

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: December 2, 2008

ACTION REQUESTED: Sign Resolution granting preliminary approval to the Schmaus #4 Preliminary Plat (P-07-55)

BACKGROUND: Robin and Jayne Schmaus, landowners, submitted a complete application on October 18, 2007 and the project was deemed complete on April 4, 2008 upon receipt of the SEPA Checklist. The proposal is for a preliminary plat to subdivide approximately 22.95 acres into 7-lots that is zoned Ag-3. The proposed lot sizes are between 3.00 acres and 3.58 acres.

The subject property is located south of Interstate-90, north of Nelson Siding Road, east of Talmadge Road, Cle Elum, WA 98922, and is located in a portion of Section 21, T20N, R14E, WM, in Kittitas County. Map number 20-14-21033-0003.

Kittitas County Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on April 17, 2008. Said notice solicited comments from interested jurisdictional agencies and landowners within 500 feet. The legal Notice of Application was published in the Daily Record on April 17, 2008.

This project was reviewed under the State Environmental Policy Act (SEPA), along with two contiguous Short Plat applications by the same owner, pursuant to WAC 197-11-350. A Mitigated Determination of Non-Significance was issued on May 22, 2008 and no appeals were received.

An open record hearing was originally scheduled before the Planning Commission for June 24, 2008 and was continued to July 8, 2008 and was continued to July 22, 2008.

On July 22, 2008, The Kittitas County Planning Commission motioned to forward the Schmaus #4 Preliminary Plat to the Board of County Commissioners with a *recommendation of approval*. The motion passed by a vote of 4/0. Findings of Fact were approved on October 14, 2008.

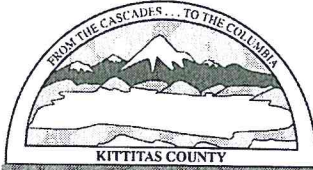
INTERACTION: The Board of County Commissioners held a closed record meeting on November 18, 2008 and directed staff to prepare enabling documents.

RECOMMENDATION: Review and sign attached resolution granting preliminary approval to the Schmaus #4 Preliminary Plat (P-07-55)

HANDLING: Forward signed resolution to CDS planner for Notice of Decision.

ATTACHMENTS: Resolution

LEAD STAFF: Mackenzie Moynihan, Staff Planner



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"

AGENDA STAFF REPORT

AGENDA DATE: November 18, 2008

ACTION REQUESTED: Conduct Closed Record Meeting to consider the Schmaus #4 Preliminary Plat (P-07-55)

BACKGROUND:

Robin and Jayne Schmaus, landowners, submitted a complete application on October 18, 2007 and the project was deemed complete on April 4, 2008 upon receipt of the SEPA Checklist. The proposal is for a preliminary plat to subdivide approximately 22.95 acres into 7-lots that is zoned Ag-3. The proposed lot sizes are between 3.00 acres and 3.58 acres.

The subject property is located south of Interstate-90, north of Nelson Siding Road, east of Talmadge Road, Cle Elum, WA 98922, and is located in a portion of Section 21, T20N, R14E, WM, in Kittitas County. Map number 20-14-21033-0003.

Kittitas County Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on April 17, 2008. Said notice solicited comments from interested jurisdictional agencies and landowners within 500 feet. The legal Notice of Application was published in the Daily Record on April 17, 2008.

This project was reviewed under the State Environmental Policy Act (SEPA), along with two contiguous Short Plat applications by the same owner, pursuant to WAC 197-11-350. A Mitigated Determination of Non-Significance was issued on May 22, 2008 and no appeals were received.

An open record hearing was originally scheduled before the Planning Commission for June 24, 2008 and was continued to July 8, 2008 and was continued to July 22, 2008.

On July 22, 2008, The Kittitas County Planning Commission motioned to forward the Schmaus #4 Preliminary Plat to the Board of County Commissioners with a *recommendation of approval*. The motion passed by a vote of 4/0. Findings of Fact were approved on October 14, 2008.

INTERACTION:

Comments were received from the Kittitas County Department of Public Works, the Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health and the Kittitas Reclamation District.

RECOMMENDATION:

Staff recommends the Board take action on the Planning Commission's *recommendation of approval* of the Schmaus #4 Preliminary Plat (P-07-55) and direct staff to prepare enabling documents.

HANDLING:

None

ATTACHMENTS:

Full project record was prepared and delivered to the Board of County Commissioners as part of the November 18, 2008 Agenda.

LEAD STAFF:

Mackenzie Moynihan, Staff Planner

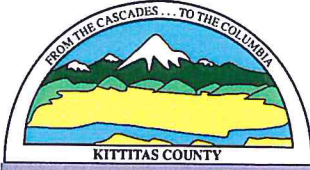
3-0

36

PROJECT NAME: Schmaus #4 Preliminary Plat (P-07-55)

<p style="text-align: center;">Index #</p> <p style="text-align: center;">*Numbers in lower right hand corner</p>	<p style="text-align: center;">Document Name</p>
1	Preliminary Plat Application – October 18, 2007
2	Project Overview - Encompass
3	Public Disclosure Request Form
4	Letter from Public Health – October 18, 2007
5	Letter to Kittitas Reclamation District – November 6, 2007
6	Letter from KRD – November 7, 2007
7	Letter requiring SEPA Checklist – November 16, 2007
8	SEPA Checklist – April 4, 2008
9	Notice of Application memo – April 17, 2008
10	Notice of Application legal – April 17, 2008
11	Notification Checklist – April 17, 2008
12	Affidavit of Publication – Daily Record
13	Affidavit of Publication – NKC Tribune
14	Comments from Public Works – January 8, 2008
15	Comments from Washington State Department of Health – April 22, 2008
16	Comments from Environmental Health – April 30, 2008
17	Comments from Department of Ecology – May 2, 2008
18	Transmittal of Documents – May 19, 2008
19	SEPA MDNS – May 22, 2008
20	Notice of SEPA Action memo – May 22, 2008
21	Notice of SEPA Action legal – May 22, 2008
22	Notification Checklist – May 22, 2008

23	Affidavit of Publication – Daily Record
24	Affidavit of Publication – NKC Tribune
25	Notice of Public Hearing Memo – June 2, 2008
26	Notice of Public Hearing Legal – June 2, 2008
27	Notification Checklist – June 2, 2008
28	Affidavit of Publication – Daily Record
29	Affidavit of Publication – NKC Tribune
30	Planning Commission Staff Report
31	Planning Commission Presentation
32	Planning Commission Exhibit A
33	Planning Commission Minutes – July 22, 2008
34	Findings of Fact – October 14, 2008
35	BOCC Staff Report – Set Date
36	BOCC Staff Report – Conduct Meeting



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"

AGENDA STAFF REPORT

AGENDA DATE: November 4, 2008

ACTION REQUESTED: Set Closed Record Meeting for November 18, 2008 to consider the Schmaus #4 Preliminary Plat (P-07-55)

BACKGROUND:

Robin and Jayne Schmaus, landowners, submitted a complete application on October 18, 2007 and the project was deemed complete on April 4, 2008 upon receipt of the SEPA Checklist. The proposal is for a preliminary plat to subdivide approximately 22.95 acres into 7-lots that is zoned Ag-3. The proposed lot sizes are between 3.00 acres and 3.58 acres.

The subject property is located south of Interstate-90, north of Nelson Siding Road, east of Talmadge Road, Cle Elum, WA 98922, and is located in a portion of Section 21, T20N, R14E, WM, in Kittitas County. Map number 20-14-21033-0003.

Kittitas County Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on April 17, 2008. Said notice solicited comments from interested jurisdictional agencies and landowners within 500 feet. The legal Notice of Application was published in the Daily Record on April 17, 2008.

This project was reviewed under the State Environmental Policy Act (SEPA), along with two contiguous Short Plat applications by the same owner, pursuant to WAC 197-11-350. A Mitigated Determination of Non-Significance was issued on May 22, 2008 and no appeals were received.

An open record hearing was originally scheduled before the Planning Commission for June 24, 2008 and was continued to July 8, 2008 and was continued to July 22, 2008.

On July 22, 2008, The Kittitas County Planning Commission motioned to forward the Schmaus #4 Preliminary Plat to the Board of County Commissioners with a *recommendation of approval*. The motion passed by a vote of 4/0. Findings of Fact were approved on October 14, 2008.

INTERACTION:

Comments were received from the Kittitas County Department of Public Works, the Washington State Department of Health, Washington State Department of Ecology, Kittitas County Environmental Health and the Kittitas Reclamation District.

RECOMMENDATION:

Staff recommends the Board set a closed record meeting for November 18, 2008 to consider the Planning Commission's *recommendation of approval* of the Schmaus #4 Preliminary Plat (P-07-55).

HANDLING:

None

ATTACHMENTS:

None

LEAD STAFF:

Mackenzie Moynihan, Staff Planner