

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF KITTITAS  
STATE OF WASHINGTON

PRELIMINARY PLAT APPROVAL  
AIRPORT HEIGHTS PRELIMINARY PLAT (LP-09-00008)

RESOLUTION

NO. 2010- 131

RECEIVED  
JUL 23 2020

Kittitas County CDS

**WHEREAS**, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Hearing Examiner on October 14, 2010 for the purpose of considering a preliminary plat known as the Airport Heights Preliminary Plat and described as follows:

*The division of 34.29 acres into 10 lots, located east of the City of Cle Elum, north of Airport Road, off Danko Road, Cle Elum, WA 98922 and is located in a portion of Section 30, T20N, R16E, WM, in Kittitas County. Map numbers 20-16-30030-0004, 0008, 0009 and 20-16-30056-0016. Proponent: Terra Design Group, authorized agent for Schuler Deneen Family Ranch LLC, James K. Schuler, % Pat Deneen, PDQ Construction, landowners.*

**WHEREAS**, public testimony was heard from those persons present; and,

**WHEREAS**, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

**WHEREAS**, the Hearing Examiner recommended approval of said proposed subdivision; and,

**WHEREAS**, a closed record public meeting was held by the Board of County Commissioners on November 16, 2010 and voted to continued the closed record meeting to December 7, 2010 to consider the Hearing Examiner's recommendation on this matter; and,

**WHEREAS**, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Terra Design Group, authorized agent for Schuler Deneen Family Ranch LLC, James K. Schuler, % Pat Deneen, PDQ Construction, landowners, have submitted an application for a Preliminary Plat to subdivide approximately 34.29 acres into 10-lots. The proposed lots will be 3 acres in size. There will be an area south of these lots that will be considered as Tract A that will be 3.69 acres in size for the possible future expansion of the Cle Elum Municipal Airport. The subject property is currently zoned Ag-3. The project is proposed to be served by a Group A Public Water System and individual or possibly a community septic areas if soils permit.

2. The property is east of the City of Cle Elum, north of Airport Road, off Danko Road, Cle Elum, WA 98922 and is located in a portion of Section 30, T20N, R16E, WM, in Kittitas County. Map numbers 20-16-30030-0004, 0008, 0009 and 20-16-30056-0016.
3. A complete long plat application was submitted to Community Development Services on November 17, 2009. Notice of Application was issued on February 4, 2010. Said notice was published in the official county newspaper of record and was also mailed to jurisdictional government agencies, adjacent property owners as required and other interested parties. The last day to submit written comments was February 19, 2010.
4. Community Development Services issued a Mitigated Determination of Non-Significance (MDNS) on September 23, 2010. No appeals were filed.
5. The Hearing Examiner conducted an open record hearing on October 14, 2010 to consider this matter where testimony was heard. On October 21, 2010 the Hearing Examiner issued a recommendation of preliminary plat approval for the Airport Heights Preliminary Plat (LP-09-00008).
6. The Board of County Commissioners conducted a closed record meeting on November 16, 2010 and voted to continue the closed record meeting to December 7, 2010 for the purpose of considering the preliminary plat known as the Airport Heights Preliminary Plat (LP-09-00008). A motion was made and seconded that the preliminary plat be approved, the motion carried with a vote of 2 to 1 with Commissioner Crankovich voting against the proposal.
7. The Board of County Commissioners finds that additional conditions **are not** necessary to protect the public's interest.

**NOW, THEREFORE BE IT RESOLVED:** That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Airport Heights Preliminary Plat (LP-09-00008) and adopts the Kittitas County Land Use Hearing Examiner's Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval (See Exhibit A) and the same hereby is, approved with the proposed development configuration (See Exhibit B).

DATED this 21<sup>st</sup> day of December, 2010 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

  
\_\_\_\_\_  
Mark McClain, Chairman

  
\_\_\_\_\_  
Paul Jewell, Vice Chairman

**OPPOSED**  
\_\_\_\_\_  
Alan A. Crankovich, Commissioner



ATTEST:  
CLERK OF THE BOARD

*Julie A Kjorsvik*  
\_\_\_\_\_  
Julie A Kjorsvik

APPROVED AS TO FORM:

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Greg Zempel WSBA #19125