

KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Jeff Watson, Community Development Services

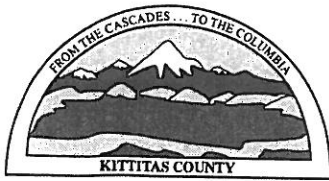
FROM: Christina Wollman, Planner II *CW*

DATE: July 17, 2013

SUBJECT: Willard Lot 2 Short Plat SP-13-00006

The following shall be conditions of preliminary approval:

1. **Access:** The applicant has received a road variance to allow both a residential and agricultural access onto the property. See RV-13-10 Willard II.
2. **Joint-Use Driveway:** A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
3. **Private Road Maintenance Agreement:** The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
4. **Lot Closure:** It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
5. **Access Permit:** An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
6. **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.
7. **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-13-10
Willard II

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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 Steve Willard, 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 Steve Willard, owner, submitted a road variance application on May 22, 2013.
2. The subject property is located 1580 northwest of the Sanders Road and Look Road intersection. Map number 18-18-25040-0021.
3. The Committee finds that the applicant has submitted the Willard Lot 2 Short Plat SP-13-00006 for review which will create two parcels with a joint use driveway. The parcel already has an existing agricultural access.
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 will require the applicant to remove the agricultural access located on Sanders Road at MP 0.610 at the time the joint use driveway is constructed, and that the applicant is attempting to retain the use of the existing agriculture access.
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 19th day of June, 2013.

KITTITAS COUNTY PUBLIC WORKS DIRECTOR



Kirk Holmes