



KITTTITAS 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 B & J Preliminary Plat (LP-08-00021)

BACKGROUND: On May 8, 2008, Cruse & Associates, authorized agent for Craig and Reesa Duncan, landowners, submitted a plat application to subdivide approximately 21.57 acres in to 7 lots on land that is currently zoned AG-3. The application was deemed complete on June 3, 2008 upon receipt of the required SEPA Checklist. The proposed lot sizes range from 3.00 acres to 3.21 acres. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural. The subject property is located southwest of the City of Ellensburg, north of Manastash Road, east of Cove Road, Ellensburg, WA 98926 and is located in a portion of Section 7, T17N, R18E, WM in Kittitas County. Assessor's Map number 17-18-07030-0018.

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 3, 2008. The Notice of Application was issued on June 6, 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 23, 2008. Community Development Services issued a Mitigated Determination of Non-Significance (MDNS) on October 14, 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 24, 2008 the Hearing Examiner issued recommended findings of fact, conclusions of law, decision and conditions of approval for the B & J Preliminary Plat (LP-08-00021). 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 and Kittitas Valley Fire & Rescue.

RECOMMENDATION: Staff recommends the Board conduct a closed record meeting as scheduled, to consider the Hearing Examiner's recommendation of approval for the B & J Preliminary Plat (LP-08-00021) 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