

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"

March 21, 2011

Laurin Møllergaard
751 Møllergaard Rd.
Ellensburg, WA 98926

Subject: Plat Extension Approval – Game Farm Cluster Plat (P-05-07)

Dear Mr. Møllergaard,

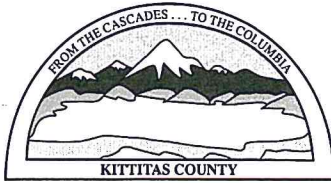
Thank you for submitting your Plat Extension application (OV-11-42) on March 16, 2011 requesting a one-year plat extension for the Game Farm Cluster Plat (P-05-07). Please be advised that the plat extension for the Game Farm Cluster Plat has been approved. The expiration date for the Game Farm Cluster Plat has been extended to **August 2, 2012**.

If you have any questions, please feel free to contact me.

Sincerely,

Dan Valoff
Staff Planner

Cc: Jan Ollivier, Public Works



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
PRELIMINARY PLAT EXTENSION APPLICATION
FEE: \$255.00**

OV-11-00042

Applicant

Name: Laurin and Marjorie Mellergaard
Mailing Address: 751 Mellergaard Road, Ellensburg, WA 98926
Daytime Phone: (509) 925-9155

Land Owner of Record (if different from applicant)

Name: Same as Applicant.
Mailing Address: Same as Applicant.
Daytime Phone: Same as Applicant.



Preliminary Plat Information

File Number: P-05-07
Plat Name: Game Farm Cluster Plat
Assessor's Map/Tax Number(s): 18-19-32058-0001; 18-19-32058-0002; 18-19-32010-0002;
18-19-32058-0003
Number of Lots: 28 lots
Location and site address of preliminary plat: Game Farm Road, Kittitas County, Washington

Schedule

Date Preliminary Plat Received Approval: August 2, 2005
Date Final Plat Extension Submission Required: August 2, 1010
Date Previous Extension Request(s) Granted: June 16, 2010 (Exhibit 2).

Justification for requesting Preliminary plat extension and good faith efforts to submit final plat

As indicated above, preliminary plat approval was obtained on August 2, 2006. (Ordinance 2005-99 is attached hereto as Exhibit 1).

Final plat approval was conditioned upon the use of a Group A water system (See plat condition 10). Mr. Mellergaard, the owner of the property, had a ground water right for the property. After obtaining the plat application, the applicant began discussions with the Department of Ecology. The Department of Ecology took the position that the purpose of use under water right needed to be changed. Mr. Mellergaard then filed an application to change the purpose of use of the water right. That application was ultimately approved by the Department

of Ecology on June 2, 2008. In addition to the Department of Ecology's approval on the water right change, Mr. Mellergaard had to obtain the Washington State Department of Health approval on a Class A water system. That approval was initially obtained on August 9, 2006 and then, after the water right transfer was approved, the water system approval was modified to increase the number of residential connections from 2 to 30. The amendment was submitted to the Department of Health on November 13, 2008 and was ultimately approved. It was not until Mr. Mellergaard received the modification that he was in a position to determine what type of water system improvements he would need to make to the property. Those water system improvements are currently being engineered.

Contemporaneously with that approval, the real estate market in the area collapsed and, as a result of that, the financing available for plat improvements has become very difficult to obtain.

On that basis, on June 16, 2010, Kittitas County extended the plat to August 2, 2011. Mr. Mellergaard continues to work towards obtaining financing. The delay associated with completing the transfer of the water right put Mr. Mellergaard in a position where he missed a favorable financing environment and now faces the financing of these plat improvements in an unfavorable financing environment.

Given the fact it is now March of 2011, it would be difficult, if not impossible, to complete the plat improvements and file final plat by August 2, 2011. As a result, Mr. Mellergaard hereby requests a 1-year extension of the time within which to submit final plat approval under KCC 16.12.250.

Signature of Applicant: Laurin Mellergaard Date: 3/8/2011
Signature of Landowner of Record: Laurin Mellergaard Date: 3/8/2011

For Official Use Only

Referred to Public Works _____ Approved by DPW _____

Date Extension Granted: _____ By _____

Notes/Comments: _____

Exhibit 1

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 Møllergaard, 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 Møllergaard, 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.

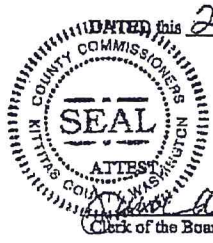
5. Because the Game Farm Cluster Preliminary Plat (P-05-07) is in conformance with the applicable zoning code and the comprehensive plan it satisfies the requirements of KCC 16.12.040.
6. The development application included a preliminary plat depicting the division of one parcel into 27 approximately 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 43.21CRCW 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 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.



ATTEST
[Signature]
Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

[Signature]
Perry D. Huston, Chairman

[Signature]
David B. Bowen, Vice-Chairman

[Signature]
Alan Crankovich, Commissioner

APPROVED AS TO FORM:

[Signature]
Gregory L. Zempel
Prosecuting Attorney
WSBA #19125

Exhibit 2



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITITITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships - Building Communities"

June 16, 2010

RECEIVED

JUN 17 2010

Jeff Slothower
P.O. Box 1088
Ellensburg, WA 98926

LATHROP WINBAUER HAPPEL
SLOTHOWER & DENISON LLP

Subject: Plat Extension Approval - Game Farm Performance Based Cluster Plat (P-05-07)

Dear Jeff,

Thank you for your June 14, 2010 letter requesting to extend the time to submit final plat materials for the Game Farm Cluster Plat (P-05-07). Please be advised that the plat extension for the Game Farm Cluster Plat has been approved. The expiration date for the Game Farm Cluster Plat has been extended to August 2, 2011.

If you have any questions, please feel free to contact me.

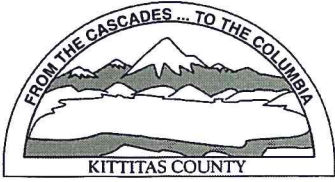
Sincerely,

Dan Valoff
Staff Planner

Cc: Jan Ollivier, Public Works

cc Client
~~E-mailed~~ 6/17/10 JS
Mailed _____
Faxed _____

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



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00010483

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 002364

Date: 3/21/2011

Applicant: MELLERGAARD, LAURIN ETUX

Type: check # 3197

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
OV-11-00042	OTHER	255.00
	Total:	255.00