

Thursday, October 23, 2008 2:02 PM PDT

## County split on Upper County cluster plat

By MIKE JOHNSTON  
senior writer

UPPER COUNTY — Kittitas County commissioners voted 2 to 1 on Tuesday to approve the Lake Shore Meadows performance-based cluster preliminary plat near Ronald, with Commissioner Alan Crankovich voting against it.

The landowner proposing the development, Arastou Maonjzeb of Bellevue, now has five years within which to meet all conditions and complete all infrastructure before lots can be sold or built upon.

The proposal calls for a 14-lot cluster plat on a 31-acre parcel in the Rural 3 zone off Salmon la Sac Road, south of Anna Bell Drive near the bank of Lake Cle Elum.

Lots would range from a half acre in size to .69 of an acre.

Recommending approval was county Hearings Examiner Andrew Kottkamp who conducted a public hearing on the proposal Sept. 11.

Crankovich, contacted after the commissioners' decision, said he recognizes that the hearing examiner's recommendation was extremely thorough and detailed and closely followed all pertinent county and state rules.

**Crankovich also said he is a proponent of the performance-based cluster plat as a land-use provision in rural areas. Yet, he said he can't recall when cluster plat lots have gone below 1 1/2 acres in size.**

**"Lots from a half acre to less than three-quarters of an acre are, in my mind, an inappropriate density for the area," Crankovich said. "They're just too small."**

He acknowledged the plat proposal follows the letter of the law and complies with county requirements.

**Crankovich said his "no" vote might be viewed as a symbolic way of indicating the county's cluster plat ordinance needs to be reviewed to make sure its actual use meets the intended outcomes that were envisioned for it when it was established.**

**Commissioner Linda Huber said she voted for preliminary plat approval indicating it met all the requirements of the law. Yet she said she agreed with Crankovich that the cluster plat ordinance should be reassessed, and that the plat's lots were too small.**

Commissioner Mark McClain said his study of all documents pertaining to the plat proposal indicated it complied with all statutes. The recommendation was the first from the hearings examiner.

"The hearings examiner was incredibly thorough; his findings were appropriate," McClain said. "In his quasi-judicial role he offered his professional findings and conclusions. His recommendation was well supported."

*Submitted to CDS by:  
Kittitas County Conservation Coalition  
Futurewise and RIDGE - Petitioners  
Juice Shaw*

10-31-08