



FINDINGS OF FACT
Hedrick Short Plat
File Number SP-09-00008

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

1. The Hedrick Short Plat (SP 09-00008) 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 Hedrick Short Plat (SP 09-00008) 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 February 23, 2010.
7. The subject property contains areas designated on FEMA Flood Insurance Rate Map panel 5300950556B as having a 1% or greater annual chance of flooding. Any development within these areas shall be subject to all applicable Federal, State, and County regulation. Kittitas County flood damage prevention code (KCC Chapter 17A.05; Ord. 93-18 by reference) requires any development within this area to obtain a permit. Flood insurance may be required for any structures on the subject properties.
8. The Hedrick Short Plat (SP 09-00008) is located on 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).
9. The property lies within the Ellensburg Water Company Irrigation District. The property owners have adhered to the general requirements of the EWC Irrigation District.
10. The Hedrick Short Plat (SP 09-00008) 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 parcels and subsequent parcels created via this short plat.
11. All development within the Hedrick Short Plat (SP 09-00008) 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 30th Day of July, 2010

Kirk Holmes, Interim Director