



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### AGENDA STAFF REPORT

**AGENDA DATE:** January 21, 2009

**ACTION REQUESTED:** Conduct Closed Record Meeting to consider the Hearing Examiner's recommendation of approval for the Gerard Preliminary Plat (LP-08-00012)

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**BACKGROUND:** On April 8, 2008, Cruse & Associates, authorized agent for Donald Gerard, landowner, submitted a plat application to subdivide approximately 40.65 acres in to 8 lots on land that is zoned AG-5. The application was deemed complete on June 6, 2008, upon receipt of the required SEPA Checklist. The proposed lot sizes range from 5.08 acres to 5.09 acres. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural. The subject property is located north of the City of Ellensburg, north of Hungry Junction Road, west of Tipton Road, Ellensburg, WA 98926 and is located in a portion of Section 14, T18N, R18E, WM, in Kittitas County. Assessor's Map numbers 18-18-14057-0001, 0002, 0003 and 0004.

In accordance with Kittitas County Code 15A.030.110, the property was accurately posted with a "Land Use Action" sign and the signed Affidavit of Posting was returned to staff on June 6, 2008. The Notice of Application was issued on June 9, 2008. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The comment period ended on June 24, 2008. Community Development Services issued a Mitigated Determination of Non-Significance (MDNS) on October 9, 2008. No appeals were filed.

The Hearing Examiner conducted an open record hearing on November 13, 2008 to consider this matter where testimony was heard. On November 19, 2008 the Hearing Examiner issued recommended findings of fact, conclusions of law, decision and conditional of approval for the Gerard Preliminary Plat (LP-08-00012). On January 6, 2009, the Kittitas County Board of Commissioners set a closed record meeting for January 21, 2009 to consider the Hearing Examiner's recommendation.

**INTERACTION:** Kittitas County Public Works, Kittitas County Environmental Health, Washington State Department of Ecology, Kittitas Reclamation District, Washington State Department of Archaeology & Historic Preservation and Yakama Nation.

**RECOMMENDATION:** Staff recommends the Board conduct a closed record meeting as scheduled, to consider the Hearing Examiner's recommendation of approval for the Gerard Preliminary Plat (LP-08-00012) and direct staff to prepare enabling documents to reflect the decision of the Board.

**HANDLING:** None.

**ATTACHMENTS:** File index, Hearing Examiner's recommendation & exhibits and a complete record of file.

**LEAD STAFF:** Allison Kimball, CDS Staff Planner

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