

Development to get environmental review

Public hearing for one-acre plots coming

By **MIKE JOHNSTON**
senior editor

A rural housing development with one-acre lots has undergone an environmental review and will be the focus of a public hearing on April 9.

The Big Buck Ridge cluster subdivision is planned on a 25-acre parcel a 1/2-mile north of the city limits of Cle Elum, directly north of where Yakima Avenue ends at the city's boundary, according to Kittitas County Community Development Department staff.

The development, proposed by landowner

Becky Andrus, is formally configured as a long plat that's designed to be a performance-based cluster subdivision. This means as the developer adds community amenities to the plat, like lands kept in a natural state, trails and other public-use features, the subdivision is allowed to use smaller lots.

The landowner plans to create a recreational trail system within the development, set aside 11 acres of wooded, ridge land that would stay in its natural state that also will have recreational trails, and install a group, domestic water system serving each

one-acre lot.

A public hearing to receive wider comments from the community on the proposal is set for 6 p.m. April 9 before the county's land-use hearings examiner. The meeting will be in Room 109 at the courthouse in Ellensburg.

Public input

County Planner Jeff Watson said written comments from the public can be submitted before the hearing to the county CDS Department or at the hearing

Documents related to the development at 140 Big Buck Ridge Road can

be viewed at the CDS office during regular work hours, or go online to: <http://goo.gl/UqDx4b> and click on Big Buck Ridge LP-07-00040.

County planning staff have proposed conditions on the development's construction and ongoing use as part of its analysis of environmental impacts. The county believes the development doesn't pose significant, adverse environmental impacts if the conditions are met by the developer.

Some of the conditions include community water system development, septic provisions, meet county private road requirements, provide for management of

stormwater according to local and state rules, and others.

Those wanting to challenge or appeal county staff decisions on the project's environmental analysis or conditions must do so before a 5 p.m. April 9 deadline.

The subdivision comes under county zoning and development rules and requirements as they existed in August 2007, when the development's application was formally accepted as a complete application and began being evaluated, Watson said.

The landowner, at that point, delayed in moving forward on the development, until last year.

EVENTS CALENDAR

Submit events to the Daily Record through the online calendar at www.dailyrecordnews.com or by email to newsroom@kvnews.com. Events in this column are listed on a space-available basis.

Today, March 26

Teanaway Community Forest Advisory Committee meeting, 3 p.m., Putnam Centennial Center, Cle Elum

Free tax assistance, 9:30 a.m. to 3 p.m., Ellensburg Activity Center, appointment required call 962-7242

Friends of the Roslyn Library meeting, 10:30 a.m., Roslyn Library, 201 First St., Roslyn

Traditional Irish Tea, 2 p.m., Hearthstone Cottage RSVP needed

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