

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, CDS
FROM: Christina Wollman, Planner II *CW*
DATE: July 9, 2013
SUBJECT: Haybrook Land Holdings LLC BL-13-00015

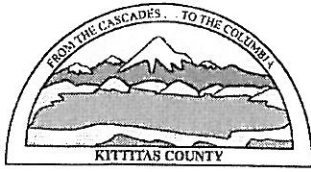
The Public Works Department has reviewed the Request for Boundary Line Adjustment and finds that it meets current Kittitas County Road Standards.

The applicant has received a variance to allow the continued use of the existing residential access. RV-13-11 was approved and no changes to the access of these parcels will be required as a result of this BLA. Any future subdivision or development that changes the use of the accesses will require further review.

Our department recommends final approval with the following conditions:

- a. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or performing any work within the county road right of way.
- b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- d. Evidence of existing access and/or evidence of access to be created should be confirmed prior to sale of property.
- e. Access is not guaranteed to any existing or created parcel on this application.

Please let me know if you have any questions or need further information.



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF

RV-13-11
Haybrook Land Holdings, LLC

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FINDINGS OF FACTS,
CONCLUSIONS AT LAW, AND
DECISION

FINDINGS

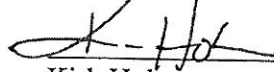
This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Haybrook Land Holdings, LLC and Steve Willard, owners, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Haybrook Land Holdings, LLC and Steve Willard, owners, submitted a road variance application on June 7, 2013.
2. The subject property is located at 1901 Sanders Road, just east of the intersection with Look Road. Map number 18-19-30030-0020.
3. The Committee finds that the applicant is proposing a boundary line adjustment which will create one parcel with three accesses.
4. The Committee finds that Kittitas County Road Standards allow only one access to be granted to an individual parcel or continuous parcels under the same ownership.
5. The Committee finds that Kittitas County has not required the applicant to make any changes to the accesses, and that the applicant is attempting to secure the use of the single residential accesses into the future.
6. The Committee finds that an open record hearing was held on June 19, 2012 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 not necessary to protect the public's interest.

Dated this 5th day of August, 2012.

KITTITAS COUNTY PUBLIC WORKS DIRECTOR



Kirk Holmes