



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### **FINDINGS OF FACT** **Nelson Short Plat** **File Number SP-07-00118**

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

1. The Nelson Short Plat (SP 07-00118) 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. A notice of application for the Nelson Short Plat (SP-07-00118) was mailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcel. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website, all in conformance with the Kittitas County Project Permit Application Process (Title 15A)
3. The applicant has demonstrated to the satisfaction of the County Environmental Health Director the availability of potable water supplies.
4. The applicant has demonstrated that sewage disposal will be provided by individual septic systems.
5. The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.
6. 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 October 18<sup>th</sup>, 2007.
7. Portions of this property are located within the shoreline jurisdiction of the Yakima River, its associated floodplain and floodway, wetlands and riparian areas. Upon application for a building permit for any of the newly created lots, a flood development permit may be required. Any ground disturbance within the 200 foot jurisdiction of the Yakima River will require further review by Community Development Services.
8. The property lies within the Kittitas Reclamation District Irrigation District. The property owners shall adhere to the general requirements of the Kittitas Reclamation District Irrigation District.

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

Approved

This 3<sup>rd</sup> Day of August, 2009

**Kirk Holmes, Interim Director**