

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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FINDINGS OF FACT HAPPY TRAILS P-06-38

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 Chris Cruse, authorized agent, submitted an application for a 9-lot plat (Happy Trails Plat P-06-38) on 13.75 acres of land that is zoned Suburban. This application was deemed complete by Kittitas County Community Development Services on July 17, 2006. The subject property is located north of Kittitas Hwy. and west of No. 6 Road comprising a portion within the S ½ of Section 06, T. 17N., R 19E., W.M. in Kittitas County. Tax parcel number #17-19-06040-0026
2. The Planning Commission finds that said development application included a preliminary plat depicting the division of one 14.57 acre parcel into nine parcels. .
3. The Planning Commission finds that the Community Development Services Department issued a Notice of Application pursuant to KCC 15A.03 on May 15, 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 SEPA Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on June 25, 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.
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 are no regulated Critical Areas on the subject property.
6. The Planning Commission finds that an open record hearing was held on November 27, 2007 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.
7. The Planning Commission finds that the conditions addressed by the Washington State Department of Ecology shall be conditions of final approval.

DARRYL PIERCY, DIRECTOR

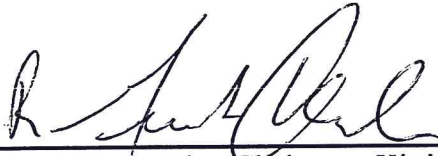
ALLISON KIMBALL, ASSISTANT DIRECTOR

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8. The Planning Commission finds that additional conditions **are** necessary to protect the public's interest.
9. The Planning Commission finds that prior to final plat approval the applicant will meet all conditions and requirements imposed by the Ellensburg Water Company.
10. The Planning Commission finds that adverse testimony was given.

The Planning Commission motioned to forward the Happy Trails Preliminary Plat (P-06-38) to the Board of County Commissioners with a recommendation of *approval* by a vote of 4/0.



Grant Clark, Vice-Chairman, Kittitas County Planning Commission

1/7/08

Date