

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

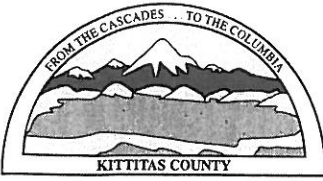
MEMORANDUM

TO: Jeff Watson, Community Development Services
FROM: Christina Wollman, Planner II *CW*
DATE: March 28, 2013
SUBJECT: Wade Intervening Ownership AU-13-00002

Our department has reviewed the request for subdivision through Intervening Ownership and finds that it meets current Kittitas County Road Standards.

Our department recommends Final Approval with the following conditions:

1. Private Road Improvements: The applicant applied for and received a road variance to reduce the standards required for this land division. A map is provided to clarify the requirements. RV-13-05 requires the following:
 - a. Additional easement is required along applicant's property to provide a minimum of 30' from the centerline of the existing road.
 - b. The gravel portion of the road along the property frontage shall be improved to be 24' wide.
 - c. Public Works staff shall inspect road width prior to receiving a building permit.
2. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
3. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
4. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
5. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
6. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF)	
)	
RV-13-05)	FINDINGS OF FACTS,
Wade)	CONCLUSIONS AT LAW, AND
)	DECISION
)	

FINDINGS

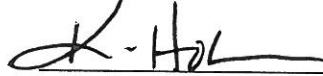
This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Stanley Wade, owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Stanley Wade, owner, submitted a road variance application on March 15, 2013.
2. The subject property is located west of 1950 Mellergaard Road, Ellensburg, WA. Map number: 17-18-16040-0025.
3. The Committee finds that parcel creations are required to construct or improve roadways to the private road standards within the Kittitas County Road Standards.
4. The Committee finds that road standards require the applicant to construct a 24' wide paved private road with a turnaround prior to receiving a building permit.
5. The Committee finds that the applicant is requesting that no additional road improvements be required prior to receiving a building permit.
6. The Committee finds that an open record hearing was held on March 20, 2013 and that testimony was taken from those persons present who wished to be heard.

7. The Committee finds that the proposal **is** in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment **are** fully met, as required by KCC 12.01.130.
8. The Committee finds that additional conditions **are** necessary to protect the public's interest.
 - a. Additional easement is required along applicant's property to provide a minimum of 30' from the centerline of the existing road.
 - b. The gravel portion of the road along the property frontage shall be improved to be 24' wide.
 - c. Public Works staff shall inspect road width prior to receiving a building permit.

Dated this 20th day of March, 2013.

KITTITAS COUNTY PUBLIC WORKS DIRECTOR



Kirk Holmes

**WADE RV-13-05
Conditions of Approval**

This section of road to be improved to a 24' wide gravel surface and provide a minimum 30' of easement from the centerline of the road. Public Works staff shall inspect the road width prior to receiving a building permit.

Mellergard Rd

