



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

FINDINGS OF FACT Fieldstone Ranch (Rader Road) Short Plat File Number SP-09-00012

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

1. The Fieldstone Ranch Short Plat (SP 09-00012) 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 Fieldstone Ranch Short Plat (SP 09-00012) 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 known adjacent property owners and parties of record on October 9th, 2009.
7. Parcel 4 of the Fieldstone Ranches Short Plat has a PEMC wetland across the property. Future development of lots may require a study by a certified wetland biologist to determine wetland classification and for buffer requirements pursuant to KCC Critical Areas Code.
8. The Fieldstone Ranch Short Plat (SP 09-00012) is located on land zoned Agriculture 20; 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 Kittitas Reclamation District Irrigation District. The property owners shall adhere to the general requirements of the Kittitas Reclamation District Irrigation District.
10. The Fieldstone Ranch Short Plat (SP 09-00012) 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. The Fieldstone Ranch Short Plat (SP 09-00012) is located outside of the Kittitas County Stock Restricted Area; as such, under The State of Washington's open range law (RCW 16.24.010), it shall be the responsibility of the property owner to *fence out* grazing livestock belonging to other residents.
12. All development within the Fieldstone Ranch Short Plat (SP 09-00012) 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 16th Day of December, 2009

Kirk Holmes, Interim Director