

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO. 2006-*163*

To give preliminary plat approval to the

Hidden Valley Estates Properties Plat (P-06-19)

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Planning Commission on August 29, 2006 for the purpose of considering a preliminary plat known as the Hidden Valley Estates Properties Plat and described as follows:

Division of parcel number 20-17-32000-0028 (33.37 acres) into 10 lots ranging in size from 3.02 to 3.87 acres each, comprising part of the NE 1/4 of Section 32, T. 20N. R 17E W.M., in Kittitas County.

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Planning Commission recommended **denial** of said proposed subdivision in a 5-0 decision and,

WHEREAS, the following FINDINGS OF FACT have been made concerning said proposed preliminary plat:

1. The Board of County Commissioners finds that a complete application was submitted by Mark Kirkpatrick, authorized agent for Hidden Valley Estates LLC., to Community Development Services on March 29, 2006. The Board also finds that said development application included a preliminary plat depicting the division of approximately 33.37 acres into 10 lots ranging in size from 3.02 acres to 3.87 acres in size, located within the Ag-3 zoning district.

2. The Board of County Commissioners finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on July 3, 2006. The Board further finds that said notice solicited comments from jurisdictional agencies and landowners within 300 feet of the subject property.

3. The Board of County Commissioners finds that based on the review of the submitted application materials (including an environmental checklist); correspondence received during the comment period and other information on file, a Mitigated SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on July 24, 2006, and that said notice solicited comments from jurisdictional agencies and

landowners within 300 feet of the subject properties as required by law. The Board of County Commissioners also finds that the deadline to appeal the SEPA action was August 4, 2006. No appeals were filed.

4. The Board of County Commissioners finds that an open record hearing was held by the Planning Commission on August 29, 2006 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that 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.

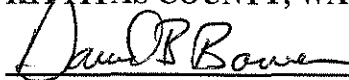
NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of County Commissioners hereby gives preliminary plat approval to the Hidden Valley Estates Plat (P-06-19) with the following conditions:

1. Soil logs need to be scheduled and dug at a mutually convenient time. The holes need to be six feet deep and located in an area that is agreed upon. Kittitas County Environmental Health shall record the information and place it in the files for future reference. The information obtained from the soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit.
2. For final approval of a Group "B" Public Well, Kittitas County Environmental Health Department must first perform a source site inspection to approve the location of the proposed well or if the well exists to ensure that it meets the criteria for approval. The well must be drilled and/or located within the subdivision boundaries, all infrastructures completed and within the utility corridors, the workbook and all related documentation including testing and satisfactory results must be submitted, reviewed and approved. Concurrence from the State Department of Health and issuance of a well ID number will complete the requirement or,
3. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
4. A second access must be established prior to final plat approval. The cumulative affects to Leo Lane, based on Kittitas County Road standards require that if a development or group of developments are serving more that 40 lots, a secondary access will be required. All other Kittitas County Road Standards (KCC Title 12) shall be met. See Kittitas County Department of Public Works comments dated August 23, 2006 for detailed information on road improvement and access requirements.
5. All proposals of the applicant, as presented and that are contained within this application that are not in conflict with SEPA mitigations, shall be conditions of approval.
6. Both Mylar sheets shall reflect the plat number P-06-19.
7. Prior to final approval, one full years/advance taxes must be paid on parcel number: 20-17-32000-0028.

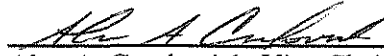
8. The surrounding areas have traditionally been in Agriculture lands. The Kittitas County "Right to Farm" ordinance will be placed on the final mylar.

ADOPTED this 21st day of November 2006.

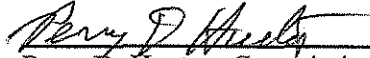
**BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON**



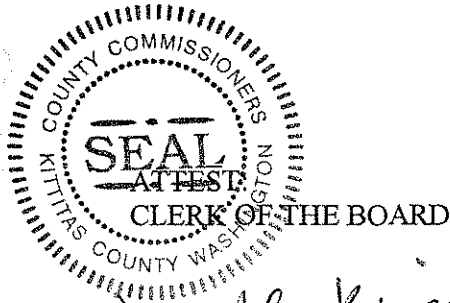
David B. Bowen, Chairman




Alan A. Crankovich, Vice-Chairman



Perry D. Huston, Commissioner




Julie A. Kjorsvik

APPROVED AS TO FORM:

James Hurson, Prosecuting Attorney
(WSBA#12686)