



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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PLANNING COMMISSION STAFF REPORT

TO: Kittitas County Planning Commission
FROM: Mackenzie Moynihan, Staff Planner
DATE: June 24, 2008 for July 8, 2008 public meeting
SUBJECT: Orcutt Preliminary Plat (P-08-08)

I. BACKGROUND INFORMATION

Proposal: Orcutt Preliminary Plat (P-08-08)

The Orcutt Preliminary Plat is an application for the division of one parcel totaling approximately 14.34 acres into a total of 6 (six) lots of 2.00 to 3.30 acres each, submitted by Chris Cruse of Cruse & Associates, authorized agent for Dan and Jill Orcutt, landowner.

Location: The subject property is located east of the City of Ellensburg, south of Vantage Highway, west of No. 6 Road, south of Lonestar Lane, Ellensburg, WA 98926, and is located in a portion of Section 06, T17N, R19E, WM, in Kittitas County. Map number 17-19-06089-0004.

Environmental Health: The applicant has proposed individual wells and septic systems.

Irrigation: The subject property is located within the boundaries of the Cascade Irrigation District. An approved irrigation system shall be in place prior to final approval of this project. This includes, but is not necessarily limited to, a map of the proposed subdivision which shows the point of entry of irrigation water for the proposed subdivision, the system for provision of irrigation water to each parcel within the subdivision, a description of the type of system proposed, and a description of provisions made, including rights of ways for the protection of other parcels within Cascade Irrigation District which are affected by the proposed subdivision.

Transportation: The proposed access to the plat will be via a 60' access and utility easement known as Lonestar Lane.

Land Use and Site Characteristics: The proposed development site is located within a rural area zoned Rural Residential, within residential and light agricultural 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

DARRYL PIERCY, DIRECTOR

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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 property zoning designation is Rural Residential. The purpose and intent of this zone is to provide for and protect low density semi-rural residential development chiefly in outlying transitional areas where a mixture of residential and traditionally rural land uses will be compatible.

Some permitted uses in this zone include single family homes not including mobile homes, duplexes and residential accessory buildings, the raising of animals (excluding swine and mink)

Some conditional uses include greenhouses, nurseries, home occupations, hospitals, museums, schools and riding academies

Lot Size Required: This project was vested in the suburban zoning designation and therefore the minimum lot size is .75 acres provided that soils are adequate to support proposed water and septic systems.

Yard Requirements: There shall be a minimum front and rear yard setback of 25 feet. The side yard setbacks shall be 15 feet, except on corner lots where the side yard shall be a minimum of 20 feet on the side abutting the street.

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 February 29, 2008.

Notice of Application: A complete application was submitted to Community Development Services on February 12, 2008. A Notice of Application was issued on March 3, 2008. This notice was published in the official county paper of record on March 3, 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, Washington State Department of Health, Kittitas County Department of Public Works, Kittitas County Environmental Health, Kittitas Valley Fire & Rescue, and an adjacent landowner.

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. Chris Cruse of Cruse & Associates, authorized agent for Dan & Jill Orcutt, landowners, submitted a complete application to Community Development Services for a long plat on February 12, 2008.
2. The proposed development is located east of the City of Ellensburg, south of Vantage Highway, west of No. 6 Road, south of Lonestar Lane, Ellensburg, WA 98926, and is located in a portion of Section 06, T17N, R19E, WM, in Kittitas County. Map number 17-19-06089-0004.
3. The proposed development application included a preliminary plat depicting the division of one parcel totaling approximately 14.34 acres into 6 (six) lots. The lots are between 2.00 and 3.30 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 February 29, 2008.
5. Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on March 3, 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 March 3, 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 Orcutt Preliminary Plat (P-08-08) shall be considered as one project and therefore shall be limited to one groundwater withdrawal of 5,000 gallons per day for all six (6) lots combined, per requirement of the Department of Ecology.
9. Flow meters shall be installed on each individual lot. Records documenting water usage on each individual lot shall be maintained and available for public inspection.
10. A plat note shall be added to the final mylars as follows:

The Orcutt Preliminary Plat (P-08-08) shall be considered as one project and therefore shall be limited to a single groundwater withdrawal of 5,000 gallons per day to be shared between all six (6) lots combined. Flow meters shall be installed on each individual well and records documenting water usage shall be maintained and available for public inspection.
11. Addresses shall be clearly visible from both directions at the county road for all properties.
12. The fire department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2006 – Appendix D.
13. The Orcutt Preliminary Plat (P-08-08) shall not be eligible for final plat approval until such time that an irrigation system has been approved by Cascade Irrigation District. This includes, but is not necessarily limited to, a map of the proposed subdivision which shows the point of entry of irrigation water for the proposed subdivision, the system for provision of irrigation water to each

parcel within the subdivision, a description of the type of system proposed, and a description of provisions made, including rights of ways for the protection of other parcels within Cascade Irrigation District which are affected by the proposed subdivision.

14. An open record hearing was held on July 8, 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.
15. Additional conditions **are/are not** necessary to protect the public's interest.