



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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### FINDINGS OF FACT DANTZLER-TEANAWAY PRELIMINARY PLAT P-07-46

**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. The Planning Commission finds that Jeffrey and Sharon Dantzler, landowners, submitted an application for a 8-lot plat on 24.04 acres of land that is zoned Rural-3. This application was deemed complete by Kittitas County Community Development Services on August 7, 2007. The subject property is within a portion of the Southwest  $\frac{1}{4}$  of Section 26, T20N, R16E, WM, in Kittitas County. Map numbers 20-16-26000-0058 and 20-16-26059-0004.
2. The Planning Commission finds that said development application included a preliminary plat depicting the division of one 24.04 acre parcel into eight (8) parcels.
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on October 1, 2007. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
4. The Planning Commission finds that, based on the review of the submitted application materials (including an environmental checklist), correspondence received during this comment period and other information on file with our office, a Mitigated Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on January 29, 2008. The Planning Commission finds further that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject properties as required by law.
5. The Planning Commission finds that an administrative site analysis was completed by the staff planner in compliance with Title 17A. The Planning Commission finds that there is a small area on the Southern boundary that falls within the 100 year floodplain. All development within that area will need a flood permit.
6. The Planning Commission finds that an open record hearing was held on February 26, 2008 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of this public hearing has been given as required by law, and the necessary inquiry has been made into the public interest to be served by this proposed subdivision.

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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7. The Planning Commission finds that additional conditions are necessary to protect the public's interest.
8. The Planning Commission finds that a plat note shall be added to the final mylars that states the following:

*A single "Group B" water system shall be constructed and used to serve all eight (8) lots of the Dantzler-Teaway Preliminary Plat (P-07-46). Flow meters must be installed at both the well head and on each individual lot. Records documenting water usage both at the well head and on each individual lot must be maintained and available for public inspection by a Satellite Management Agency (SMA).*

9. The Planning Commission finds that the applicant shall submit lot closures prior to final approval showing each lot meets or exceeds that minimum acreage for the Rural-3 zone.
10. The Planning Commission finds that the project must meet all standards of the International Fire Code.

**The Planning Commission motioned to forward the Dantzler-Teaway Preliminary Plat (P-07-46) to the Board of County Commissioners with a *recommendation of approval*. The motion passed with a vote of 6-0.**

 For David Black  
David Black, Chairman, Kittitas County Planning Commission

3/12/08  
Date