



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

FINDINGS OF FACT Coe Large Lot Subdivision File Number LL-08-00001

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

1. The Coe Large Lot Subdivision (LL-08-00001) 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 Coe Large Lot Subdivision (LL-08-00001) 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 known adjacent property owners and parties of record on May 13, 2008.
7. The Coe Large Lot Subdivision (LL-08-00001) is located on 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).
8. The property lies within the Kittitas Reclamation District Irrigation District. The property owners have adhered to the general requirements of the Kittitas Reclamation District Irrigation District.
9. All development within the Coe Large Lot Subdivision (LL-08-00001) must comply with International Fire Code. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until officially filed.

Approved

This 11th day of October, 2010

Kirk Holmes, Interim Director