

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Scott Turnbull, Planner II 
Kittitas County Community Development Services

DATE: May 5, 2008

SUBJECT: Ponderosa Pines Plat (P-07-42)

I. BACKGROUND INFORMATION

Proposal: Dave Blanchard, authorized agent for Cooper Pass LLC, for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5 (P-07-42).

Location: North of Columbia Avenue and east of Montgomery Ave, Cle Elum, WA 98022 within a portion of the south 1/2 of Section 24 and the north 1/2 of Section 25, along with the NE 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004

Environmental Health: The applicant is proposing to use a shared or community wells, and on-site sewage systems.

Transportation: Access to the property is from Columbia Avenue via Creekside Road which is a private road.

II. POLICY & REGULATORY REQUIREMENTS

COMPREHENSIVE PLAN: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Such areas are generally characterized by lands that can support residential development, but also farming, mining and forestry. Consequently, particular precaution must be taken to minimize conflict between new residential developments and natural resource activities. The economy of our rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands.

Zoning Code: The subject zoning is Rural-5. The purpose and intent of the Rural-5 zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in siting R-5 zones will be to minimize adverse effects on adjacent natural resource lands..

The Minimum Lot Size in the Rural-5 zone is five acres for lots served by individual wells and septic tanks.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Critical Areas: An administrative site analysis was completed by the Community Development Services in compliance with Title 17A. There are some areas of steep slope on the subject parcel, at the time of development the applicant will need to comply with the Critical Areas Ordinance regarding slope.

III. ADMINISTRATIVE REVIEW

Notice of Application: A complete application was submitted to the Community Development Services on June 29, 2007. A Notice of Application was issued on October 8, 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.

Written Testimony: Comments were received from the Washington State Department of Ecology, and Kittitas County Public Works. No other comments were received during the public comment period.

Road Variance: Kittitas County Department of Public Works received a variance application on October 19, 2007. A copy of Resolution No. 2008-33 granting the variance is included in the record.

State Environmental Policy Act: Based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on April 14, 2008. The SEPA MDNS was issued with the following mitigations:

I. Transportation

- A. The City of Cle Elum has jurisdiction over Columbia Avenue and may require participation in improving this arterial to city standards. WSDOT has jurisdiction over the SR 903 and Columbia Avenue intersection and may require participation in improving this intersection to state standards. The Level of Service (LOS) standard for both the state and the city at this location is LOS C. WSDOT may also require participation in improving the SR 903 and Columbia Avenue intersection to meet GMA concurrency requirements since the LOS is projected to reduce to LOS D at this location.
- B. Any future subdivision or development of the properties involved will be subject to review by wsdot for their impacts to the wsdot system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).
- C. Creekside road currently serves more than 40 lots. A second access shall be identified prior to final plat approval, and certified prior to the issuance of a building permit. The second access shall be built to the same standards of the primary access.
- D. The applicant will consult with the local school district and provide for and depict on the final mylars a safe location for a bus stop.

Ii. Water

- A. Activities such as road widening, stump pulling and clearing, grading and fill work and utility placements may require an NPDES Construction Stormwater Permit issued by the Department of Ecology prior to start of construction. This permit requires the preparation of a Stormwater Pollution Prevention Plan.



- B. Storm water and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
- C. In accordance with the comments from the Department of Ecology, Pondersosa Pines will be limited to one ground water exemption to be limited to 5000 gallons per day.
- D. Flow meters must be installed at each individual lot. Records documenting water usage at each individual lot must be maintained.
- E. Withdrawals of groundwater on the subject property will be subject to the rules & regulations adopted and administrated by the Washington State Department of Ecology.

I. III. Air

- A. The applicant must minimize the amount of dust in the air through water sprinkling and comply with all permitting and regulatory requirements set forth by the Washington State Department of Ecology Air Quality Program. This includes the preparation of a site-specific Fugitive Dust Control Plan (FDCP) prior to operation that must be followed during the duration of activity at the site.

IV Public Services

- A. Any future development must comply with International Fire Code (IFC) and Appendices.

SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds Dave Blanchard, authorized agent for Cooper Pass LLC, for a 12-lot Plat on approximately 60.11 acres of land that is zoned Rural-5. The subject property is located north of Columbia Avenue and east of Montgomery Ave, Cle Elum, WA, within a portion of the south 1/2 of Section 24 and the north 1/2 of Section 25, along with the NE 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.
2. The Planning Commission finds that said development application included a preliminary plat depicting the division of one 60.11 acre parcel into twelve parcels approximately five acres each.
3. The Planning Commission finds that the Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on June 29, 2007. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated SEPA Determination of Non-Significance



(MDNS) was issued by Kittitas County Community Development Services on April 14, 2008. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.

5. The Planning Commission finds that an administrative site analysis was completed by the staff planner in compliance with Title 17A. The Planning Commission further finds that areas of steep slope exist on the subject parcel. Prior to development the applicant will need to comply with the Critical Areas Ordinance in regards to developing on a slope. The Planning Commission also finds that there is a perennial stream and a 25 foot buffer shall be maintained.
6. The Planning Commission finds that an open record hearing was held on May 13, 2008 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.
7. The Planning Commission finds that the conditions addressed by the Washington State Department of Ecology **shall/shall not** be conditions of final approval.
8. The Planning Commission finds that additional conditions **are/are not** necessary to protect the public's interest.



PROJECT NAME: Ponderosa Pines

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