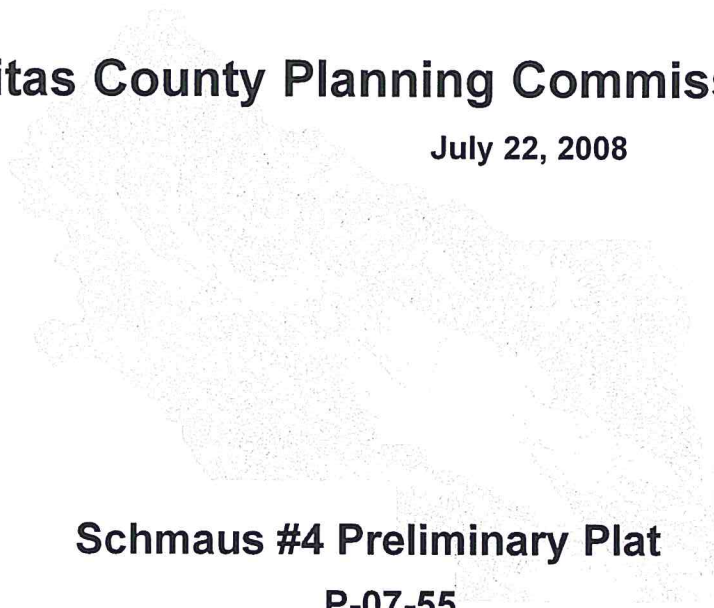


Kittitas County Planning Commission

July 22, 2008



Schmaus #4 Preliminary Plat

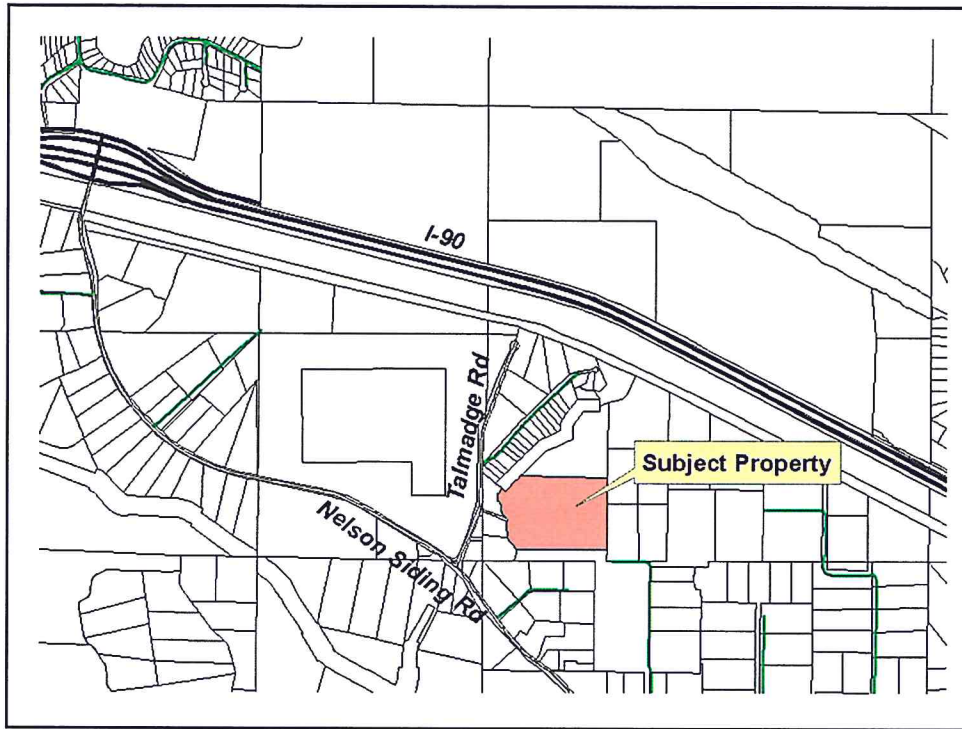
P-07-55

Good evening. For the record, Mackenzie Moynihan, Staff Planner. Tonight I am presenting the Schmaus # 4 Preliminary Plat for your consideration. This was originally scheduled for June 24, 2008 then continued to July 8, 2008 and finally continued to July 22, 2008.

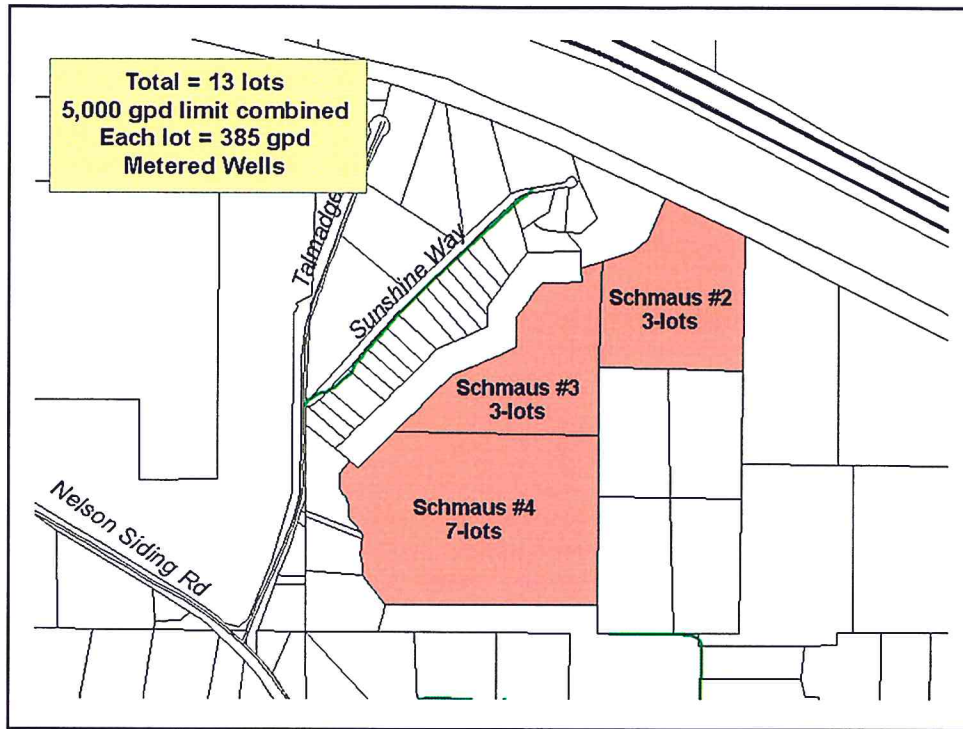
Overview of Proposal

- Subdivide 1 parcel totaling approximately 22.95 acres into 7 lots.
- Subject property is located south of I-90, north of Nelson Siding Road, east of Talmadge Road, Cle Elum
- SEPA required

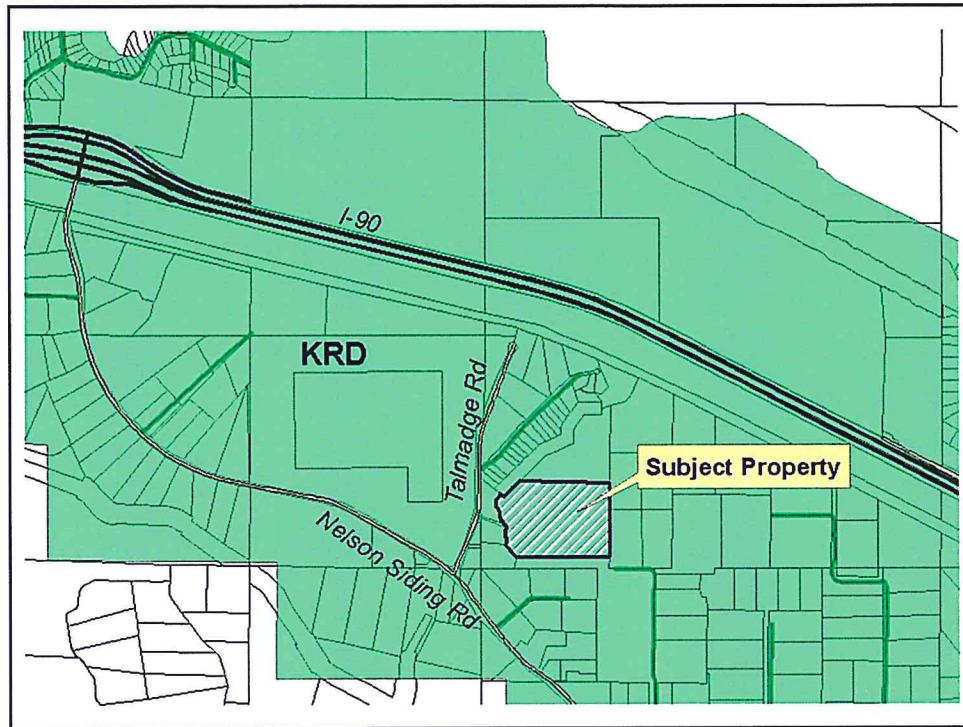
This application is a request by Robin and Jayne Schmaus, landowners, to subdivide 1 parcel totaling approximately 22.95 acres into 7 lots. The subject property is located south of Interstate 90, north of Nelson Siding Road, east of Talmadge Road, Cle Elum, and is located in a portion of section 21, township 20 north, range 14 east, in Kittitas County. The specific Tax parcel number can be found in your packets.



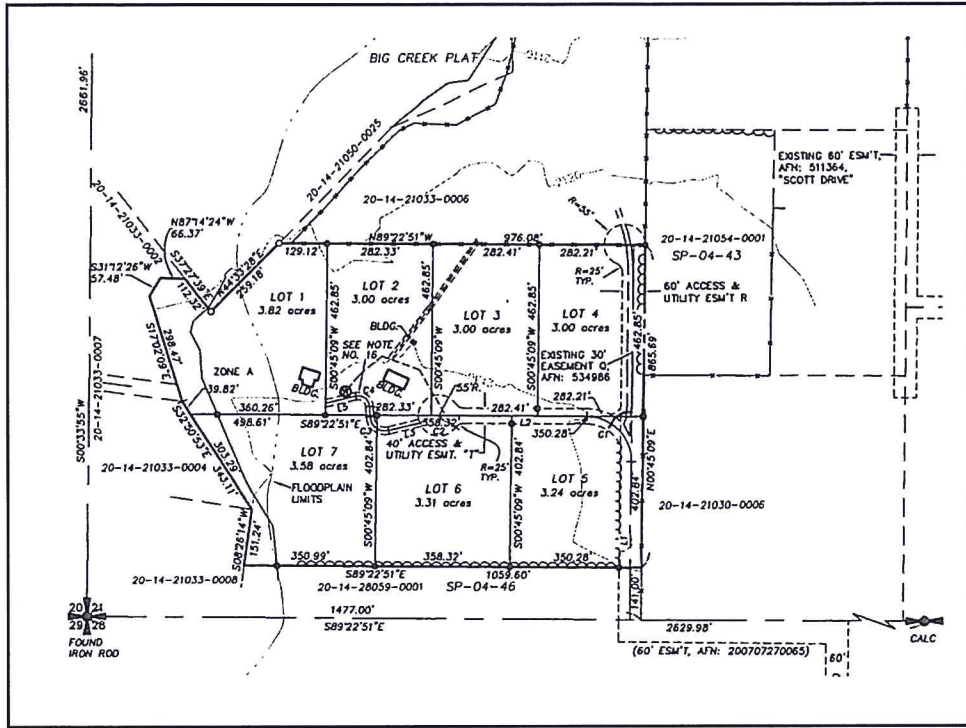
Here you can see the location of the subject property.



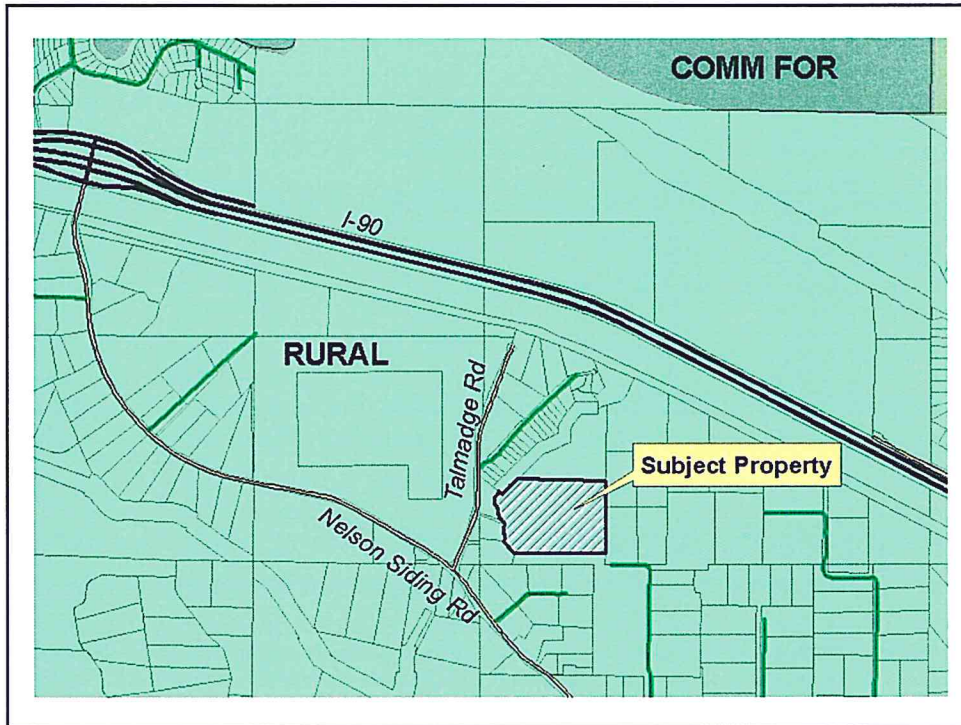
The applicant proposed individual wells and septic systems for this project. SEPA review was required due to the two contiguous short plat applications we have received from the same owner. To be clear, you are only making a motion on the 7-lot preliminary plat (Schmaus #4), the two short plats were only included in the SEPA review and will be approved administratively. As a result of comments from the Department of Ecology and Kittitas County Environmental Health, all wells for the three projects shall be metered and the three projects combined shall be limited to one 5,000 gallon withdrawal daily. This limits each lot to 385 gallons per day. The minimum allowed for each lot in the State of Washington is 350 gpd, so this project does still slightly exceed the minimum.



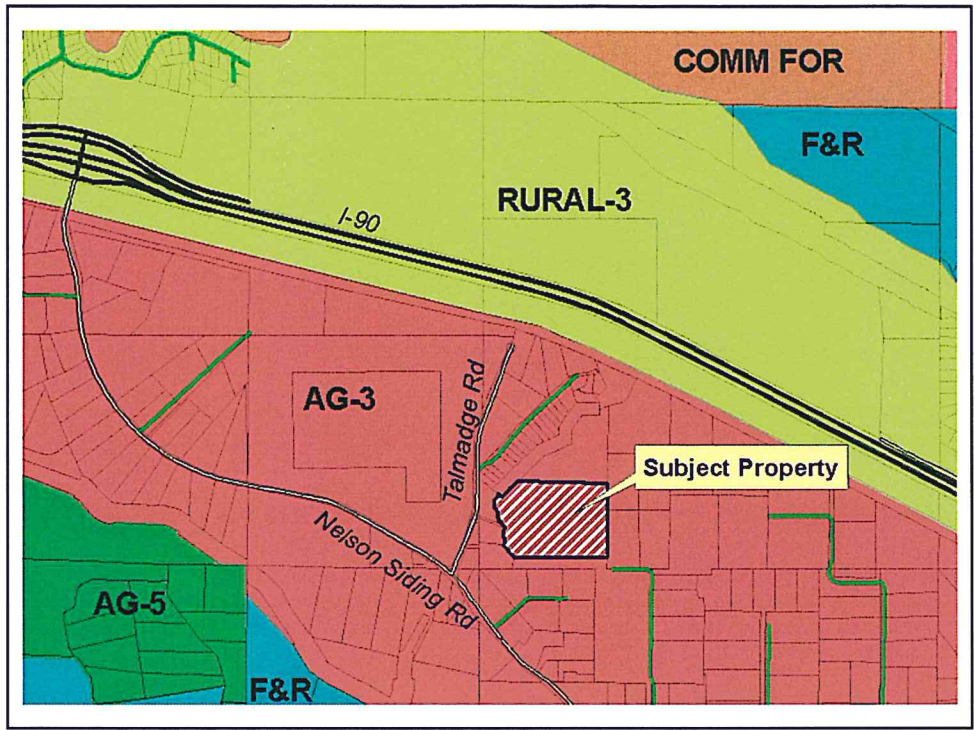
The subject property is located within the boundaries of the Kittitas Reclamation District. All general guidelines of the district will need to be met and a water distribution plan approved prior to final approval of this plat.



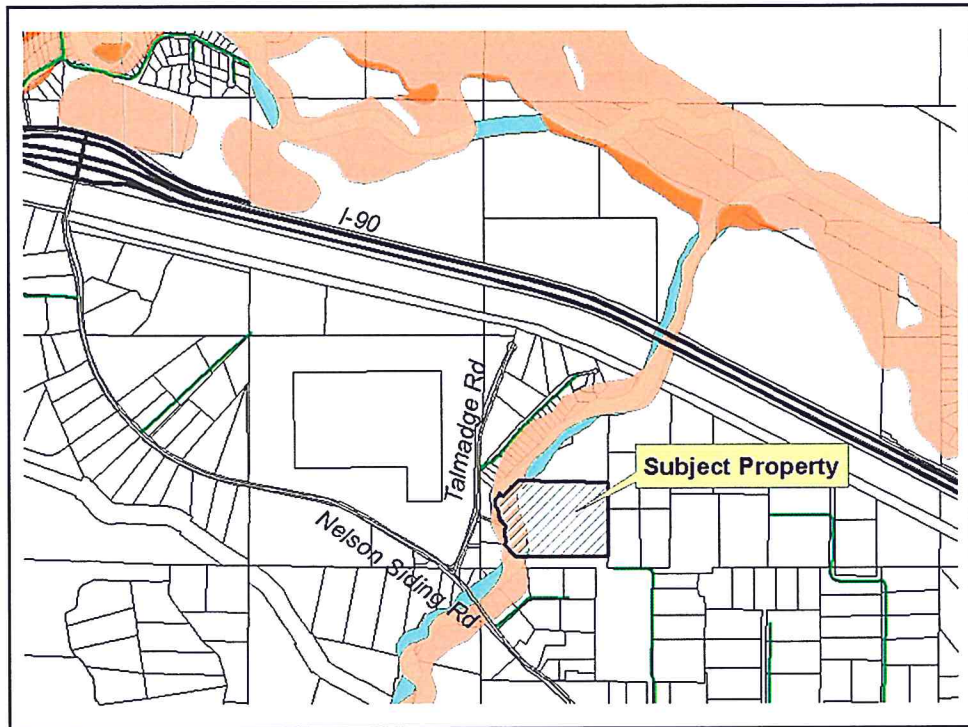
Proposed access will be by an existing easement on the east edge of the property (Easement Q) and a proposed access and utility easement (easement T) from the intersection of Easement Q westward through the center of the plat to end in a cul-de-sac and serve all lots. Both easements shall be constructed to be 60' in width.



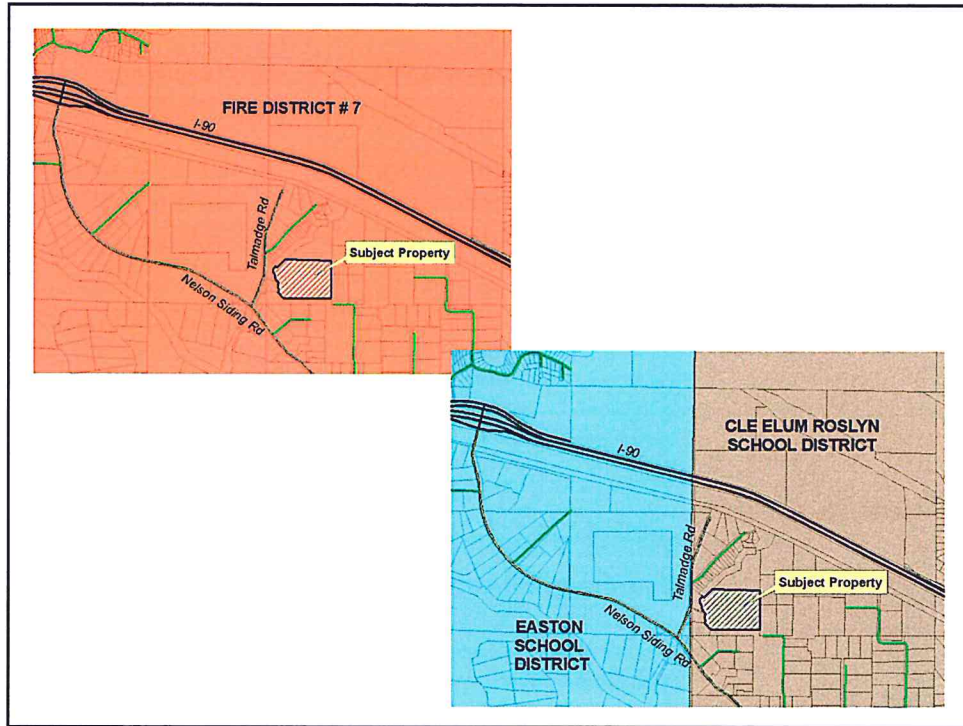
The county's comprehensive code designates the property as Rural. These areas are characterized by lands that can support residential development along with farming, mining and forestry.



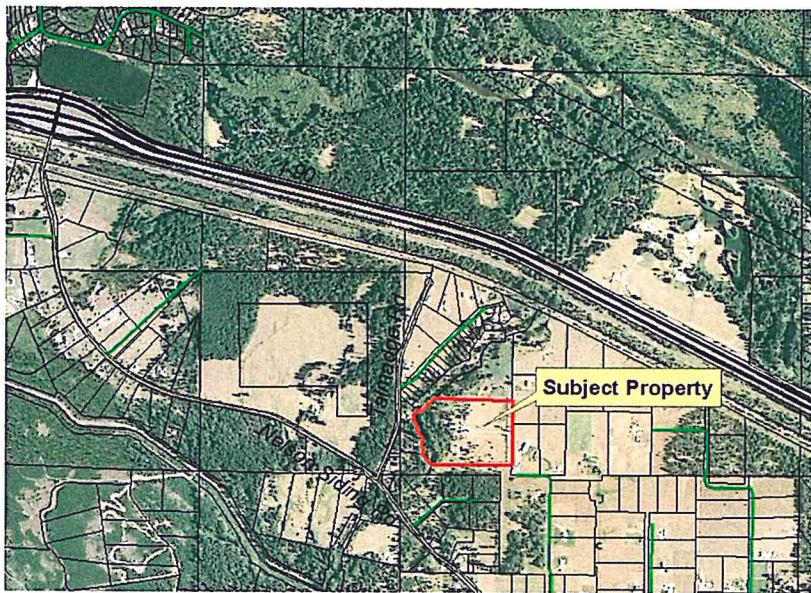
The property is zoned Agriculture-3. The minimum lot size in the Ag-3 zone is 3.00 acres.



An administrative site analysis was completed by Community Development Services in compliance with Title 17A. The western portion of the plat is located within the shoreline jurisdiction of Big Creek, a designated Shoreline of the State, and its associated floodplain. There shall be no structures located within 100 feet of the OHWM of Big Creek and all work done within 200 feet of the OHWM requires further review by Community Development Services. There are no additional identified critical areas.



The property is located within Fire District # 7 and the Cle Elum Roslyn School district.



AERIAL PHOTO – SCHMAUS #4 PLAT

Here is an aerial photo of the subject property. The property is mostly flat and is surrounded by agricultural activities.

Notices

- Application received October 18, 2007, determined complete on April 4, 2008 upon receipt of SEPA checklist
- Notice of Application was issued and published in the Daily Record on April 17, 2008
- Comments were received from Department of Ecology, Public Works, Environmental Health, Washington State Department of Health and Kittitas Reclamation District
- SEPA MDNS issued on May 22, 2008, no appeals.

In review: A long plat application was submitted to Community Development Services on October 18, 2007 and determined to be complete on April 4, 2008 upon receipt of the SEPA Checklist. The Notice of Application was issued and published on April 17, 2008 in the Daily Record. Comments were received from the Department of Ecology, Public Works, environmental health, Washington State Department of Health, and Kittitas Reclamation District. A SEPA MDNS was issued on May 22, 2008 and no appeals were received.