



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Findings of Fact Younger Preliminary Plat P-07-63

THE FOLLOWING GENERAL FINDINGS HAVE BEEN PREPARED BY COMMUNITY DEVELOPMENT SERVICES 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 Vernon Swesey of Central Cascade Land Company, authorized agent for Fred Talerico, landowner, submitted a complete application to Community Development Services for a long plat on December 14, 2007.
2. The Planning Commission finds that the proposed development is located south of Airport Road, north of State Road 970, Cle Elum, WA 98922, and is located in a portion of Section 31, T20N, R16E, WM, in Kittitas County. Map number 20-16-31020-0009.
3. The Planning Commission finds that the proposed development application included a preliminary plat depicting the division of one parcel totaling approximately 5.00 acres into 5 (five) lots. The lots are all measured as 1 (one) acre in size.
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 CDS on January 9, 2008.
5. The Planning Commission finds that Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on January 10, 2008. Interested jurisdictional agencies and landowners within 500 feet of the subject property were notified specifically, as required by law. The Legal Notice of Application was published in the Daily Record on January 10, 2008. Said notices solicited comments from jurisdictional agencies and no comments from the general public.
6. The Planning Commission finds that this application is categorically exempt from SEPA pursuant to KCC 15.04.090 and WAC 197-11-800(1)(c)(i).
7. The Planning Commission finds that the applicant shall meet or exceed all rules and regulations set forth from the Department of Public Works as included in the issued memorandum.
8. The Planning Commission finds that the applicant shall develop a "Group B" water system from the existing well to serve all 5 (five) proposed lots. Only the existing house and shed shall be located within the 100 foot radius well buffer (aka Sanitary Control Area), as allowed by the Washington State Department of Health. All other sections of the sanitary control area are to be

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kept free and clear of potential sources of contamination such as pesticides, fuels and additional drainfields.

9. The Planning Commission finds that the "Group B" system shall be in place prior to final plat approval.
10. 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 from the existing well and shall be used to serve all five (5) lots of the Younger Preliminary Plat (P-07-63). 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).

11. The Planning Commission finds that due to the proximity of this project to State Road 970, any proposed lighting to serve this property shall be directed down towards the site and away from SR 970. It is also the developer's responsibility to dampen or deflect any traffic noise for this development, not the responsibility of the Washington State Department of Transportation.
12. The Planning Commission finds that an open record hearing was held on February 12, 2008 and testimony was taken from those persons present who wished to be heard. Due notice of this 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 Younger Preliminary Plat (P-07-63) to the Board of County Commissioners with a *recommendation of approval*. The motion passed with a vote of 5 – 0.


David Black, Chairman, Kittitas County Planning Commission

3/10/08
Date