



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: July 1, 2008

ACTION REQUESTED: Conduct Closed Record Meeting for the Ponderosa Pines Preliminary Plat (P-07-42)

BACKGROUND: Dave Blanchard, authorized agent for Cooper Pass LLC landowner, submitted an application 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 Avenue, Cle Elum, WA 98922, within a portion of the south 1/2 of Section 24, the north 1/2 of Section 25, the northeast 1/4 of Section 26, T20N, R15E, WM in Kittitas County. Map number 20-15-25058-0004.

The Comprehensive Plan's Land Use Element designates the subject property as Rural and the current zoning is Rural-5.

Community Development Services issued a Notice of Application 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.

Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on April 14, 2008. No SEPA appeals were received.

An open record hearing was held before the Kittitas County Planning Commission on May 13, 2008 to consider this matter and testimony was taken from those persons present who wished to be heard. Due notice of the public meeting was given as required by law, and the necessary inquiry has been made into the public interest to be served by the proposed subdivision. The Kittitas County Planning Commission approved a motion by a vote of 3-1 to forward the Ponderosa Pines Preliminary Plat (P-07-42) to the Kittitas County Board of Commissioners with a recommendation of denial. The Planning Commission felt that the applicant did not have sufficient water availability.

INTERACTION: The Board of Commissioners did on June 16, 2008 set a closed record meeting for the July 1, 2008 agenda.

RECOMMENDATION: Staff recommends that the Board take action on the Planning Commission recommendation to *deny* the Ponderosa Pines Preliminary Plat (P-07-42) and direct staff to prepare enabling documents for signature at the agenda scheduled

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

for August 5, 2008.

ATTACHMENTS:

Staff Report
Planning Commission Minutes
Written Record
Planning Commission Audio Tapes Available Upon Request

LEAD STAFF:

Scott Turnbull, Staff Planner

PROJECT NAME: Ponderosa Pines

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