

# Kittitas County Commissioners

## Agenda Staff Report

**Agenda Date:** March 19, 2013

**Action requested:**

Conduct a closed record meeting to consider the Hearing Examiner's recommendation for Sasse Ridge Plat (LP-11-00002).

**Background:**

Wayne Nelson, agent for the property owner, Sasse Ridge LLC, submitted a preliminary plat application to subdivide approximately 30.61 acres into 10 three acre single-family residential lots. The lots range in size from 3.01 to 3.12 acres in size and are proposed to be served by a community water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-3.

The subject property is located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T. 21 N., R. 14 E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016.

A complete long plat application was submitted to Community Development Services on August 17, 2011. The Notice of Application for the preliminary plat application was issued on November 17, 2011. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The last day to submit written comments was on December 2, 2011.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on December 21, 2012. The appeal period ended on January 9, 2013 at 5:00 p.m. No appeals were filed.

The Hearing Examiner hearing was held on January 10, 2013 at 6:00 p.m. Public comment was taken. On January 22, 2013 the Kittitas County Hearing Examiner recommended approval of the Sasse Ridge preliminary plat LP-11-00002.

**Interaction:**

Kittitas County Hearing Examiner and Community Development Services.

**Recommendation:**

Staff recommends that the Kittitas County Board of County Commissioners conduct the closed record meeting, as scheduled, to consider the Hearing Examiner's recommendation for the Sasse Ridge Plat (LP-11-00002) and direct staff to prepare enabling documents based upon the decision of the Board.

**Handling:** none

**Lead Staff:** Lindsey Ozbolt