



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

### AGENDA STAFF REPORT

**AGENDA DATE:** January 6, 2009

**ACTION REQUESTED:** Request to set a closed record meeting for January 21, 2009 to consider the Hearing Examiner's recommendation of approval for the B & J Preliminary Plat (File number LP-08-00021)

**BACKGROUND:** Chris Cruse of Cruse & Associates, authorized agent for Craig and Reesa Duncan, landowners, submitted a Preliminary Plat application to subdivide approximately 21.57 acres in to 7 lots on land that is currently zoned AG-3. The proposed lot sizes range from 3.00 acres to 3.21 acres. The Kittitas County Comprehensive Plan's Land Use Element designates the subject property as Rural.

The subject property is located southwest of the City of Ellensburg, north of Manastash Road, east of Cove Road, Ellensburg, WA 98926 and is located in a portion of Section 7, T17N, R18E, WM in Kittitas County. Assessor's Map number 17-18-07030-0018.

A long plat application was submitted to Community Development Services on May 6, 2008 and was deemed complete upon receipt of the required SEPA Checklist on June 3, 2008. In accordance with Kittitas County Code 15A.030.110, the property was accurately posted with a "Land Use Action" sign and the signed Affidavit of Posting was returned to staff on June 3, 2008. The Notice of Application was issued on June 6, 2008. This notice was published in the official county newspaper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. The comment period ended on June 23, 2008. Community Development Services issued a Mitigated Determination of Non-Significance (MDNS) on October 14, 2008. No appeals were filed.

The Hearing Examiner conducted an open record hearing on November 13, 2008 to consider this matter where testimony was heard. On November 24, 2008 the Hearing Examiner issued a recommendation of approval for the B & J Preliminary Plat (P-08-21).

**INTERACTION:** Kittitas County Public Works, Kittitas County Environmental Health, Washington State Department of Ecology, Kittitas Reclamation District and Kittitas Valley Fire & Rescue.

**RECOMMENDATION:** Staff recommends the Board set a closed record meeting to consider the Hearing Examiner's recommendation of approval for the B & J Preliminary Plat (P-08-21), to be held in the Commissioners' Auditorium on January 21, 2009.

**LEAD STAFF:** Allison Kimball, CDS Staff Planner