



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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PLANNING COMMISSION STAFF REPORT (REVISED)

TO: Kittitas County Planning Commission
FROM: Mackenzie Moynihan, Staff Planner
DATE: June 23, 2008 for June 24, 2008 public meeting
SUBJECT: Saddle Rock Estates Preliminary Plat (LP-08-11)

I. BACKGROUND INFORMATION

Proposal: Saddle Rock Estates Preliminary Plat (LP-08-11)

The Saddle Rock Estates Preliminary Plat is an application for the division of one parcel totaling approximately 47.13 acres into a total of 8 (eight) lots of 5.13 to 6.87 acres each, submitted by Chris Cruse of Cruse & Associates, authorized agent for JC DJC LLC, landowner.

Location: The subject property is located north the City of Ellensburg, south of Hungry Junction Road, east of Reecer Creek Road, Ellensburg, WA 98926, and is located in a portion of Section 23, T18N, R18E, WM, in Kittitas County. Map number 18-18-23000-0016.

Environmental Health: The applicant has proposed individual wells and septic systems.

Irrigation: The subject property is located within the boundaries of the Kittitas Reclamation District. All General Guidelines have been met for this project and final approval has been given by the Kittitas Reclamation District.

Transportation: The proposed access to the plat will be via a 60' private access easement off of Hungry Junction Road, known as Saddle Rock Drive, to end in a cul-de-sac and serve all 8 lots.

Land Use and Site Characteristics: The proposed development site is located within a rural area zoned Ag-3, 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 rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Zoning Code: The subject zoning is AG-3. The purpose and intent of this zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. AG-3 zones are predominately agricultural-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

Some permitted uses in this zone include one-family or two-family dwellings, parks and playgrounds, public and parochial schools, single family homes not including mobile homes or trailer houses, duplexes and residential accessory buildings.

Some conditional uses include dairying and stock raising, hospitals, museums, public utility substations, riding academies, churches, convalescent homes, kennels and guest ranches.

Lot Size Required: The minimum residential lot size shall be three acres in the AG-3 zone. The overall density of any residential development shall not exceed one dwelling for each three acres, except as provided for in Kittitas County Code 16.09, Performance Based Cluster Platting. The minimum average lot width shall be 250 feet.

Yard Requirements: There shall be a minimum front and rear yard setback of 25 feet. The side yard setbacks shall be 5 feet, except on corner lots where the side yard shall be a minimum of 15 feet on the side abutting the street.

Critical Areas: An administrative site analysis was completed by Community Development Services in compliance with Title 17A. There are no identified critical areas on the subject property.

Airport Overlay Zone: The subject property is located within the Airport Overlay Zone. It is entirely located within the Inner Turning Zone. Schools, play fields, hospitals, nursing homes, and churches are prohibited. There are no restrictions for single family residences in this portion of the Overlay Zone. A plat note shall be added to the face of the final plat that states the following: *This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your 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 April 4, 2008.

Notice of Application: A complete application was submitted to Community Development Services on March 25, 2008. A Notice of Application was issued on April 28, 2008. This notice was published in the official county paper of record on April 28, 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 Ecology, Kittitas County Department of Public Works, Kittitas County Environmental Health, Kittitas Valley Fire & Rescue and Kittitas Reclamation District.

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. Chris Cruse of Cruse & Associates, authorized agent for JC DJC LLC, landowner, submitted a complete application to Community Development Services for a long plat on March 25, 2008.
2. The proposed development is located north of the City of Ellensburg, south of Hungry Junction Road, east of Reecer Creek Road, Ellensburg, WA 98926, and is located in a portion of Section 23, T18N, R18E, WM, in Kittitas County. Map number 18-18-23000-0016.
3. The proposed development application included a preliminary plat depicting the division of one parcel totaling approximately 47.13 acres into 8 (eight) lots. The lots are between 5.13 and 6.87 acres 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 April 4, 2008.
5. Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on April 28, 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 April 28, 2008. Said notices solicited comments from jurisdictional agencies and interested citizens.
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 Saddle Rock Estates Preliminary Plat (LP-08-11) shall be considered as one project and therefore shall be limited to one groundwater withdrawal of 5,000 gallons per day for all eight (8) lots combined, per requirement of the Department of Ecology.
9. Flow meters shall be installed on each individual lot. Records documenting water usage on each individual lot shall be maintained and available for public inspection.
10. A plat note shall be added to the final mylars as follows:

The Saddle Rock Estates Preliminary Plat (LP-08-11) shall be considered as one project and therefore shall be limited to a single groundwater withdrawal of 5,000 gallons per day to be shared between all eight (8) lots combined. Flow meters shall be installed on each individual well and records documenting water usage shall be maintained and available for public inspection. This limitation on water use shall not effect nor preclude outdoor irrigation with water rights that the property may have with Kittitas Reclamation District.
11. Addresses shall be clearly visible from both directions at the county road for all properties.

12. The fire department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2006 – Appendix D.

13. A plat note shall be added to the face of the final mylars that states the following:

This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.

14. The Saddle Rock Estates Preliminary Plat (LP-08-11) cannot be finalized until the completion of the associated Boundary Line Adjustment (BLA-07-156).

15. An open record hearing was held on June 24, 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.

16. Additional conditions **are/are not** necessary to protect the public's interest.