

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF)
)
RV-17-06) **FINDINGS OF FACTS,**
Swauk Valley Ranch) **CONCLUSIONS AT LAW, AND**
) **DECISION**
)

FINDINGS

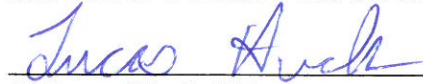
This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Swauk Valley Ranch LLC., owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Swauk Valley Ranch LLC. , owners, submitted a road variance application on April 25, 2017.
2. The subject properties are located off of State Route 10. Map numbers: 19-17-20000-0015 and 19-17-17000-0001.
3. The Committee finds that 2015 Kittitas County Road Standards requires all serving roads to the BLA and Short Plat be constructed and certified or bonded for prior to final approval.
4. The Committee finds that the applicant is asking for a road variance to the road standards 12.040.070 private road design requirements and 12.040.080 private road design criteria, due to topography in certain areas, the roadway is unable to meet width requirements and also the current bridge does not meet width requirements.
5. The Committee finds that the applicant proposes the following mitigation: The roadway currently has turnouts in places where the roadway is narrow and these turnouts will be improved as topography allows, there will be signage added at narrow areas, rail improvement at bridge, and removal of brush to improve sight lines. The attached drawings Exhibit A show specific details of areas where the variance would apply.

6. The Committee finds that an open record hearing was held on May 17, 2017 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. The variance applies to the possible addition of up to 11 new units through two conservation short plats only.
 - b. The improvements and mitigation measures are constructed per the supplied exhibits.

Dated this 17th day of May, 2017.

KITTITAS COUNTY ENGINEER



G. Lucas Huck, PE