



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

# FINDINGS OF FACT

## Lester Short Plat

### File Number SP-07-44

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

1. The Lester Short Plat (SP 07-44) 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 preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this Short Plat.
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 April 11, 2007.
6. Kittitas County Community Development Services Department completed a Critical Areas Review.
  - Lot 1 on the subject property contains a PEMC (Palustrine Emergent Seasonal) wetland. Future development of Lot 1 may require a study by a certified wetland biologist to determine wetland classification and buffer requirements pursuant to Kittitas County Areas Code Title 17A.
7. This short plat has exhausted the use of the one-time split provision allowed per Kittitas County Code. No further one-time splits are allowed for the subject parcel and subsequent parcels created via this short plat.

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

Approved  
This 5<sup>th</sup> Day of September, 2008

  
Darryl Piercy, CDS Director

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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