



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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### AGENDA STAFF REPORT

**AGENDA DATE:** December 4, 2007

**ACTION REQUESTED:** Request to Set a Public Hearing for December 18, 2007 at 4pm to consider the High Valley Ranchettes Plat Alteration (P-07-57)

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**BACKGROUND:** F. Steven Lathrop, authorized agent for D&H Ranch, Inc., SDL Properties, Inc., and L&D Land Corporation, landowners, has submitted a request for a plat alteration proposing an amendment to clear the property from the following condition, as contained in the original approval recorded June 7, 2006 (AFN 200606070015), "The final plat approval is subject to no further division of platted parcels one through twenty-four." The proposed amendment is to allow the landowners' use of the one-time split provision allowed by Kittitas County Code (KCC 17.29.040) for parcels one through twenty-four.

The High Valley Ranchettes development is located west of Cove Road, north of Weaver Road, south of Robinson Canyon Road, Ellensburg, WA 98926, and located in a portion of Section 36, T18N, R17E, WM, in Kittitas County.

The subject parcels are currently zoned Agriculture-20 and the Comprehensive Plan land use designation is Rural.

The proposal is an amendment to a recorded plat to the area as shown and described as High Valley Ranchettes on the final plat recorded June 7, 2006 (AFN 200606070015) and therefore is being processed pursuant to RCW 58.17.215.

The Director of Kittitas County Community Development Services has determined that this application is exempt from SEPA.

Staff is processing the application in preparation for the open record hearing public hearing. Full project record will be delivered to the Board prior to the date of the open record public hearing.

**RECOMMENDATION:** Staff recommends that the Board set an Open Record Hearing for December 18, 2007 at 4:00 p.m. to consider the High Valley Ranchettes Plat Alteration (P-07-57).

**ATTACHMENTS:** Legal Notice for Public Hearing  
Submitted Plat Alteration and maps  
Signed Resolution approving the High Valley Ranchettes Preliminary Plat (P-03-10), Resolution No. 2004-18.

**LEAD STAFF:** Mackenzie Moynihan, Staff Planner

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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