



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

AGENDA STAFF REPORT

AGENDA DATE: August 2, 2016

ACTION REQUESTED: Set Open Record Public Hearing for August 16, 2016 to consider the Miner's Camp Preliminary Plat (LP-16-00002)

BACKGROUND: Jeff Stubbs, authorized agent for property owner Miners Camp LLC has submitted a Preliminary Plat application to subdivide approximately 8.26 acres into 24 single-family residential lots with open space tracts.

The subject property is one tax parcel, located approximately 1 mile south of Roslyn in the Suncadia Master Planned Resort at the intersection of Suncadia Trail Road and Swiftwater Drive. Assessor's map number: 20-15-19000-0021

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 July 26, 2016. Kittitas County Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on August 1, 2016.

Review of the SEPA checklist submitted with this application finds it to be consistent with the Final Environmental Impact Statement (FEIS) published April 10, 2000 and found to be legally adequate on March 15, 2001.

The Seventh version of the Development Agreement with Suncadia approved by the BOCC via resolution on June 2, 2009 allows for an administrative abbreviated review process for Suncadia Master Planned Resort projects which are consistent with the approved development agreement and the general site plans. Staff has determined that that consistency exists and would like to present the plat to the BOCC for approval.

INTERACTION: Staff will present comments and recommended conditions of approval for BOCC review prior to the August 16 hearing as required.

RECOMMENDATION: Staff recommends the Board set an Open Record Hearing for August 16, 2016 to consider the Miner's Camp Preliminary Plat (LP-16-00002).

HANDLING: None

ATTACHMENTS: Application Master File to Date

LEAD STAFF: Jeff Watson, Staff Planner