



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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FINDINGS OF FACT

Sunset Farms Preliminary Plat (P-07-60)

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 OR AGAINST THIS PROPOSAL, HOWEVER ADDITIONAL FINDINGS MAY ALSO BE NECESSARY.

1. The Planning Commission finds that Terry Ostergaard, authorized agent for Gene Lamoureux, landowner, submitted a preliminary plat application to Community Development Services on December 13, 2007 and said application was deemed complete on March 12, 2008.
2. The Planning Commission finds that said development application included a preliminary plat (Sunset Farms Plat P-07-60) depicting the division of approximately 20 acres into 6 lots. The lots range in size from 3.24 acres to 3.74 acres in size.
3. The Planning Commission finds that said development is located east of the City of Kittitas, south of Vantage Highway and north of Sunset Road, Ellensburg, WA 98926, and located in a portion of Sections 02 and 03, T17N, R20E, WM, in Kittitas County. Assessor's map numbers 17-20-03000-0002 and 17-20-02000-0009.
4. The Planning Commission finds that the project site was accurately posted with the "Land Use Action" sign as distributed by Community Development Services and as a requirement of Kittitas County Code 15A.03.110. The signed Affidavit of Posting was returned to Community Development Services on March 18, 2008.
5. The Planning Commission finds that Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on March 25, 2008. Interested jurisdictional agencies and landowners within 500 feet of the subject property were notified as required by law. The Legal Notice of Application was published in the official County newspaper of record, the Daily Record, on March 25, 2008 and Northern Kittitas County Tribune on March 27, 2008. Said notices solicited comments from jurisdictional agencies and no comments from the general public.
6. The Planning Commission finds that review under the State Environmental Policy Act (SEPA) was required for this project. Based on review of comments received, a Mitigated Determination of Nonsignificance was issued on May 1, 2008 under WAC 197-11-350.
7. The Planning Commission finds that all future development shall comply with the mitigations set forth in the SEPA Mitigated Determination of Non-Significance (MDNS), issued on May 1, 2008.
8. The Planning Commission finds that the applicant shall develop one "Group B" water system from the existing well located on lot 6, to serve all six lots of the Sunset Farms Plat (P-07-60). The "Group B" water system shall be designed by a licensed engineer and approved by Kittitas County Environmental Health.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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9. The Planning Commission finds that the required "Group B" water system shall either be in place prior to final plat approval or be legally bonded for the cost of construction by the applicant prior to final plat approval. The applicant shall complete a Group B Workbook application which includes drilling a well/wells and design of the well house/structure, pump tanks and storage tanks. Approval shall include the drilling of the well along with demonstration that adequate water supply exists to support the proposed plat.
10. The Planning Commission finds that the final plat drawing/map shall be in accordance with Kittitas County Code Title 16 subdivision procedures and minimum requirements.
11. The Planning Commission finds that the following plat notes shall be on the final mylars:
 - All current and future landowners must comply with the International Fire Code (IFC) and all of its appendices.
 - One "Group B" water system shall be developed from the existing well located on lot 6, to serve all six lots of the Sunset Farms Plat (P-07-60). The "Group B" water system shall be designed by a licensed engineer and approved by Kittitas County Environmental Health.
 - The Sunset Farms Plat (P-07-60) shall be considered as one project and therefore shall be limited to one groundwater withdrawal exemption for all six lots combined. The cumulative groundwater withdrawal of all lots combined shall not exceed the 5,000 gallon per day exemption limit set forth by the Department of Ecology.
 - Flow meters shall be installed both at the well head and on each individual lot of the "Group B" water system. Records documenting water usage both at the well head and each individual lot must be maintained and available for public inspection by a Satellite Management Agency (SMA).
 - The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performance in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted the right to farm provisions contained in Section 17.74 of the Kittitas County Zoning Code.
 - Per RCW 17.10.140, landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas County Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.
 - Kittitas County relies on its record that a supply of potable water exists. The approval of this division of land includes no guarantee or assurance that there is a legal right to withdraw groundwater within the land division.
12. The Planning Commission finds that an open record hearing was held on May 27, 2008 and that testimony was taken from those persons present who wished to be heard. The Planning Commission also finds that due notice of the public hearing was given as required by law, and the necessary inquiry was made into the public interest to be served by this proposed subdivision.
13. The Planning Commission finds that additional conditions are not necessary to protect the public's interest.

The Planning Commission motioned to forward the Sunset Farms Preliminary Plat (P-07-60) to the Board of County Commissioners with a recommendation of approval by a vote of 4/0, with 1 member absent.

David Black for David Black 6/11/08
 David Black, Chairman, Kittitas County Planning Commission Date