

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED
JUL 24 2018
Kittitas County Clerk

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF)
)
RV-16-14) **FINDINGS OF FACTS,**
Swauk Valley Ranch) **CONCLUSIONS AT LAW, AND**
) **DECISION**
)

FINDINGS

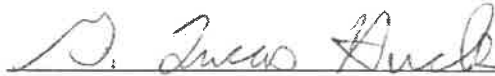
This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Alex Cordas, Agent, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Alex Cordas, agent, submitted a road variance application on August 1, 2016.
2. The subject private road is located off of State Route 10, a county road. Address: 18511 State Route 10. Map number: 19-17-17000-0001.
3. The Road Variance Committee finds that the applicant is looking lessen the private road width requirement from 20 feet wide down to 16 feet wide on certain sections of the private road due to topographical conditions.
4. The committee also finds that the existing roadway has been used for Agricultural and residential use and has an existing contract with Fire District #1 for fire protection of the road and structures including the wind turbines.
5. The Committee finds that an open record hearing was held on August 17, 2016 and that testimony was taken from those persons present who wished to be heard.
6. 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.

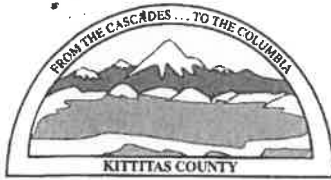
7. The Committee finds that additional conditions are necessary to protect the public's interest.
- a. Cuts for the section of road to be improved to 16' wide are subject to the Grade and Fill Permit
 - b. The section of roadway approved to be 16' wide are inspected and approved by the Fire Marshall's Office for Fire, Life and Safety.

Dated this 17th day of August, 2016.

KITTITAS COUNTY ENGINEER



G. Lucas Huck, PE



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF

RV-17-03
Swauk Valley Ranch

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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 Swauk Valley Ranch LLC., 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 Swauk Valley Ranch LLC. , owners, submitted a road variance application on February 6, 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, allowing the road to be exempt from the requirements and remain servicing the property at its current design of 16' wide due to topography, including the access bridge.
5. The Committee finds that an open record hearing was held on February 15, 2017 and that testimony was taken from those persons present who wished to be heard.
6. The Committee finds that the proposal is not in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are not fully met, as required by KCC 12.01.130.

7. The Committee finds that additional conditions are necessary to protect the public's interest.

Dated this 15th day of March, 2017.

KITTITAS COUNTY ENGINEER



G. Lucas Huck, PE