



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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PLANNING COMMISSION FINDINGS OF FACT

Kittitas County Development Code Update

The Planning Commission submits the following, findings of fact, conclusions at law and recommendations to the Kittitas County Board of County Commissioners related to the Kittitas County Development Code Update:

1. The Planning Commission finds that on December 11, 2006, the Kittitas County Board of County Commissioners signed Ordinance 2006-63 adopting the 2006 Amendments to the Kittitas County Comprehensive Plan and 2006 Update to the Kittitas County Comprehensive Plan. As part of the process, Kittitas County is required to review the Development Regulations in order to implement and ensure consistency with the goals, polices and objectives identified in the Kittitas County Comprehensive Plan.
2. The Planning Commission finds that a legal notice was issued on April 11, 2007 and published on April 13 and 20, 2007 in the Daily Record and April 19 and 26, 2007 in the Northern Kittitas County Tribune, and display ads were published on April 16, 18, 19, 21, and 26 advertising the May 1, 2, and 3rd Planning Commission Hearings. This notice was published in the official county paper of record and the Northern Kittitas County Tribune.
3. The Planning Commission finds that written comments were solicited and the final date to submit written comments was on May 7, 2007 by 12:00pm. Comments were received and were included as part of the record.
4. The Planning Commission finds that Community Open Houses for the Development Code were held in locations in the county. Lower county open houses were held on April 16th and 17th, 2007 in Ellensburg, and an Upper County Open House was held on April 26, 2007 in Cle Elum.
5. The Planning Commission finds that public hearings were held on May 1, 2, and 3, 2007. Notice of said public hearing was published in the Daily Record and Northern Kittitas County Tribune as required by State Statute and County Code. Testimony was taken from those persons present at said hearing that wished to be heard and the necessary inquiry has been made into the public interest.
6. The Planning Commission finds that a continued hearing where the record was closed was held on May 21 and May 22, 2007 for Planning Commission deliberation and decision.
7. The Planning Commission finds that a continued hearing where the record was closed was held on May 31, 2007 to consider Planning Commission Findings.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT • FIRE INVESTIGATION

8. The Planning Commission forwards to the Board of County Commissioners their recommendations for the Kittitas County Development Code Update as follows and as attached hereto and incorporated:

a. Kittitas County Code Chapter 14.08, Flood Damage Prevention

i. The Planning Commission forwards their recommendation of approval as attached with a vote of 5-0 (with 2 members absent).

b. Kittitas County Code Title 15A, Project Permit Application Process

i. The Planning Commission forwards their recommendation of approval as attached with a vote of 5-0 (with 2 members absent).

c. Kittitas County Code Title 17B, Forest Practices

i. The Planning Commission forwards their recommendation of approval as attached with a vote of 5-0 (with 2 members absent).

d. Kittitas County Code Title 17, Zoning

i. The Planning Commission forwards their recommendation of approval of Chapters 17.29 and 17.31 with a vote of 4-1 (with 2 members absent), recognizing the formation of the Agriculture Land Use Committee and the opportunity to revisit the chapter per the findings of the committee.

ii. The Planning Commission forwards their recommendation of approval of Chapter 17.59 with a vote of 5-0 (with 2 members absent), recognizing the 2005 Comprehensive Plan docket for the Historic Mining Overlay.

iii. The Planning Commission forwards their recommendation of approval of the rest of the Chapters of Title 17 with a vote of 5-0 (with 2 members absent).

iv. The Planning Commission forwards their recommendation of approval for the entire Title 17 as attached with a vote of 5-0 (with 2 members absent).

e. Kittitas County Code Chapter 16.09, Performance Based Cluster Platting

i. The Planning Commission accepts the proposed draft as written and recognizes the next review period available for Chapter 16.09 per Kittitas County Code 16.09.010 allowing for a yearly review of the Performance Based Cluster Platting chapter.

ii. The Planning Commission forwards their recommendation of approval as attached with a vote of 5-0 (with 2 members absent).

f. Kittitas County Chapter 17.99, Design Standards

i. The Planning Commission forwards no recommendation per the attached with a vote of 5-0 (with 2 members absent).

 For David Black

David Black, Chairman, Kittitas County Planning Commission

6/1/07

Date