

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

RESOLUTION NO. 2006-184

KOREN SHORT PLAT APPEAL

WHEREAS, the Koren Short Plat (SP-2006-70) was submitted to the Kittitas County Planning Department on July 12, 2006 (Attachment A); and

WHEREAS, the Koren Short Plat (SP-2006-70) is hereby described as a 4 lot short plat on 41.90 acres zoned R-5 located west of the City of Cle Elum and south of Westside Road off of Forest Service Road 3350, Cle Elum, WA 98922, a portion of the NE ¼ and NW ¼ of sections 8 & 9, T.19N., R.15E., W.M., Kittitas County, Washington, Tax parcel numbers 19-15-09050-0010 & 19-15-08040-0012.

WHEREAS, a Notice of Application was issued for the Koren Short Plat (SP-2006-70) on September 12, 2006; and

WHEREAS, conditional preliminary approval for the Koren Short Plat (SP-2006-70) was granted on September 28, 2006; and

WHEREAS, a timely appeal was filed with the Board of County Commissioners by Wayne Nelsen on behalf of Misty Mountain LLC. against the conditional preliminary approval of the Koren Short Plat (SP-2006-70); and

WHEREAS, due notice of the hearing has been given as required by law and published; and

WHEREAS, a public hearing was held on November 29, 2006 and continued at the request of the applicant. The Board of County Commissioners directed staff to meet with Kittitas County Public Works, the appellant and the applicant to come to a consensus regarding a resolution that is consistent with Kittitas County Road Standards.

WHEREAS, a continued public hearing was held by the Board of County Commissioners on December 13, 2006 to consider an appeal of the short plat administrator's decision to approve the short plat submitted by Reidun Koren (SP-2006-70) comprising of tax parcel numbers 19-15-09050-0010 & 19-15-08040-0012; and

WHEREAS, at said continued public hearing, the Board of County Commissioners moved to uphold the appeal and remand the Koren Short Plat (SP-2006-70) back to staff for further consideration of the information provided at said public hearing and to further discuss and collaborate with Kittitas County Public Works on a solution that is consistent with Kittitas County Road Standards as well as recent land use decisions in the area. The Board further moved to prepare enabling documents for a continued hearing on December 19, 2006.

WHEREAS, the Board of County Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said appeal:

1. The Board of County Commissioners finds that the Koren Short Plat (SP-2006-70), a complete application, was submitted to Kittitas County Community Development Services on July 12, 2006.
2. The Board of County Commissioners finds that a Notice of Application, with a reduced photocopy showing lot configurations and proposed acreage, was mailed to all known adjacent property owners and parties of record on September 12, 2006.
3. The Board of County Commissioners finds that based on comments received during the Notice of Application comment period and a review of the application material, Kittitas County Community Development Services granted conditional preliminary approval of the Koren Short Plat (SP-2006-70) on September 28, 2006.
4. The Board of County Commissioners finds that a timely letter of appeal from Wayne Nelsen on behalf of Misty Mountain LLC. was received by the Board of County Commissioners on October 20, 2006. The appeal letter stated concerns that Kittitas County Community Development Services had failed to properly condition the preliminary short plat based on similar conditions placed on preliminary plats in the immediate area. Wayne Nelsen states that a condition should have been placed on the Koren Short Plat (SP-2006-70) that provided for a secondary access.
5. The Board of County Commissioners finds that on November 29, 2006 the Kittitas County Board of County Commissioners opened the public hearing to continue said hearing to December 13, 2006.
6. The Board of County Commissioners finds that on December 13, 2006 the Board of County Commissioners held a public appeal hearing. Upon review of the appeal, it was determined that Kittitas County Public Works failed to condition the Koren Short Plat (SP-2006-70) in a manner that is consistent with Kittitas County Road Standards and actions on projects in the immediate vicinity. Based on these findings of fact, the Board of County Commissioners remanded the Koren Short Plat (SP-2006-70) back to staff for further consideration of the information provided at the public hearing on December 13, 2006 and to further discuss and collaborate with Kittitas County Public Works on a solution that is consistent with Kittitas County Road Standards as well as recent land use decisions in the area.
7. The Board of County Commissioners finds that at the December 19, 2006 continued hearing, a resolution was presented by staff to the Board of County Commissioners upholding the appeal and remanding the Koren Short Plat (SP-2006-70) back to staff.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners after due deliberation and in the best interest of the public, does hereby uphold the appeal and **remand** the Koren Short Plat (SP-2006-70) back to the Kittitas County Community Development Services Department for reconsideration of the conditions of preliminary approval based on the additional information provided in the public hearing on December 13, 2006.

ADOPTED this 19th day of December, 2006 at Ellensburg, Washington.

**BOARD OF COUNTY
COMMISSIONERS
KITITAS COUNTY, WASHINGTON**

David B. Bowen
David Bowen, Chairman

Alan Crankovich
Alan Crankovich, Vice-Chair

ABSTAINED

Perry D. Huston, Commissioner

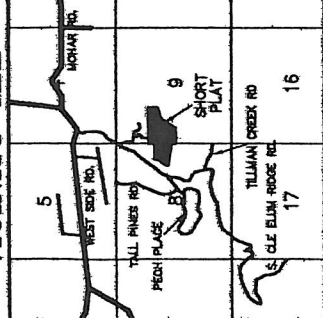


Janet Kyrnsnik
Clerk of the Board

APPROVED AS TO FORM:

James Hurson
County Prosecuting Attorney
WSBA # 12686

VICINITY MAP



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 AMEND AND APPROVED THIS _____ DAY OF _____ A.D., 200__

DIRECTOR, DEPARTMENT OF PUBLIC WORKS
 KITITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SERVICE DISPOSAL FOR LOTS 16 AND 17. NECESSARILY ALL BUILDING SITES WITH THIS SHORT PLAY TO BE ACQUIRED BY THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 200__
 KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE KOREN SHORT PLAY HAS BEEN EXAMINED BY ME AND THIS THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__
 KITITAS COUNTY PLANNING DIRECTOR

TITAS COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAY IS NOW TO BE FILED.
 PARCEL NO. 1915-06050-0010 & 1915-06040-0012

DATED THIS _____ DAY OF _____ A.D., 200__
 KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
 NAME: M. REBUN KOREN
 ADDRESS: PO BOX 582, CLE ELUM, WA 98922
 PHONE: (509) 674-3879
 EXISTING ZONE: RURAL B
 SOURCE OF WATER: INDIVIDUAL WELLS
 SEWER SYSTEM: SEPTIC TANKS
 MONTH AND TYPE OF ACCESS: 60' PRIVATE ADDRESS
 NO. OF SHORT PLATTED LOTS: FOUR (4)
 SCALE: 1" = 300'
 SUBMITTED ON: _____
 AUTOMATIC APPROVAL DATE: _____
 RETURNED FOR CAUSE ON: _____

KOREN SHORT PLAT
 PART OF SECTIONS 8 AND 9, T. 19 N., R. 15 E., W.M.
 KITITAS COUNTY, WASHINGTON

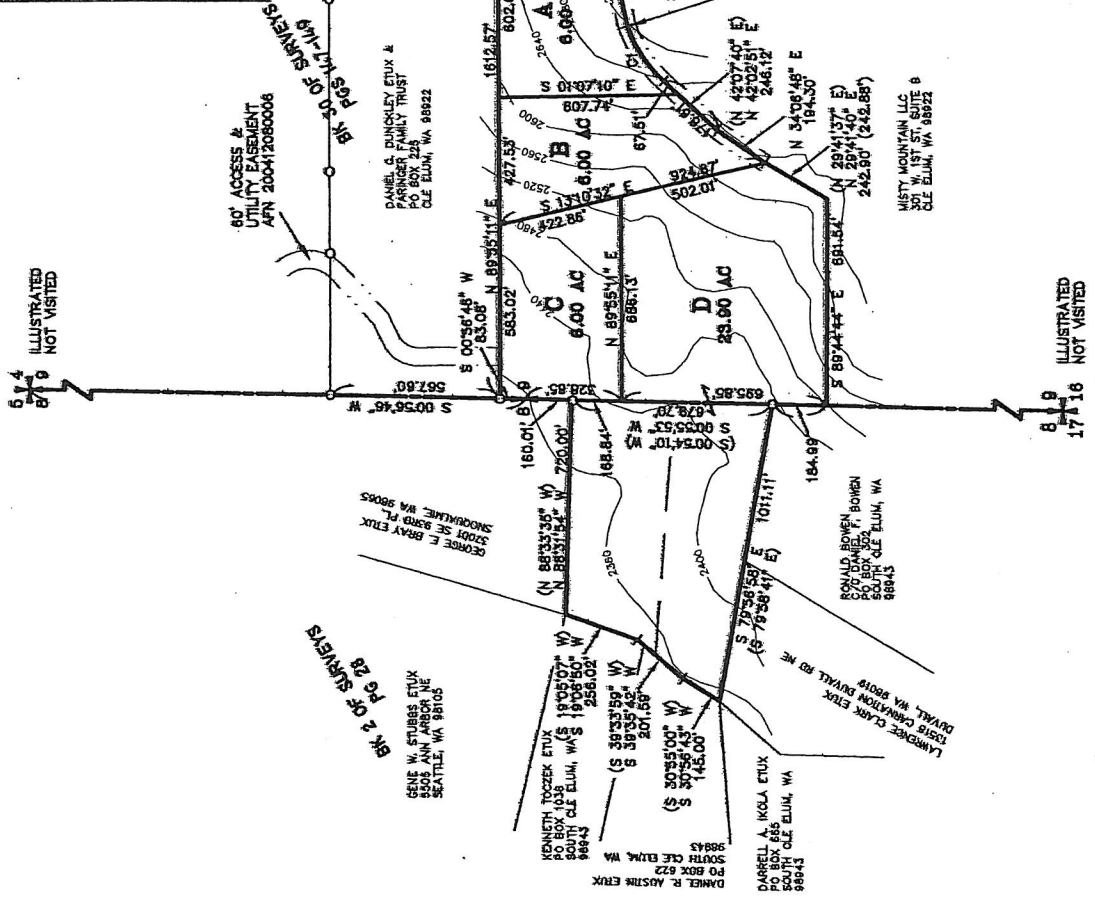
RECEIVING NO.



LEGEND

- SET 5/8" REBAR W/ YELLOW CAP - "CRUISE 18078"
- FOUND PIN & CAP
- FENCE
- () RECORD INFORMATION

RECEIVED
 JUL 12 2006
 KITITAS COUNTY
 CDS



CURVE	RADIUS	LENGTH	DELTA
C2	1425.61'	297.9'	0111.45'

AUDITOR'S CERTIFICATE
 Filed for record this _____ day of _____, 2006, at _____, in Book _____ of Short Plats at page(s) _____ at the request of Cruise & Associates.

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of M. REBUN KOREN in JUNE of 2006.

PRELIMINARY
 CHARLES A. KRUSE, JR.
 PROFESSIONAL LAND SURVEYOR
 License No. 16078
 7-12-06
 DATE

KOREN & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 217 E. Fourth St.
 Ellensburg, WA 98926 (509) 962-8342
KOREN SHORT PLAT