



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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### **FINDINGS OF FACT JB Development File Number SP-07-78**

Pursuant to RCW 58.17.195, the Kittitas County Community Development Services Department formally establishes the following Findings of Fact:

1. The JB Development Short Plat (SP 07-78) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.
2. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
3. The applicant has demonstrated that sewage disposal will be provided by individual septic systems.
4. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
5. A statement indicating the County's intent to approve this short plat, together with a reduced photocopy depicting the lot configurations and proposed acreage was mailed to known adjacent property owners and parties of record on June 21, 2007.
6. Kittitas County Community Development Services Department completed a Critical Areas Review. Lots 2 and 3 are affected by a category IV Wetland and have an associated 25' setback buffer. All lots of the JB Development Short Plat are located within the Airport Overlay Zoning District (Inner Turning Zone) of Bowers Airfield.
7. The Property lies within the boundaries of the Cascade Irrigation District. The property owner shall adhere to the general requirements of the Cascade Irrigation District.

Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved  
This 8<sup>th</sup> Day of April, 2008

  
Darryl Piercy, CDS Director

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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