



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: July 15, 2008

ACTION REQUESTED: Sign resolution approving the Sunset Farms Preliminary Plat (P-07-60)

BACKGROUND: Terry Ostergaard, authorized agent for Gene Lamoureux, landowner, submitted a 6-lot preliminary plat application to Community Development Services on December 13, 2007 and said application was deemed complete on March 12, 2008 upon receipt of the required SEPA Checklist. The development application included a preliminary plat (Sunset Farms Plat P-07-60) depicting the division of approximately 20.00 acres of land into 6 lots. The lots range in size from 3.24 acres to 3.74 acres.

The subject property is located east of the City of Kittitas, south of Vantage Highway and north of Sunset Road, Ellensburg, WA 98926, and is located in a portion of Sections 02 and 03, T17N, R20E, WM, in Kittitas County. Assessor's map numbers 17-20-03000-0002 and 17-20-02000-0009.

Community Development Services issued a Notice of Application on March 25, 2008. This notice was published in the official county newspaper of record on March 25, 2008 and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties.

Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on May 1, 2008. No SEPA appeals were received.

The Planning Commission held an open record hearing on May 27, 2008 to consider this matter and testimony was taken from those persons who wished to be heard. The Planning Commission passed a motion by a vote of 4/0, with 1 member absent to forward a recommendation of approval for the Sunset Farms Preliminary Plat (P-07-60) to the Board of County Commissioners. On June 10, 2008 the Planning Commission approved the Findings of Fact.

The Board of County Commissioners held a Closed Record Meeting on July 1, 2008. A motion was made and seconded to approve the Sunset Farms Preliminary Plat. The motion carried with a vote of 3-0.

INTERACTION: The Board of County Commissioners did, on July 1, 2008, instruct staff to prepare enabling documents for approval of the Sunset Farms Preliminary Plat (P-07-60)

RECOMMENDATION: Review and sign attached resolution approving the Sunset Farms Preliminary Plat (P-07-60).

HANDLING: Forward signed resolution to CDS Planner for Notice of Decision

ATTACHMENTS: Resolution

LEAD STAFF: Trudie Pettit, Staff Planner

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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