

Kittitas County Commissioners

Agenda Staff Report

Agenda Date: March 5, 2013

Action requested:

Request to Set a Public Hearing for March 19, 2013 @ 2:00 p.m. to consider the Hearing Examiner's recommendation for Sasse Ridge Plat LP-11-00002.

Background:

Wayne Nelson, agent for the property owner, Sasse Ridge LLC, submitted a preliminary plat application to subdivide approximately 30.61 acres into 10 three acre single-family residential lots. The lots range in size from 3.01 to 3.12 acres in size and are proposed to be served by a community water system with individual onsite septic systems or a community drain field. The project is proposed on a site zoned R-3.

The subject property is located approximately 7 miles northwest of the city of Roslyn, east of Salmon La Sac Road and north of Hex Mountain Drive, Ronald WA in a portion of Section 21, T. 21 N., R. 14 E., W.M., in Kittitas County, Washington. Assessor's map number: 21-14-21000-0016.

A complete long plat application was submitted to Community Development Services on August 17, 2011. The Notice of Application for the preliminary plat application was issued on November 17, 2011. 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. The last day to submit written comments was on December 2, 2011.

Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on December 21, 2012. The appeal period ended on January 9, 2013 at 5:00 p.m. No appeals were filed.

The Hearing Examiner hearing was held on January 10, 2013 at 6:00 p.m. Public comment was taken. On January 22, 2013 the Kittitas County Hearing Examiner recommended approval of the Sasse Ridge preliminary plat LP-11-00002.

Interaction:

The following agencies provided comments during the comment period: Washington State Department of Health, Washington State Department of Ecology, Kittitas County Department of Public Works, Kittitas County Public Health and Kittitas County Fire Marshal. These comments have been included as conditions of approval to address these agency concerns. Comments were also provided by the Yakama Nation.

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments have been included as Exhibits in the File Index.

Recommendation:

Staff recommends that the Kittitas County Board of County Commissioners hold a closed record hearing on March 19, 2013 at 2:00 p.m. to consider accepting the Hearing Examiner's recommendation of preliminary approval of the Sasse Ridge Plat LP-11-00002.

Handling: none

Lead Staff: Lindsey Ozbolt