



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter having come before the Kittitas County Community Development Services for the intervening ownership permit application of Craig Schnebly (File # SG-12-00005), makes the following Findings of Facts, Conclusions at Law and Decision related to the above referenced matter:

1. Community Development Services finds that Kittitas County Code 17.08.327 stipulates that Intervening Ownership applications shall be processed consistent with Kittitas County Code 17.60B Administrative Uses.
2. KCC 17.08.327 provides that Intervening Ownership is: "A parcel of land which is physically separated from a main tract by a public road or ownership by utility, including irrigation entities."
3. Community Development Services finds that Craig Schnebly submitted an intervening ownership permit application on June 27, 2012. The application was deemed complete on August 13, 2012, and a Notice of Application was issued on August 17, 2012. This notice was published in the official county newspaper of record, mailed to government agencies, adjacent property owners, and the applicant as required by law.
4. Community Development Services finds that the site proposed for the intervening ownership application is for a property located approximately 4.5 miles north of the City of Kittitas, at 1063 Lester Road, in a portion of Section 13, T18N, R19E, WM in Kittitas County, bearing Assessor's map number 18-19-13000-0035.
5. Community Development Services finds that Assessor's map number 18-19-13000-0035 is in fact divided by the North Branch irrigation canal right of way.
6. Community Development Services finds that all requirements for the proposed application mandated by the Kittitas County Reclamation District have been met as described in the letter dated August 14, 2012 from the District.
7. Community Development Services finds that the granting of the proposed intervening ownership permit approval will not:
 - a. Be detrimental to the public health, safety, and general welfare;
 - b. Adversely affect the established character of the surrounding vicinity and planned uses; nor
 - c. Be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
8. Community Development Services finds the granting of the proposed intervening ownership permit is consistent and compatible with the intent of goals, objectives and policies of the comprehensive plan, and any implementing regulation.
9. Community Development Services finds that the following conditions are required for approval of the intervening ownership permit:
 - a. All requirements and conditions outlined in the comment letter dated August 21, 2012 from Kittitas County Public Works Department must be met.
 - b. All requirements and conditions outlined in the comment letter dated August 13, 2012 from Kittitas County Fire Marshal must be met.
 - c. All requirements and conditions outlined in the comment letter dated August 13, 2012 from Kittitas Valley Fire and Rescue must be met.
 - d. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office
 - e. At a minimum, a metes and bounds legal description with an associated site plan exhibit displaying the new acreage and lot dimensions of each parcel must be submitted. Recorded surveys are recommended.

Based upon above mentioned Findings of Facts and Conclusion of Law the Schnebly intervening ownership permit (SG-12-00005) is hereby **approved**.

Jeff Watson, Staff Planner

11/06/2012

Date