

## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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### Findings of Fact Wedgwood Estates Preliminary Plat P-07-56

**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 Stephan Fjelstad, authorized agent for Eli Shoval, landowner, submitted a complete application to Community Development Services for a long plat on November 7, 2007.
2. The Planning Commission finds that the proposed development is located south the City of Cle Elum, off Woods & Steele Road, Cle Elum, WA 98922, and is located in a portion of Section 07, T19N, R15E, WM, in Kittitas County. Map number 19-15-07000-0020.
3. The Planning Commission finds that the proposed development application included a preliminary plat depicting the division of one parcel totaling approximately 21.00 acres into 7 (seven) lots. The lots are all measured as 3.00 acres 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 10, 2008.
5. The Planning Commission finds that Community Development Services issued a Notice of Application pursuant to KCC 15A.03 on December 17, 2007 and re-issued said notice due to staff error on January 14, 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 December 17, 2007 and again on January 14, 2008. Said notices solicited comments from jurisdictional agencies and interested citizens.
6. The Planning Commission finds that this project is categorically exempt from review under the State Environmental Policy Act 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 located on Lot 1 of the subject property.

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DARRYL PIERCY, DIRECTOR

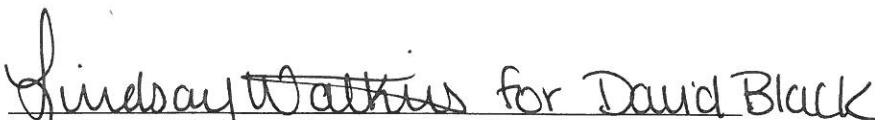
ALLISON KIMBALL, ASSISTANT DIRECTOR

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9. The Planning Commission finds that the "Group B" system shall be in place and approved prior to final plat approval.
10. The Planning Commission finds that flow meters shall 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 shall be maintained and available for public inspection by a Satellite Management Agency (SMA).
11. 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 used to serve all seven (7) lots of the Wedgwood Estates Preliminary Plat (P-07-56). 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).*
12. The Planning Commission finds that an open record hearing was held on February 26, 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** necessary to protect the public's interest.
14. The Planning Commission finds that the minority voting members request that should there be a road variance required for the Wedgwood Estates Preliminary Plat, the project shall be returned to the Planning Commission for additional public hearing.

**The Planning Commission motioned to forward the Wedgwood Estates Preliminary Plat (P-07-56) to the Board of County Commissioners with a recommendation of approval. The motion passed with a vote of 3 – 2 with one (1) abstention.**

  
David Black, Chairman, Kittitas County Planning Commission

3/12/08  
Date