



# *Kittitas County* *Community Development Services*

*Darryl Piercy, Director*

## AGENDA STAFF REPORT

**AGENDA DATE:** September 6<sup>th</sup>, 2005

**ACTION REQUESTED:** Sign Resolution Approving Vista View Estates Preliminary Plat (P-05-03)

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### **BACKGROUND:**

- Vista View Estates Preliminary Plat (P-05-03): Rick Wade and John Miller, landowners, have applied for a 187-lot plat on 45 acres of land zoned Residential. The subject property is located North of Kittitas Highway and West of Willow Street on Kittitas Highway, Ellensburg, WA 98926. Tax parcel numbers: 17-18-01086-0001, 0002, 0003 and 17-18-01087-0001, 0002, 0003, 0004.
- The lots contained within this application are located within the Ellensburg Urban Growth Area and would be served by municipal water and sewer if the application is approved. An "Outside Utility Agreement, Annexation Covenant" between the City of Ellensburg and the owners of the subject property was signed on June 21<sup>st</sup>, 2005.
- The subject parcels are within the Urban Growth Area of Ellensburg. The Urban Growth Areas are areas designated by an incorporated city and approved by the county, in which urban growth is encouraged. Urban growth areas are suitable and desirable for urban densities as determined by the sponsoring city's ability to provide urban services.
- The subject properties were rezoned from Agriculture-3 to Residential in 1999 and 2000 (Ordinance No. 1999-13 and No. 200-9). Comprehensive Plan land use designations for the parcels are Urban Density Residential and High Density Residential (Ellensburg). The minimum lots size for a single-family dwelling unit in the Residential zone is 7200 square feet.
- Kittitas County Community Development Services issued A Notice of Application on June 14, 2005.
- Pursuant to WAC 197-11-340(2) A SEPA MDNS was issued on July 11<sup>th</sup>, 2005 and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. The specific mitigations are as follows:

**INTERACTION:** The BOCC held a Closed Record Meeting on August 16th, 2005 and requested staff to prepare enabling documentation approving the Vista View Estates Preliminary Plat (P-05-03).

**RECOMMENDATION:** Review and sign attached Resolution giving preliminary approval to the Vista View Estates Plat (P-05-03)

**ATTACHMENTS:** Resolution

**LEAD STAFF:** Joanna Valencia and Marco Rains, Staff Planners