



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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### AGENDA STAFF REPORT

**AGENDA DATE:** November 7, 2006

**ACTION REQUESTED:** Conduct Closed Record Hearing for the Vantage Bay Rezone (Z-06-25) and Preliminary Plat (P-06-26)

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#### BACKGROUND:

Proponent: Todd Lolkus Land Surveying LLC, authorized agent for BCSCBN Inc., landowner.

Applications for the following:

1. Vantage Bay Rezone, Z-06-25, from Forest and Range-20 to Planned Unit Development (PUD) for approximately 75.61 acres.
2. Vantage Bay Preliminary Plat, P-06-26, which is a 315-lot subdivision on approximately 58.20 acres of the total 75.61 acres.

Pursuant to KCC 17.36: Planned Unit Development any persons or corporation applying for a planned unit development zone shall file a preliminary development plan with an application for zone change. The submitted application is proposing a phased approach and is as follows:

Phase #1: 315 lot subdivision on approximately 58.20 acres of the total 75.61 acres involved in the PUD rezone. 310 lots are being proposed as dwelling lots with the other 5 lots being proposed as the following tracts: Tract A. Community Tract (0.13 acres), Tract B. Community Area (0.13 acres), Tract C. Community Area (1.41 acres), Tract D. Water Storage Area (0.70 acres), Tract E. Sewage Treatment Area (1.84 acres). The proposed density of the development is 8.36 dwelling units per acre.

- Total acreage for all subject properties requested to be rezoned to PUD = 75.61 acres
- Total acreage for just Phase #1= 58.20 acres, Total acreage for just Phase #2= 17.41 acres

#### *Phase #1 Information Only:*

- Total acreage for just Phase #1= 58.20 acres
- Total number of lots 315
- Total number of dwelling units 310
- 8.36 dwelling units per acre for Phase #1
- 63.6% of area or approximately 37.05 acres identified for dwelling unit lot use
- 2.9% or approximately 1.67 acres for community area lot use
- 29.1% or approximately 16.94 acres for road right-of-way use
- 4.4% or approximately 2.54 acres for utility use

#### *Phase #2 Information Only:*

- Total acreage for just Phase #2= 17.41 acres
  - Nothing specific proposed for Phase #2 currently other than request to rezone to Planned Unit Development. Prior to development of Phase #2, the proponent shall submit a final development plat pursuant to KCC 17.36.040 for approval by the Board of County Commissioners.
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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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The subject property is approximately 75.61 acres and is located east of Huntzinger Road and south of Interstate-90 at Huntzinger Rd, Vantage, WA 98950 in a portion of the east half of Section 30, T17N., R23E., W.M. in Kittitas County. Parcel numbers 17-23-30010-0006, 17-23-30000-0001, and 17-23-30000-0003.

The Comprehensive Plan's Land Use Element currently designates the subject parcel as Urban Residential. The comprehensive plan designation was recently amended to adopt the Vantage Sub Area Plan to re-designate the subject parcels to "Urban Residential" as part of the 2005 comprehensive map update ordinance (No. 2005-40). The subject property is currently zoned Forest&Range-20.

Kittitas County Community Development Services issued a Notice of Application on June 30, 2006.

Kittitas County Community Development Services issued a SEPA Mitigated Determination of Non-Significance (MDNS) on August 29, 2006. No SEPA Appeals were received.

Due to lack of quorum, the September 12, 2006 hearing initially scheduled for the Planning Commission was continued to September 21, 2006. The Planning Commission held a continued hearing on September 21, 2006 and continued the hearing to September 26, 2006 for Planning Commission deliberation with the record closed. The Planning Commission during the September 26, 2006 hearing deliberated and voted to forward Vantage Bay Rezone (Z-06-25) and Preliminary Plat (P-06-26) with a recommendation of denial with a 3-1 decision to the Board of County Commissioners. The following minority report was included: rather than forward with recommendation for denial, it was recommended that the project be remanded back to staff to address issues.

- INTERACTION:** The BOCC did on October 17, 2006 set a closed record hearing for the November 7, 2006 agenda.
- RECOMMENDATION:** Take action on the Planning Commission recommendation to *deny* the rezone and preliminary plat, and direct staff to prepare enabling documents for signature at the next agenda scheduled on November 21, 2006 as appropriate.
- ATTACHMENTS:** Full project record was prepared and delivered to the BOCC as part of the October 17, 2006 agenda.
- LEAD STAFF:** Joanna Valencia, Staff Planner