

ROAD STANDARDS VARIANCE REQUEST

TIGER & WILDCAT PLATS ROAD VARIANCE 08-29

Findings of Fact:

Variance for Mission View Drive to be constructed as two one-way lanes were submitted and approved in August 1996 for the Schmidt Short Plat SP-96-14 and July 2007 for the Eagle's Landing Short Plat SP-07-33. The road is located off Wilson Creek Road and was split to save a row of trees, which are now located between the one-way roads. The road was constructed to meet all the conditions of approval (attached), including appropriate signage, road width, and vertical clearance.

The applicant is proposing to subdivide two parcels located east of Mission View Drive. A total of 13 lots will be added, for a total of 22 lots to be served by the road. The applicant would like to keep Mission View Drive as it currently exists, which is a 16-18' gravel roadway width for each lane, and a 22' roadway width for the portion of the road after the trees. A cul-de-sac is located at the end of the road.

Conditional Approval

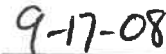
Denial

Conditions of Approval:

Variance approved as stated.



Public Works Director



Date

APPEAL

Date Appealed: _____

Board of County Commissioners Hearing Date: _____

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Conditional Approval

Denial

Conditions of Approval:

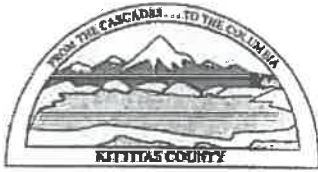
Public Works Director

Date

APPEAL

Date Appealed: _____

Board of County Commissioners Hearing Date: _____



KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

RECEIVED

AUG 18 2008

KITTITAS COUNTY
DEPT. OF PUBLICWORKS

MEMORANDUM

TO: Mackenzie Moynihan, CDS
FROM: Christina Wollman, Planner II CW
DATE: June 19, 2008
SUBJECT: Tiger Plat LP-08-22
Wildcat Plat LP-08-24
Additional Information Requested

The Tiger and Wildcat Plats are accessed through Mission View Drive. A portion of Mission View Drive is constructed as 16' one way roads. Kittitas County Road Standards will require this private road to have a 24' total roadway width. The applicant will need to apply for a variance from this requirement. The variance must be approved prior to receiving conditional preliminary approval from Public Works.

RV-08-27

Kittitas County
Department of Public Works

VARIANCE REQUEST

To be completed by applicant

Name: Dave Nelson

Date of application: Aug. 15, 2008

Developer

Agent for Developer

Address: 707 Tamarack Lane

Ellensburg, WA 98926

Daytime phone: 962-8682

Associated Project/Development: Tiger Plat LP-08-22 and Wildcat Plat LP-08-24


Request (be specific): A portion of Mission View Drive is constructed as 16' one-way roads for ingress and egress rather than the standard 24' roadway width. Request a variance to this standard to accommodate existing road extension to serve Tiger and Wildcat Plats.

Reason for request: A similar variance for Mission View Drive was approved earlier for Schmidt Short Plat (SP-96-14) and Eagles Landing Short Plat. This variance has worked well for over ten years and no reason is apparent that why it won't work as well for an extension of 1/4 mile to serve Tiger and Wildcat Plats.

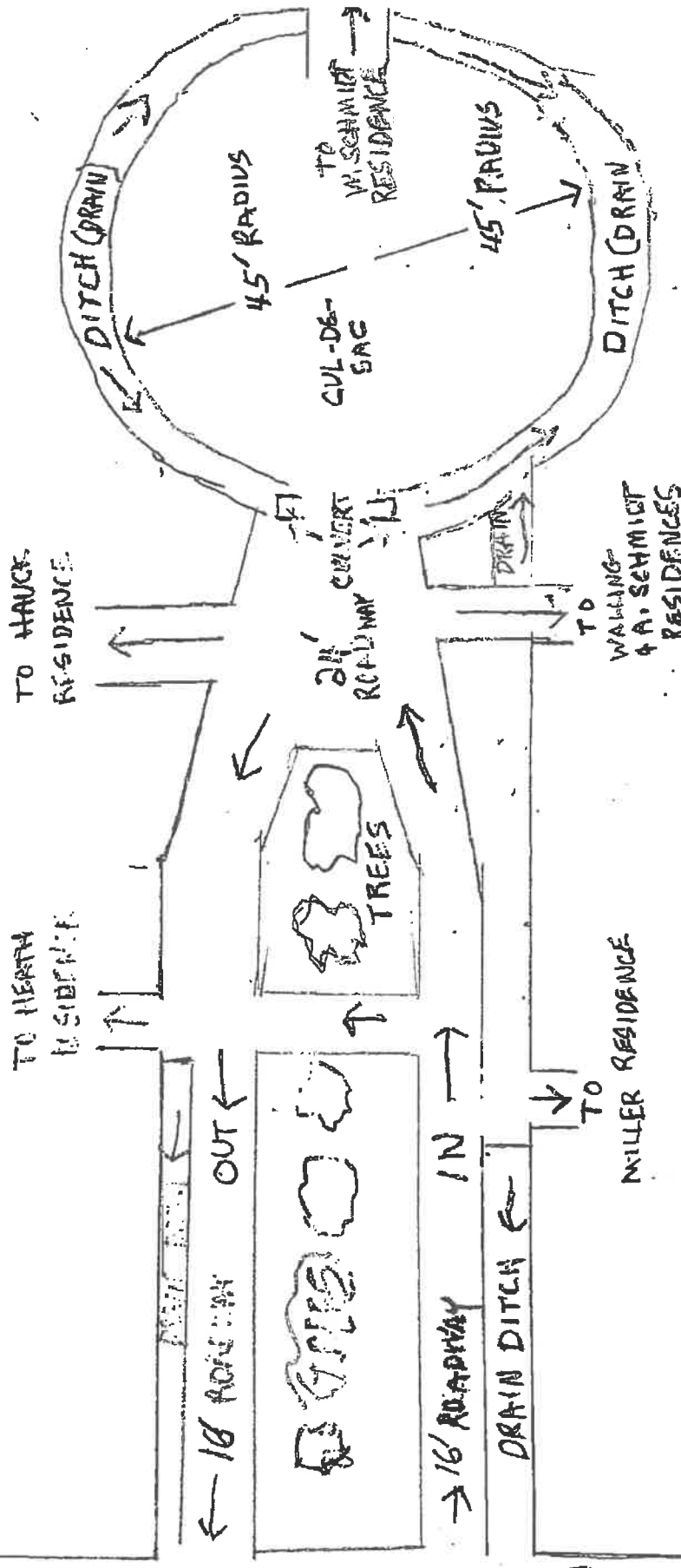
Note: Lots G & H of Wildcat Plat will be accessed by a lane from a separate owner's property to the east. A land trade for an easement was accomplished and legally recorded.

List of supporting documents attached: (1) A drawing of Mission View Drive, as it exists today. (2) Map showing Mission View Drive extension to accommodate Tiger and Wildcat Plats.

Attach map


Signature of applicant

MISSISSIPPI VIEW DRIVE



GRAVEL 16'-18" WIDE (EACH OF 2 LANES)
 11 0'-6" WIDE (2-WAY LANE)

FULLY SIGNED (IN-OUT)

VARIANCE REQUEST
(Continued)

To be completed by Department of Public Works

Date to be reviewed: July 18, 2007

Findings of fact: A variance for Mission View Drive to be constructed as two one-way lanes was submitted and approved in August 1996 for the Schmidt Short Plat SP-96-14. The roadway was split to save a row of trees, which are now located between the one-way roads. The road was constructed to meet all the conditions of approval (attached), including appropriate signage, road width, and vertical clearance.

The applicant is proposing to short plat Parcel 2 of the Schmidt Short Plat and would like to keep Mission View Drive as it currently exists, which is a 16' 18" travel roadway width for each lane, and a 22' roadway width for the portion of the road after the trees. The required change in cul-de-sac easement size, from 45' to 65', is reflected on the Eagle's Landing Short Plat, and the cul-de-sac will be improved to meet current requirements.

Conditional Approval Denial

Conditions of approval: Variance is approved as submitted allowing Mission View Drive to remain as constructed. This variance is for roadway width along the treed area only; all other private road design standards must be met. One way road widths must be a minimum of 16' wide. The road shall be maintained to have a minimum vertical clearance of 13' 6". Contact the Fire Marshal for required signage. Any further subdivision of the properties served by this access shall be subject to the applicable conditions of the International Fire Code and current Killias County Road Standards.


Public Works Director

7/23/07
Date

APPEAL

Date Appealed: _____

Board of County Commissioners Hearing Date: _____



PROFESSIONAL LAND SURVEYORS

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 1-1-10 BY 60322/UC/STP/STP

August 14, 1996

Mr. Randy Carbary
Kittitas Co. Dept. of Public Works
5th and Main
Ellensburg, WA 98926

Dear Randy,

On behalf of our client Mr. Bill Schmidt, I am requesting a variance to the requirement of constructing a paved 22 foot access for providing access to his short plat.

Enclosed is a sketch provided by Mr. Schmidt showing a configuration that would allow the existing trees along the south edge of the current access to the property to remain.

Construction of this type of access would provide adequate access and would be an attractive and environmentally sound concept.

It is my understanding that this concept is acceptable to Mr. Gaidos, the Kittitas County Fire Marshal.

Thank you for your consideration of this variance request.

Sincerely,

David P. Nelson
Professional Land Surveyor



VARIANCE REQUEST

(Continued)

To be completed by: Department of Public Works

Date to be completed: 8/29/96

Findings of fact:

I received a Variance Request from Dave Nelson for the Schmidt Short Plat. The variance is for an alternative access plan for the Schmidt Short Plat. The following is his proposal(s):

Proposed Access Plan: A one-way ingress road and a one-way egress road with a row of trees between the two roads.

SEE ATTACHED

I have reviewed this proposal with Derald Gaidos, Deputy Fire Marshal, and have the following response.

1. Access to County Road: A single access location must be used at the point where the private road accesses onto Wilson Creek Road. The access shall be a maximum of 22' wide and a minimum of 15' in length or extend to the edge of the County Road Right of Way, after which, the private drive will split into two one-way 16' gravel surface roads.
2. Road width: Two 16' wide gravel surface roads would be acceptable for the one-way egress and one-way ingress road ways.
3. Maintenance of Trees: The row of trees between the two roads would need to be trimmed and maintained to a vertical clearance of 13' 6" the maintenance of the road and trees would be addressed in the road maintenance agreement.
4. Cul-de-sac: A 45' radius cul-de-sac will be required. Note: an equivalent or alternative configuration may be considered.
5. Well Location: Contact Holly Duncan at Kittitas County Environmental Health regarding the location of the proposed road and well location issues.
6. Signing: "One Way" and "Do Not Enter" signs must be installed. The signs will be the responsibility of the property owners. The maintenance of the signs will be addressed under the road maintenance agreement.
7. Access improvements: Access improvements must be constructed, or bonded to be constructed, within 12 months of final plat approval.
8. Maintenance Agreement: Clearly state, in the plat notes, that maintenance of the common access will be the responsibility of the property owners. The property owners must enter into a formal private road maintenance agreement, prior to final plat approval.
9. Access Permit: An Access Permit must be obtained from the Department of Public Works prior to performing work within county road right-of-way.

Conditional Approval

Denial

Conditions of approval: per staff recommendations

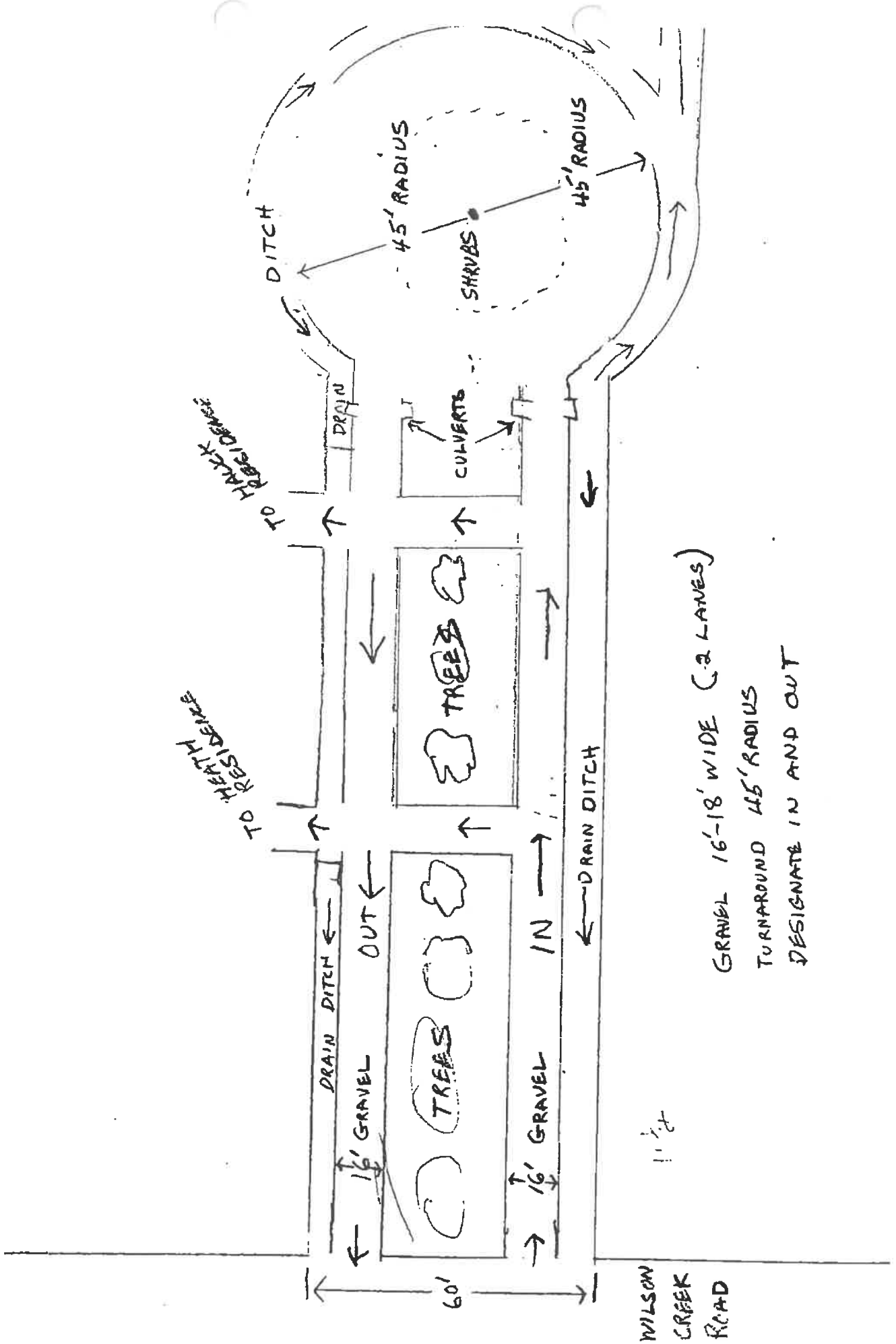

Public Works Director

8/23/96
Date

APPEAL

Date Appealed: _____

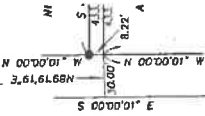
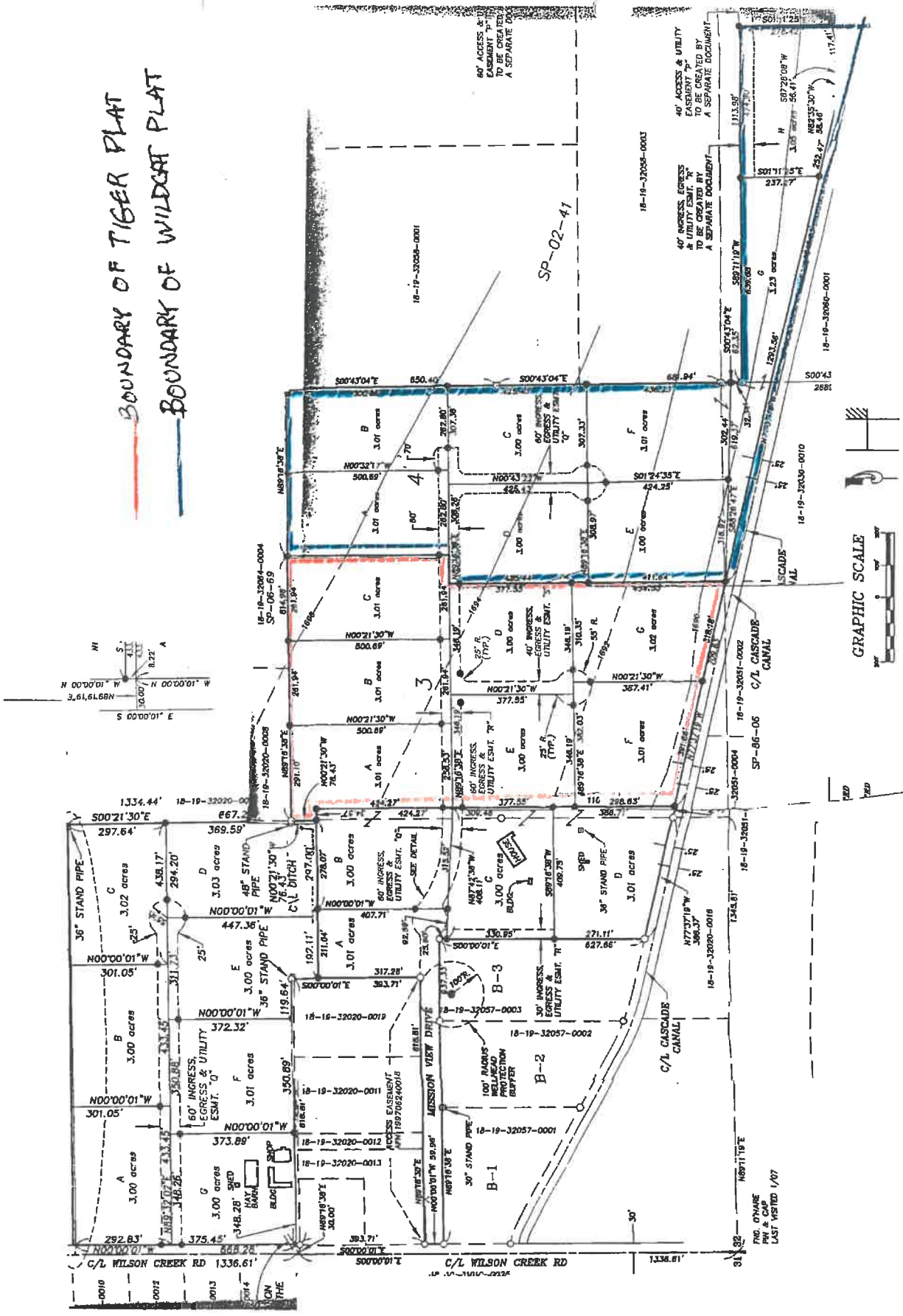
Board of County Commissioners Hearing Date: _____



GRAVEL 16'-18' WIDE (2 LANES)
 TURNAROUND 45' RADIUS
 DESIGNATE IN AND OUT

WILSON
 CREEK
 ROAD

BOUNDARY OF TIGER PLAT
 BOUNDARY OF WILDCAT PLAT



PREPARED BY
 P.W. & C.M.P.
 LAST REVISED 1/07