



FINDINGS OF FACT Sinclair Short Plat File Number SP-17-00002

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

1. **The Sinclair Short Plat (SP-17-00002) 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 Sinclair Short Plat (SP-17-00002) 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. **Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and Ecology regulations.**
6. **The applicant has demonstrated to the County Public Works Department that the access provisions are in the interest of public safety and general welfare.**
7. **Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners.**
8. **Maintenance of the access is the responsibility of the property owners who benefit from its use.**
9. **An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.**
10. **Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.**
11. **A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement may also be used for irrigation.**
12. **A statement indicating the County's intent to approve this short plat was mailed to known adjacent property owners and parties of record on July 15, 2016.**
13. **No timely appeals were filed with the Kittitas County Board of Commissioners.**
14. **Future building on both lots shall be located a minimum of 40 feet landward of the OHWM of Reecer Creek.**
15. **The applicant has satisfied the condition requiring a delineation of Reecer Creek on the final mylar as well as the 40 foot building buffer.**
16. **Proof of water adequacy has been provided to CDS by the applicant through mitigation certificates for both lots approved by Kittitas County Public Health.**
17. **Access will be fully compliant with current IFC-Appendix D.**
18. **Addressing to buildings shall be clearly visible from both directions of travel.**
19. **Construction shall meet WUI (Wildfire Urban Interface) standards.**
20. **Should ground disturbing or other activities related to the proposed conditional use permit result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic**

Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

- 21. All plat notes required through conditions of approval have been satisfied.**
- 22. Taxes have been paid in full for the 2018 tax year.**
- 23. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.**
- 24. Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.**
- 25. Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.**

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

Approved

This 10th Day of July, 2018



Lindsey Ozbolt

Community Development Services Planning Official