



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

AGENDA DATE: July 1, 2008

ACTION REQUESTED: Conduct Closed Record Meeting to consider the Sunset Farms Preliminary Plat (P-07-60)

BACKGROUND: Terry Ostergaard, authorized agent for Gene Lamoureux, landowner, submitted a 6-lot preliminary plat application to Community Development Services on December 13, 2007 and said application was deemed complete on March 12, 2008 upon receipt of the required SEPA Checklist. The development application included a preliminary plat (Sunset Farms Plat P-07-60) depicting the division of approximately 20.00 acres of land into 6 lots. The lots range in size from 3.24 acres to 3.74 acres.

The subject property is located east of the City of Kittitas, south of Vantage Highway and north of Sunset Road, Ellensburg, WA 98926, and is located in a portion of Sections 02 and 03, T17N, R20E, WM, in Kittitas County. Assessor's map numbers 17-20-03000-0002 and 17-20-02000-0009.

Community Development Services issued a Notice of Application on March 25, 2008. This notice was published in the official county newspaper of record on March 25, 2008 and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties.

Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on May 1, 2008. No SEPA appeals were received.

The Planning Commission held an open record hearing on May 27, 2008 to consider this matter and testimony was taken from those persons who wished to be heard. The Planning Commission passed a motion by a vote of 4/0, with 1 member absent to forward a recommendation of approval for the Sunset Farms Preliminary Plat (P-07-60) to the Board of County Commissioners. On June 10, 2008 the Planning Commission approved the Findings of Fact.

INTERACTION: Department of Public Works, Kittitas County Environmental Health, Washington State Department of Ecology

The Kittitas County Board of County Commissioners did, on June 17, 2008, set a Closed Record Meeting for July 1, 2008.

RECOMMENDATION: Staff recommends the Board take action on the Planning Commission's recommendation of approval for the Sunset Farms Preliminary Plat (P-07-60) and direct staff to prepare enabling documents.

ATTACHMENTS: Full project record was prepared and delivered to the Board of County Commissioners as part of the July 1, 2008 agenda.

LEAD STAFF: Trudie Pettit, Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION