

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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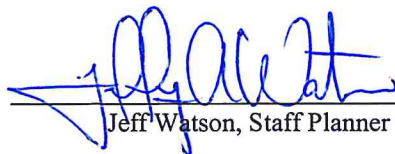
"Building Partnerships – Building Communities"

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 Stan Wade (File # AU-13-00002), 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 Stan Wade submitted an intervening ownership permit application on February 7, 2013. A Notice of Application was issued on March 7, 2013. This notice was 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 3 miles southwest of Ellensburg, just west of 1950 Møllergaard Road, in a portion of Section 16, T17N, R18E, WM in Kittitas County, bearing Assessor's map number 17-18-16040-0025.
5. Community Development Services finds that Assessor's map number 17-18-16040-0025 is in fact divided by Lateral South Branch 16.7 Right of Way.
6. 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.
7. 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.
8. 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 March 5, 2013 from Kittitas County Public Works Department.
 - b. Full year's taxes need to be paid for all tax parcel numbers per requirement of the Kittitas County Treasurer's Office
 - c. A recorded survey or metes and bounds legal description displaying the new acreage and lot dimensions of each parcel must be submitted.

Based upon above mentioned Findings of Facts and Conclusion of Law the Stan Wade Intervening ownership permit (AU-13-00002) is hereby **approved**.


Jeff Watson, Staff Planner

4/9/2013
Date