

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Hearing Examiner on October 9, 2008 for the purpose of considering a preliminary plat known as the Palomino Fields Preliminary Plat and described as follows:

The division of 120.08 acres into 120 lots, map numbers 18-18-27020-0001, 0002, 0003, 0015, 0016 and 0017 located in portions of Section 27, T18N, R18E, WM in Kittitas County. Proponent: Terra Design Group, authorized agent for Cle Elum Pines West, LLC and Cle Elum Pines East, LLC, and Michael Cordner, landowners.

WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Hearing Examiner recommended approval of said proposed subdivision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on November 18, 2008 to consider the Hearing Examiner's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Terra Design Group, authorized agent for Cle Elum Pines West, LLC & Cle Elum Pines East, LLC and Michael Cordner, landowners, has submitted a Preliminary Plat application to subdivide approximately 120.8 acres into 120-lots. The proposed lot sizes range from 0.75 acres to 1.23 acres.
2. The property is located north of Dry Creek Road and west of Reecer Creek Road which comprises portions of the W ½ of Section 27, T18N, R18E, WM in Kittitas County. Map numbers 18-18-27020-0001, 0002, 0003, 0015, 0016, 0017. Currier Creek flows

through the property.

3. The subject property is currently zoned Urban Residential. The project was submitted under and is vested to the Suburban Zone KCC 17.20. The project is proposed to be served by a Group A water system and community drain fields transitioning to a Class A Reclaimed Water System as adequate flow is established.
4. The Notice of Application for the preliminary plat application was issued on June 29, 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 July 19 2007.
5. A re-notice of application was issued on January 28, 2008 with the comment period ending on February 14, 2008. The purpose of the re-notice was to reflect changes that Kittitas County Public Works had requested for road alignment. 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.
6. A second re-notice of application was issued on July 10, 2008 with the comment period ending on July 29, 2008. The purpose of the second re-notice was to reflect changes that Kittitas County Public Works had requested for road alignment and an approved Road Variance with required conditions to be shown on the preliminary plat map. 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.
7. Kittitas County issued a Mitigated Determination of Nonsignificance (MDNS) on September 8, 2008 in accordance with WAC 197-11-355 (Optional DNS process). There were no appeals of the SEPA MDNS filed.
8. The Hearing Examiner conducted an open record hearing on October 9, 2008 to consider this matter where testimony was heard. On October 21, 2008 the Hearing Examiner issued a recommendation of preliminary plat approval for the Palomino Fields Preliminary Plat (P-07-31).
9. The Board of County Commissioners conducted a closed record meeting on November 18, 2008 for the purpose of considering the preliminary plat known as the Palomino Fields Preliminary Plat (P-07-31). A motion was made and seconded that the preliminary plat be approved. The motion carried with a vote of 3-0.
10. The Board of County Commissioners finds that additional conditions are not necessary to protect the public's interest.

NOW, THEREFORE BE IT RESOLVED, that the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Palomino Fields Plat (P-07-31) and adopts the

Kittitas County Land Use Hearing Examiner's Recommended Finds of Fact, Conclusions of Law, Decision and Conditions of Approval (See Exhibit A):

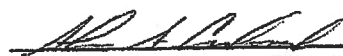
BE IT FURTHER RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Palomino Fields Plat (P-07-31) and the same hereby is, approved with the proposed development configuration (See Exhibit B).

DATED this 18th day of November, 2008 at Ellensburg, Washington.


BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON



Mark McClain, Chairman



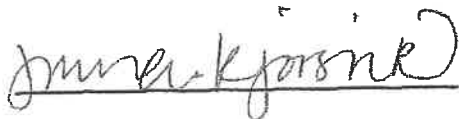
Alan A. Crankovich, Vice Chairman



Linda K. Huber, Commissioner



ATTEST:
CLERK OF THE BOARD



APPROVED AS TO FORM:

Julie A Kjorsvik

Greg Zempel WSBA #19125

