

## **FINDINGS OF FACT Loca Farms Short Plat File Number SP-07-00161**

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

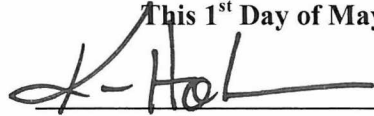
- 1. The Loca Farms Short Plat (SP 07-00161) has satisfied all current subdivision and zoning requirements. This short plat has been reviewed and approved in conformance with the Kittitas County Subdivision (Title 16) and Zoning (Title 17) Codes.**
- 2. A notice of application for the Loca Short Plat (SP 07-00161) 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 January 15, 2008.**
- 7. Kittitas County Community Development Services Department completed a Critical Areas Review. No critical areas were identified on this Short Plat.**
- 8. The Loca Farms Short Plat (SP 07-00161) has exhausted the use of the one-time split provision allowed per Kittitas County Code 17.29.040. A plat note has been recorded on the final mylars indicating that no further one-time splits shall be allowed for the subject parcels and subsequent parcels created via this Short Plat.**
- 9. The Loca Farms Short Plat (SP 07-00161) is located on or within one thousand feet of land zoned Commercial Agriculture; 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).**
- 10. The property lies within the Kittitas Reclamation Irrigation District. The property owners shall adhere to the general requirements of the Kittitas Reclamation Irrigation District.**

11. All development must comply with the International Fire Code and its appendices.

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

Approved

This 1<sup>st</sup> Day of May, 2009

A handwritten signature in black ink, appearing to read "K-Holmes", written over a horizontal line.

Kirk Holmes, Interim Director