

# Kittitas County Commissioners

## Agenda Staff Report

**Agenda Date:** April 16, 2013

**Action requested:**

Sign Resolution approving the Sasse Ridge Preliminary 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.

The Board of County Commissioners conducted a closed record meeting on March 19, 2013 for the purpose of considering the Sasse Ridge Preliminary Plat (LP-11-00002). A motion was made and seconded that the preliminary plat be approved subject to changes to the Hearing Examiner's recommended conditions #11, 14, & 40.5.1, the motion carried with a vote of 3-0. While preparing the enabling documents, staff also changed recommended condition #15 to match the intent of the change for condition #14. This makes the two conditions consistent with the Board's intent that improvements must be completed prior to final plat approval. Additionally, it allows for consistency with the Kittitas County Traffic Concurrency provisions in the Comprehensive Plan and Development Regulations. The

signing of the resolution was continued on April 2, 2013 to April 16, 2013 because prosecutor review had not been completed.

**Interaction:**

Prosecutor's office has reviewed this resolution.

**Recommendation:**

Staff recommends that the Kittitas County Board of County Commissioners sign the resolution for Sasse Ridge Preliminary Plat (LP-11-00002).

**Handling:**

Return signed resolution to CDS Staff Planner for issuance of the Notice of Decision.

**Lead Staff:** Lindsey Ozbolt