



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

PLANNING COMMISSION STAFF REPORT

TO: Kittitas County Planning Commission
FROM: Mackenzie Moynihan, Staff Planner
DATE: February 4, 2008 for February 12, 2008 public meeting
SUBJECT: Younger Preliminary Plat (P-07-63)

I. BACKGROUND INFORMATION

Proposal: Younger Preliminary Plat (P-07-63)

The Younger Preliminary Plat is an application for the division of one parcel totaling approximately 5.00 acres into a total of 5 lots of 1-acre each, submitted by Vernon Swesey of Central Cascade Land Co. Inc., authorized agent for Fred Talerico, landowner.

Location: The subject property is located south of Airport Road, north of State Road 970, Cle Elum, WA 98922, and located in a portion of section 31, T20N, R16E, WM, in Kittitas County. Tax parcel number 20-16-31020-0009.

Environmental Health: A "Group B" Well System will be constructed and on-site septic systems are proposed. The applicant requested and was approved for a reduced sanitary control area waiver, allowing the existing well to be converted to a "Group B" system even though it doesn't meet the normally required well buffer because of the existing house and garage. The waiver was approved for the existing house and garage only, and as such, no other structures or potential sources of contamination may be located within the sanitary control area.

The applicant is proposing individual septic and drainfields.

Transportation: The proposed access to the plat will be via a 60' private access and utility easement off of State Road 970, onto a 40' easement to end in a cul-de-sac and serve all proposed lots.

Land Use and Site Characteristics: The proposed development site is located within a rural area zoned Rural Residential, within agricultural and natural resource areas.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Lands that can support residential development, but also farming, mining and forestry generally characterize such areas. Consequently, particular precaution must be taken to minimize conflict between new residential developments and natural resource activities. The economy of our

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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

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 Residential. The purpose and intent of this zone is to provide for and protect low density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditionally rural land uses will be compatible.

Some permitted uses in this zone include single family homes, duplexes and residential accessory buildings, the raising of animals (excluding swine and mink).

Some conditional uses include greenhouses, home occupations, hospitals, museums, riding academies, schools, churches and community clubs.

The property is bordered mostly by rural residential zoning with a portion of the southern property line being bordered by highway commercial zoning.

Lot Size Required: The minimum residential lot size at the time of submission of the application is 1 acre, provided soils allow for septic and well drilling. The Rural Residential zone has a minimum lot size of 5 acres, however this project is vested in the "suburban" zoning designation which allowed for 1-acre lots.

The minimum average lot width shall be one hundred fifty feet.

Maximum Coverage: The ground area covered by all buildings, including accessory buildings, shall not exceed thirty percent of the lot area.

Maximum Structure Height: No structure shall exceed two and one-half stories or thirty-five feet, whichever is less in height.

Yard Requirements: There shall be a minimum front yard of twenty-five feet. The side yard shall be a minimum of fifteen feet except on corner lots of which the side yard shall be a minimum of twenty feet on the side abutting the street. The rear yard shall have a minimum depth of twenty-five feet.

Critical Areas: An administrative site analysis was completed by Community Development Services in compliance with Title 17A. Portions of this property lie within the 100 year floodplain associated with the Yakima River. At the time of issuance of building permits for the subject property, the applicants will likely need to apply for flood permits from the County. There are no additional critical areas on the subject property.

III. ADMINISTRATIVE REVIEW

Affidavit of Posting: The site was accurately posted with the 'Land Use Action' sign as provided by CDS in compliance with KCC 15A.03.110. The signed affidavit of posting was returned to CDS and received on January 9, 2008.

Notice of Application: A complete application was submitted to Community Development Services on December 14, 2007. A Notice of Application was issued on January 10, 2008. This notice was published in the official county paper of record on January 10, 2008 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 Health, Washington State Department of Transportation, Kittitas County Public Works, Washington State Department of Ecology, Kittitas County Public Health.

State Environmental Policy Act: This project is categorically exempt from review under the State Environmental Policy Act pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).

IV. 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. Vernon Swesey of Central Cascade Land Company, authorized agent for Fred Talerico, landowner, submitted a complete application to Community Development Services for a long plat on December 14, 2007.
2. The proposed development is located south of Airport Road, north of State Road 970, Cle Elum, WA 98922, and is located in a portion of Section 31, T20N, R16E, WM, in Kittitas County. Tax parcel number 20-16-31020-0009.
3. The proposed development application included a preliminary plat depicting the division of one parcel totaling approximately 5.00 acres into 5 (five) lots. The lots are all measured as 1 acre in size.
4. The project site was accurately posted with the "Land Use Action" sign as distributed by Community Development Services and as a requirement of Kittitas County Code 15A.03.110. The signed Affidavit of Posting was returned to CDS on January 9, 2008.
5. Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on January 10, 2008. Interested jurisdictional agencies and landowners within 500 feet of the subject property were notified specifically, as required by law. The Legal Notice of Application was published in the Daily Record on January 10, 2008. Said notices solicited comments from jurisdictional agencies and no comments from the general public.
6. This project is categorically exempt from review under the State Environmental Policy Act pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).
7. The applicant shall meet or exceed all rules and regulations set forth from the Department of Public Works as included in the issued memorandum.
8. The applicant shall develop a "Group B" water system from the existing well to serve all 5 proposed lots. Only the existing house and shed shall be located within the 100 foot radius well buffer (a.k.a. Sanitary Control Area), as allowed by the Washington State Department of Health. All other sections of the sanitary control area are to be kept free and clear of potential sources of contamination such as pesticides, fuels, and additional drain fields.
9. The "Group B" system shall be in place and approved prior to final plat approval.
10. A plat note shall be added to the final mylars that states the following:

A single "Group B" water system shall be constructed from the existing well and used to serve all five (5) lots of the Younger Preliminary Plat (P-07-63). Flow meters must be installed at both the well head and on each individual lot. Records documenting water usage both at the well head and on each individual lot must be

maintained and available for public inspection by a Satellite Management Agency (SMA).

11. Due to the proximity of this project to State Road 970, any proposed lighting to serve this property shall be directed down towards the site and away from SR 970. It is also the developer's responsibility to dampen or deflect any traffic noise for this development, not the responsibility of the Washington State Department of Transportation.
12. An open record hearing was held on February 12, 2008 and testimony was taken from those persons present who wished to be heard. Due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.
13. Additional conditions **are/are not** necessary to protect the public's interest.