

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
Game Farm Cluster Preliminary Plat (P- 05-07)**

RESOLUTION NO. 2005-99

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on June 27, 2005 for the purpose of considering a preliminary plat known as the Game Farm Cluster and described as follows:

Division of one approximately 74.53 acre parcel into a total of twenty seven (27) building lots submitted by Jeff Slothower, authorized agent for the landowner Laurin Mellergaard, landowner. APN # 18-19-32010-0008, 18-19-32010-0009, 18-19-32058-0001, 18-19-32058-0002 and 18-19-32058-0003.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Planning Commission recommended approval of said proposed subdivision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on July 19, 2005 to consider the Planning Commission's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. Jeff Slothower, authorized agent for the landowner Laurin Mellergaard, submitted a complete application to Community Development Services March 31, 2005.
2. The preliminary plat is located in the Agriculture 3 Zone where the intent is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly.
3. Lands within the Agriculture 3 Zone may be platted under the Cluster Subdivision provisions contained within the Kittitas County Zoning Code. The purpose and intent of this section is to concentrate residences in agricultural areas without undue removal of potential agricultural lands from production and enhance the retention of all types of open spaces by concentrating development and reducing the consumption of land devoted to housing.
4. The comprehensive plan designation of the property is rural. The Game Farm Cluster Preliminary Plat (P- 05-07) complies with and implements the Kittitas county comprehensive plan and specifically implements and carries out GPO 8.9, 8.11, 8.13, 8.46, 8.48 and 8.51.

5. Because the Game Farm Cluster Preliminary Plat (P- 05-07) is in conformance with the applicable zoning code and the comprehensive plan it satisfies the requirements of KCC 16.12.040.
6. The development application included a preliminary plat depicting the division of one parcel into 27 approximately one (1) acre building lots for a total of 28 acres including roads. Based on the Cluster Subdivision formula, the original parcel is eligible for up to 29 lots, which represents a 20% density bonus to the 24 lots which could be created under the Agriculture 3 zoning.
7. The Community Development Services Department issued a Notice of Application pursuant to KCC 5A.03 on March 31, 2005. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. Said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
8. Community Development Services issued a Notice of Action pursuant to KCC 15A.04 and Chapter 43.21C RCW on May 20, 2005. Said notice solicited comments from jurisdictional agencies, parties of record and landowners within 300 feet of the subject properties as required by law.
9. The MDNS required mitigations in the following categories for approval of the preliminary plat: dust and emissions reduction and control; potable water; irrigation water; and transportation.
10. Inclusion of plat notes for final approval require proof that a valid water right from the Department of Ecology has been obtained and that approval for a Group A water system through the Washington State Department of Health has been granted.
11. The open record hearing before the Planning Commission was held on June 27, 2005, to consider this matter and that testimony was taken from those persons present who wished to be heard. Due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision. There was testimony in support of the plat and there was testimony in opposition to the plat.
12. The Kittitas County Right to Farm Ordinance is in effect for this area. Those provisions will serve to help protect and harmonize any conflicts between neighboring agricultural uses and the residential uses arising as a result of the plat.
13. Prior to final plat approval, Kittitas County will require the roads to be built or be bonded for in compliance with Title 12 of the Kittitas County Code.
14. Roads proposed with in the plat satisfy the requirements of KCC 16.12.050 and Kittitas County Road Standards.
15. The lot configuration allows for development consistent with applicable county development and design standards which have been established to promote the public health, safety and general welfare of the county and its citizens.
16. Based on the evidence presented and the record the appropriate provisions have been made for the public health, safety, and general welfare and the public interest will be served by the subdivision.
17. Kittitas County plans under the Growth Management Act of Washington State. In compliance with the GMA, Kittitas County developed an innovative development tool known as the "Cluster Plat" under RCW 36.70A.177.

18. A closed record hearing before the Kittitas County Board of Commissioners was held on July 19, 2005 2005 to consider this matter. Due notice of this public meeting has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Game Farm Cluster Plat and the same hereby is, approved with the proposed development configuration and mitigation measures attached hereto.

DATED this 2nd day of August, 2005, at Ellensburg, Washington.



BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Perry D. Huston
Perry D. Huston, Chairman

David B. Bowen
David B. Bowen, Vice-Chairman

Alan Crankovich
Alan Crankovich, Commissioner

APPROVED AS TO FORM:

Gregory L. Zempel
Prosecuting Attorney
WSBA #19125