



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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### AGENDA STAFF REPORT

**AGENDA DATE:** December 18, 2007

**ACTION REQUESTED:** Conduct Open Record Public Hearing 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.

Per KCC15A.03.110, the site was accurately posted with three "Land Use Action" signs, one on each main frontage road, as distributed by Community Development Services. The signed Affidavit of Posting was received by CDS on November 26, 2007 and is included in the record.

A Notice of Application was issued on November 28, 2007 with a comment period ending on December 13, 2007. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties. A Notice of Public Hearing was published on November 28, 2007 and December 5, 2007 in the Daily Record and on November 29, 2007 and December 6, 2007 in the Northern Kittitas County Tribune.

The Board of County Commissioners did, on December 4, 2007, set an Open Record Hearing for December 18, 2007 at 4:00pm to consider the project.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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**INTERACTION:** Comments were received on this project from the Department of Ecology and from adjoining landowners.

**RECOMMENDATION:** Conduct hearing and take action on the proposed plat alteration to direct staff to prepare enabling documents as appropriate.

**ATTACHMENTS:** Full project record as of December 12, 2007 (including copies from the original High Valley Ranchettes Plat (P-03-10))

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