



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

DATE: November 15, 2016

ACTION REQUESTED: Continuation of Big Creek Hearing and Discussion

BACKGROUND: At the last closed public hearing held on November 1, 2016 continuing the discussion of Big Creek, most of the previous issues brought up by the Commissioners at the October 18 continuation were addressed. One main issue related to future maintenance of open space remained, which the Commissioners wished to be addressed within the conditions of the staff report. This concern is addressed by adding the following conditions:

p. The identified open space tracts shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation. This requirement shall not apply to lots retained by the original landowner or subsequent landowner(s) for the purpose of providing improved recreational facilities serving the benefited parcels. For the purposes of this condition, improved recreational facilities shall be those which exceed \$100,000 in value.

q. Non-buildable parcels. Any parcel created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result or otherwise are non-buildable shall be proportionately owned as tenants in common of the benefited parcels, retained by each parcel owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

INTERACTION: CDS, Public Works, Fire Marshall, Board of County Commissioners

ATTACHMENTS: Proposed Changes to the November 1, 2016 staff report on Big Creek Trails

STAFF

RECOMMENDATION: CDS Planning Official recommends to the Board of County Commissioners to approve the proposed project with stated conditions.

HANLDING: Presentation to the Board by Kittitas County Community Development Services.

RESPONSIBLE STAFF: Robert "Doc" Hansen, Planning Official