

# Kittitas County Community Development Services

## Agenda Staff Report

**AGENDA DATE:**

2/22/2012

**ACTION REQUESTED:**

Resolution approving the Allwest LLC Performance Based Cluster Plat (CL-10-01).

**BACKGROUND:**

Chris Cruse, authorized agent for Allwest LLC property owner, has applied for a preliminary plat to subdivide a 50.58 acre parcel via a performance based cluster plat; sixteen one acre lots and one 34.51 acre lot. The project is proposed to be served by a Group B water system and individual on-site septic systems. The subject property is zoned Agriculture 3 zone

The property is located north of Manastash Road, west of Midfield Drive and south of Susan Road, Ellensburg, WA in a portion of Section 7, T17N, R18E, WM, in Kittitas County. Assessor's map number: 17-18-07040-0019.

The Hearing Examiner conducted an open record hearing on December 8, 2011 to consider this matter where testimony was heard. On December 20, 2011 the Hearing Examiner issued a recommendation of approval subject to conditions for the Allwest LLC Performance Based Cluster Plat (CL-10-01).

The Board of County Commissioners conducted a closed record meeting on February 7, 2012 for the purpose of considering the preliminary plat known as the Allwest LLC Performance Based Cluster Plat. After review of the record and deliberation closed the hearing and a motion was made and seconded that the proposed Allwest LLC Performance Based Cluster Plat be approved, the motion carried with a vote of 2 to 0 with Commissioner O'Brien being absent.

**INTERACTION:**

Prosecutor's Office has reviewed the resolution.

**RECOMMENDATION:**

Staff recommends that the Board sign the resolution.

**HANDLING:**

Return signed resolution to CDS staff planner for issuance of the Notice of Decision.

**LEAD STAFF:**

Dan Valoff