

Rural subdivision planned near Cle Elum

Would have 14 one-acre lots under old zoning

By **MIKE JOHNSTON**
senior writer

A property owner has revived a rural subdivision proposal called Big Buck Ridge north of Cle Elum city limits.

Landowner Becky Andrus has restarted the permit review process with the county Community Development Services Department for preliminary long-plat approval for the development that was first filed in June 2007, according to a county notice.

The rural subdivision comes under the jurisdiction of county zoning and development rules as they existed in 2007, according

to county planner Jeff Watson. The subdivision would have 14 one-acre lots, with 11 acres preserved as natural open space.

Major changes in the county's rural land-use regulations were adopted last year.

The subdivision application was deemed complete as of Aug. 16, 2007, and county officials then called on the landowner to undertake a traffic impact analysis.

The analysis was submitted later, in February 2014, Watson said.

The site is a 1/2 mile north of the city limits of Cle Elum, directly north of where Yakima Avenue ends at the city's

boundary.

The former zoning of the site, in 2007, was residential-3, allowing minimum lot sizes of three acres. Changes in county land-use rules and zoning last year made the minimum lot size 5 acres in rural-residential zones.

Use former rules

The cluster platting rules at that time gave rural housing developers "bonus densities" for added features.

In this case, the owner plans to create a recreational trail system, set aside 11 acres of wooded ridge land that would stay in its natural state and also have recreational trails, and have a group domestic water sys-

tem serving each one-acre lot.

These features allowed the developer to go from eight lots under the zoning to 14 one-acre lots.

The public can submit comments on the proposal and its possible impacts on the environment before a 5 p.m. Feb. 24 deadline.

Comments can be emailed to jeff.watson@co.kittitas.wa.us, or mailed or dropped off to county CDS offices, 411 N. Ruby St., Ellensburg. This may be the only time the public can submit comments on the project's possible environmental impacts, the county notice said.

CDS staff will review public comments, then make a decision on the project's

probable level of environmental impact, and call for any measures to lessen impacts.

County staff, at this time, is considering issuing a declaration that the project will not have a probable significant impact on the environment.

After the project's level of impact is declared, a public hearing will be set with the county's land-use hearings examiner who will review the project and take public testimony.

The hearings examiner will make a recommendation to county commissioners who will, in turn, make the final decision.

More information about the project is available on the county's website.

CORRECTION

Recipe correction

An incorrect recipe for soft caramels appeared on Page B8 of Wednesday's Daily Record. A corrected recipe appears in full on Page A6 today.

EVENTS CALENDAR

Today, Feb. 12

Free tax assistance, 9:30 a.m. to 3 p.m., Ellensburg Activity Center, appointment required call 962-7242

KITTCOM Administrative Board meeting, noon, 700 Elmview Road Ellensburg

Mardi Gras party, 6 p.m., Michaelson Hall Room 126, CWU

AI Anon Literature for Progress meeting, 6:30 p.m., 1st Presbyterian, 1307 E. Third Ave., Ellensburg