



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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PLANNING COMMISSION STAFF REPORT

TO: Kittitas County Planning Commission

FROM: Mackenzie Moynihan, Staff Planner
Kittitas County Community Development Services

DATE: February 4, 2008 for February 12, 2008 public meeting

SUBJECT: Crowe Preliminary Plat (P-07-51)

I. BACKGROUND INFORMATION

Proposal: Crowe Preliminary Plat (P-07-51)

The Crowe Preliminary Plat is an application for the division of one parcel totaling approximately 22.57 acres into a total of 7 lots ranging in size from 3.00 to 3.78 acres, submitted by Chuck Cruse of Cruse & Associates, authorized agent for Robert Crowe, landowner.

Location: The subject property is located west of the City of Ellensburg, west of Strande Road, north of Manastash Road, Ellensburg, WA 98926, and located in portions of section 8, T17N, R18E, WM, in Kittitas County. Tax parcel number 17-18-08054-0002.

Environmental Health: The applicant has proposed individual wells and septic systems for this project. Due to comments from the Washington State Department of Ecology and Kittitas County Environmental Health, the applicant will be required to develop one "Group B" water system to serve all seven lots, as a condition of final plat approval. The SEPA MDNS from the Crowe Rezone also states, "Available water supplies on site may not support a higher density development than [sic] is currently allowed under the Agriculture-20 zoning."

Transportation: The proposed access to the plat will be off of county maintained Manastash Road via a 60' private access and utility easement. The applicant applied for a variance from the minimum access spacing requirement to the Department of Public Works and was approved for said variance on January 16, 2008 by the Variance Committee.

Land Use and Site Characteristics: The proposed development site is located within a rural area zoned Ag-3, within agricultural and natural resource areas.

II. POLICY AND REGULATORY REQUIREMENTS

Comprehensive Plan: The Comprehensive Plan's Land Use Element designates the subject parcel as Rural. Lands that can support residential development, but also farming, mining and forestry generally characterize such areas. Consequently, particular precaution must be taken to minimize conflict between new residential developments and natural resource activities. The economy of our

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rural community has traditionally been based on natural resource activities and Kittitas County encourages and supports their continuation in Rural Lands.

Zoning Code: The subject zoning is Agriculture-3 (Ag-3). The purpose and intent of this zone is to provide for an area where various agricultural activities and low density residential developments co-exist compatibly. A-3 zones are predominately agriculture-oriented lands and it is not the intent of this section to impose further restrictions on continued agricultural activities therein.

Some permitted uses in this zone include one or two family dwellings, parks and playgrounds, public schools, public libraries, home occupations which do not produce noise or involve outdoor work or activities and commercial greenhouses and nurseries.

Some conditional uses include Guest Ranches, feedlots, golf courses, kennels, riding academies, hospitals and museums.

The property is bordered to the east and north by Agriculture-20 zoning and to the south and west by Agriculture-3 zoning. This property was rezoned from Ag-20 to Ag-3 in 2005 and the corresponding MDNS and ordinance approving this rezone can be found in your packets.

Lot Size Required: The minimum residential lot size shall be three acres in the Agriculture-3 zone. The overall density of any residential development shall not exceed one dwelling for each three acres, except as provided for in Kittitas County Code 16.09, Performance Based Cluster Platting.

The minimum average lot width shall be two hundred fifty feet.

No sale or conveyance of any portion of a parcel of land for other than a public purpose shall leave a residential structure with less than the minimum lot, yard or setback requirements of this district. (Res. 83-10, 1983).

Yard Requirements: There shall be a minimum front yard of twenty-five feet. The side yard shall be a minimum of five feet except on corner lots of which the side yard shall be a minimum of fifteen feet on the side abutting the street. The rear yard shall have a minimum depth of twenty-five feet.

Critical Areas: An administrative site analysis was completed by Community Development Services in compliance with Title 17A. The northernmost portion of lot 1, lot 2, and lot 3 are partially located in the 100-year floodplain. This will need to be evaluated at the time of submittal of a building permit for any of these 3 lots. There are no additional critical areas located on the subject property.

III. ADMINISTRATIVE REVIEW

Affidavit of Posting: The project site was accurately posted with the "Land Use Action" sign as distributed by Community Development Services and as required by Kittitas County Code 15A.03.110. The signed Affidavit of Posting was returned to CDS on October 20, 2007 and is included in your packets.

Notice of Application: A complete application was submitted to Community Development Services on September 5, 2007. A Notice of Application was issued on October 17, 2007. This notice was published in the official county paper of record on October 17, 2007 and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties.

Written Testimony: Comments were received from the Washington State Department of Archaeology & Historic Preservation, Kittitas County Department of Public Works, Washington State Department of Ecology, and Kittitas County Environmental Health. The above referenced comments

outline specific conditions the plat will be required to meet if this application is recommended for approval.

State Environmental Policy Act: This project is categorically exempt from review under the State Environmental Policy Act pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i). The Crowe Rezone, file number Z-05-08, was subject to SEPA review and a copy of the mitigations contained therein can be found in your packets.

IV. SUGGESTED FINDINGS OF FACT

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT STAFF FOR CONSIDERATION BY THE PLANNING COMMISSION IN RENDERING ITS RECOMMENDATION ON THIS MATTER. THESE FINDINGS MAY BE USED TO REASONABLY SUPPORT A RECOMMENDATION IN FAVOR OF OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. Chuck Cruse of Cruse & Associates, authorized agent for Robert Crowe, landowner, submitted a complete application to Community Development Services for a long plat on September 5, 2007.
2. The proposed development is located west of the City of Ellensburg, west of Strande Road, north of Manastash Road, Ellensburg, WA 98926, and is located in portions of Section 8, T17N, R18E, WM, in Kittitas County. Tax parcel number 17-18-08054-0002.
3. The proposed development application included a preliminary plat depicting the division of one parcel totaling approximately 22.57 acres into 7 (seven) lots. The lots vary in size from 3.00 acres to 3.78 acres.
4. The project site was accurately posted with the 'Land Use Action' sign as distributed by Community Development Services and as required by Kittitas County Code 15A.03.110. The signed Affidavit of Posting was returned to CDS on October 20, 2007.
5. Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on October 17, 2007. Interested jurisdictional agencies and landowners within 500 feet of the subject property were notified specifically, as required by law. The Legal Notice of Application was published in the Daily Record on October 17, 2007. Said notices solicited comments from jurisdictional agencies in addition to comments from adjoining landowners.
6. This project is categorically exempt from review under the State Environmental Policy Act pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).
7. The property was rezoned from Agriculture-20 to Agriculture-3 in 2005 as part of the Crowe Rezone (file Z-05-08, Ordinance No. 2006-10). The current project shall adhere to all mitigations that came out of SEPA review for the Crowe Rezone.
8. Activities such as road widening, clearing, grading, fill work and utility placements shall require an NPDES Construction Stormwater Permit from the Department of Ecology. This permit requires the completion of a Stormwater Pollution Prevention Plan and has a 38 day application process. The applicant shall contact the Department of Ecology regarding this requirement.
9. The applicant will develop a "Group B" water system to serve all seven (7) lots of the plat. The required "Group B" system shall be in place and approved prior to final plat approval. Flow meters must be installed both at the well head and on each individual lot. Records documenting

water usage both at the well head and on each individual lot must be maintained and available for public inspection by a Satellite Management Agency (SMA).

10. A plat note shall be added to the final mylars reflecting the requirement of the "Group B" water system. The note shall read as follows:

A single "Group B" water system shall be constructed to serve all seven (7) lots of the Crowe Preliminary Plat (P-07-51). Flow meters must be installed at both the well head and on each individual lot. Records documenting water usage both at the well head and on each individual lot must be maintained and available for public inspection by a Satellite Management Agency (SMA).

11. Prior to any ground disturbing activities, the applicant shall consult with the Department of Archaeology & Historic Preservation regarding a professional archaeological survey of the project area. Proof of this consultation shall be a requirement prior to final plat approval.
12. An open record hearing was held on February 12, 2008 and testimony was taken from those persons present who wished to be heard. Due notice of this public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.
13. Additional conditions **are/are not** necessary to protect the public's interest.