



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

FINDINGS OF FACT Wheeler Short Plat File Number SP-09-00007

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

1. The Wheeler Short Plat (SP-09-00007) 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 Wheeler Short Plat (SP-09-00007) 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 was mailed to parties of record on January 4, 2010
7. Manastash Creek is identified as a Shoreline of the State, and as such is subject to the protections of KCC 17A and the Kittitas County Shoreline Master Program. A 100 foot buffer line from the ordinary high water mark of Manastash Creek has been delineated and labeled on the final plat, and all development in the Wheeler Short Plat (SP-09-00007) shall be in compliance with applicable code.
8. The Wheeler Short Plat (SP-09-00007) is located on or within one thousand feet of land zoned Agriculture 20; a plat note has been attached reading the following: "The subject property is within or near land used for agriculture on which a variety of commercial activities may occur that are not compatible with residential development for periods of varying duration. (RCW 36.70A.060(1)) Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances." (RCW 7.48.305).
9. 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 19th Day of July, 2010



Kirk Holmes, Interim Director