



## 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

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### PLANNING COMMISSION STAFF REPORT

**TO:** Kittitas County Planning Commission  
**FROM:** Mackenzie Moynihan, Staff Planner  
**DATE:** February 19, 2008 for February 26, 2008 public meeting  
**SUBJECT:** Wedgwood Estates Preliminary Plat (P-07-56)

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#### I. BACKGROUND INFORMATION

**Proposal:** Wedgwood Estates Preliminary Plat (P-07-56)

The Wedgwood Estates Preliminary Plat is an application for the division of one parcel totaling approximately 21.00 acres into a total of 7 (seven) lots of 3.00 acres each, submitted by Stephan Fjelstad, authorized agent for Eli Shoal, landowner.

**Location:** The subject property is located south the City of Cle Elum, southeast of Woods & Steele Road, Cle Elum, WA 98922, and is located in a portion of Section 7, T19N, R15E, WM, in Kittitas County. Map number 19-15-07000-0020.

**Environmental Health:** The applicant has proposed a "Group B" water system and individual septic systems.

**Transportation:** The proposed access to the plat will be via a 60' private access and utility easement off of Chandler Road to end in a cul-de-sac and serve all 7 proposed lots.

**Land Use and Site Characteristics:** The proposed development site is located within a rural area zoned Rural-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 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 Rural-3. The purpose and intent of this zone is to provide areas where residential development may occur on a low density basis. A primary goal and intent in designating R-3 zones will be to minimize adverse effects on adjacent natural resource lands.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Some permitted uses in this zone include single family homes, mobile homes, cabins, lodges and community clubhouses.

Some conditional uses include campgrounds, guest ranches, motor trail clubs, group homes and retreat centers.

The property is bordered entirely by Rural-3 zoning.

**Lot Size Required:** The minimum residential lot size shall be three acres in the Rural-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.

**Yard Requirements:** There shall be a minimum front yard setback of twenty-five feet. Side and rear yard setbacks shall be fifteen feet.

**Critical Areas:** An administrative site analysis was completed by Community Development Services in compliance with Title 17A. There are no identified critical areas on the subject property.

### III. ADMINISTRATIVE REVIEW

**Affidavit of Posting:** The site was accurately posted with the 'Land Use Action' sign as provided by CDS in compliance with KCC 15A.03.110. The signed affidavit of posting was returned to CDS and received on January 10, 2008.

**Notice of Application:** A complete application was submitted to Community Development Services on November 7, 2007. A Notice of Application was issued on December 17, 2007 and re-issued due to staff error on January 14, 2008. This notice was published in the official county paper of record on January 14, 2008 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 Ecology, Kittitas County Department of Public Works, Kittitas County Public Health, Kittitas County Environmental Health, adjacent landowners and interested citizens.

**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).

### 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. Stephan Fjelstad, authorized agent for Eli Shoal, landowner, submitted a complete application to Community Development Services for a long plat on November 7, 2007.
2. The proposed development is located south the City of Cle Elum, off Woods & Steele Road, Cle Elum, WA 98922, and is located in a portion of Section 07, T19N, R15E, WM, in Kittitas County. Map number 19-15-07000-0020.

3. The proposed development application included a preliminary plat depicting the division of one parcel totaling approximately 21.00 acres into 7 (seven) lots. The lots are all measured as 3.00 acres in size.
4. The project site was accurately posted with the "Land Use Action" sign as distributed by Community Development Services and as a requirement of Kittitas County Code 15A.03.110. The signed Affidavit of Posting was returned to CDS on January 10, 2008.
5. Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on December 17, 2007 and re-issued said notice due to staff error on January 14, 2008. 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 December 17, 2007 and again on January 14, 2008. Said notices solicited comments from jurisdictional agencies and interested citizens.
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 applicant shall meet or exceed all rules and regulations set forth from the Department of Public Works as included in the issued memorandum.
8. The applicant shall develop a "Group B" water system from the existing well located on Lot 1 of the subject property.
9. The "Group B" system shall be in place and approved prior to final plat approval.
10. Flow meters shall 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 shall be maintained and available for public inspection by a Satellite Management Agency (SMA).
11. A plat note shall be added to the final mylars that states the following:

*A single "Group B" water system shall be constructed from the existing well and used to serve all seven (7) lots of the Wedgwood Estates Preliminary Plat (P-07-56). 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).*
12. An open record hearing was held on February 26, 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.