

July 21, 2020

Charise and John Eliason
160 Innsbruck Drive
PO Box 31
Snoqualmie Pass WA. 98068

Kelly Bacon
Planner I
Kittitas County Development Services
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

Subject: Eliason Variance Application (VA-20-00004)

Dear Kelly:

Thank you for your effort in obtaining and sending comment letters on our subject application. Attached are responses to comments for letters that were received.

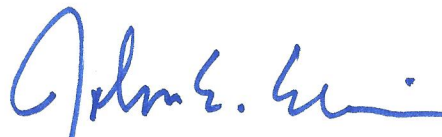
Our family requests that Kittitas County approve our variance proposal based on our detailed application that meets or exceeds criteria A, B, C and D contained in the application requirements and our comment letter responses. The variance approval will mitigate an unusual and adverse property condition and return the opportunity for enjoyment of our property compared to others. Health, safety and beautification of the community will be improved. Snow storage, which we understand well, has been analyzed and is found to be the same or better. Our family looks forward to the approval of our variance application.

Please let us know if you need any additional information to process our variance application.

Sincerely,



Charise Eliason



John E. Eliason

Attachments: Comment Response to HPOA Board, Malcolm Klug, Department of Public Works, Building Department, Public Health

Responses to Comments
Tuesday, July 21, 2020

VA-20-00004
Eliason Family Variance

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**Hyak Property Owners Association (HPOA) Board
Eliason Family Variance Application VA-20-00004
Response to Comment Letter July 8, 2020**

Thank you for your comment letter to our variance application that points out some misunderstanding and willingness to work to find a compromise.

According to neighbors, previous owners of 160 Innsbruck Drive generally abandoned this property, likely due to the steep and long driveway access. Helpful neighbors, living on Innsbruck Drive looked after the property, especially during the winter. If not for those neighbors, it is likely that the home would have been in severe disrepair and an eye sore to the community. After our purchase, 16-years ago, we have maintained our home fixing water damage, mechanical problems, roof, windows and siding. Our family has worked hard to maintain our home but, we are frustrated with the long, steep and often dangerous driveway that is the result of an unusual and adverse property condition.

Our family is in good standing with the HPOA Board (HPOA) including payment of dues, voting, attending clean up and participating in Fire Wise. A presentation on our variance and plan for a garage was made at the June, 2019 HPOA meeting. We understand that our timing may not be great as the HPOA has been working to increase setbacks for snow storage.

We tried to contact the HPOA with updates to our plan by email in May, 2020. We hoped to have a meeting but they have been canceled due to the pandemic. From my meeting notes from the June, 2019 meeting, the HPOA had encouraged the application of the variance to Kittitas County. The HPOA cautioned that the variance process was complex and expensive. We understood that the HPOA conditioned that a garage proposal could not be considered further until a front setback variance was approved by Kittitas County.

The current application incorporates positive comments for improvement from the HPOA at the June, 2019 meeting. Improvements suggested by the HPOA included providing example pictures, increasing the detail of the snow storage analysis and making our property's unusual conditions clear.

We concur that the HPOA cannot control where the road pavement is built within the right of way. Kittitas County and the HPOA, however, have authority to mitigate this unusual and adverse property condition. Roadway pavement is constructed almost entirely on the west side of the right of way, away from our

property. The adverse property impact appears to be limited and could be considered a special case that would not create precedent. We included pictures of similar properties in the Hyak Estates taken from pavement edge with 30 feet deep driveways as encouraged by the HPOA in the application. With approval of the 5 feet variance setback and construction of a garage, our property would look the same as these example pictures with at least a 30 feet deep and shallow slope driveway, improving the health and safety of the community. Our home would not look like it was 60' set back from and below the road. Instead, the similar pictures show that it would beautify the community and increase safety.

We agree that snow storage is a big issue as we live up at Hyak Estates. One week after completely clearing our driveway a large snow storm left 8 more feet of snow with drifts up to 11 feet. I plowed for 13 hours straight, moving tons of snow, on our long and steep driveway. I nearly gave up and abandoned our home. We have tried to get help plowing, but local representatives tell me that our driveway is too steep and severe damage could be caused to equipment and our driveway down to our front door.

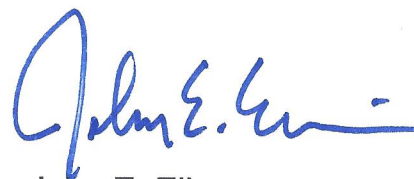
The addition of a snow storage analysis as suggested by the HPOA shows that storage for the roadway stays the same as there will still be at least a 30 feet deep driveway depth from pavement edge and required side yard building setbacks. Additional snow storage setback is also provided with public benefit drainage and utility easements on our property. On-site snow storage will be less due to the reduction of the existing driveway depth.

Unfortunately, we did not hear or understand that the HPOA would not approve our variance if it was approved by Kittitas County. However, our family is committed to work with the HPOA to find an acceptable option based on the last paragraph of the comment letter with 5 feet being the minimum setback. Approval of this variance and an HPOA approval are necessary to permit and build a garage with covered stair considering our property's unusual and adverse conditions as detailed in our application. The future garage will beautify the community and be safer while maintaining and decreasing snow storage need.

Sincerely,



Charise Eliason



John E. Eliason

Malcolm Klug
Eliason Family Variance Application VA-20-00004
Response to Comment Letter July 7, 2020

Thank you for your comment letter. Our family agrees with you that snow storage is an important issue for home owners at Hyak Estates. As stated in the snow storage analysis, our property has unusual conditions including public benefit drainage and utility easements that provide significant additional snow storage compared to other properties at Hyak. The snow storage analysis shows that road plowing snow storage does not change while on-property snow storage need is reduced because our existing driveway is so long and steep.

Our family agrees that taking into account future expansion of Innsbruck Drive should be considered. However, it is unlikely, as Kittitas County community plans do not show any planned expansion that I have found. This is a residential dead end street with low density housing that terminates on Forest Service property. If in the future, the street were widened, additional property likely would be needed on the west side to build from the centerline of pavement and avoid relocation of existing utilities. In this case driveways east and west would be reduced.

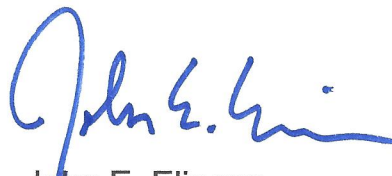
Our property is unique with unusual and adverse conditions that should not set a precedent. Innsbruck Drive roadway pavement in front of our property was built almost entirely within the west half of the Kittitas County right of way, away from our front property, according to our survey. This unusual condition appears to be limited and should not be considered a precedent. The result of this special condition for our property is a long and steep driveway of 60 feet to our home based on the distance and elevation change from the east edge of roadway pavement.

We hope these responses have addressed your concerns. As fellow property owners, we are aware of these issues and have tried to resolve them to your satisfaction.

Sincerely,



Charise Eliason



John E. Eliason

Department of Public Works
Eliason Family Variance Application VA-20-00004
Response to Comment Letter July 1, 2020

Thank you for your variance application approval recommendation letter.

- A. Yes, the future structure will use the existing access and will improve safety, eliminating the extreme grade. No change of access is planned with the approval of this variance or future permitting and construction of the garage.
- B. The variance will allow a future garage structure to be built that does not encroach upon any easements or right-of-way.
- C. We understand that many permits will be required to build the garage and any grading over 100 cubic yards will require a grading permit.
- D. With this application variance approval and construction of a planned garage, off street parking is increased to up to 6 cars from the current 2 cars. Included in the variance application is a snow storage analysis. The existing home is fixed and cannot move back. The on site snow storage need and plowing is reduced with this variance application and the road snow storage for plowing does not change. Our property additionally contains existing public benefit drainage and utility easements that increase our north property line set back providing additional snow storage compared to other properties. The variance application proposes to decrease the front property line setback. However, there will be a minimum setback from the east edge of pavement of over 30 feet deep with this variance approval. The existing roadway pavement of Innsbruck Drive is built almost entirely on the west side of the Kittitas County right of way according to our survey. The result of this unusual and adverse condition for our property is a long and steep driveway of 60 feet to our home based on the distance and elevation change from the east edge of roadway pavement. The future garage with approval of this application will appear similar in setback as many properties with pictures shown in our variance application from the Hyak Estates. Without this variance approval, building a garage is not feasible, safety will not improve and beautification of the community would not occur.
- E. Thank you. Our surveyor, ESM, is well respected.

Sincerely,



Charise Eliason



John E. Eliason

**Kittitas County Building Department - Mike Flory
Eliason Family Variance Application VA-20-00004
Response to Comment Letter July 1, 2020**

Thank you for your variance application approval recommendation letter.

Sincerely,

A handwritten signature in blue ink that reads "Charise Eliason". The signature is cursive and matches the printed name below it.

Charise Eliason

A handwritten signature in blue ink that reads "John E. Eliason". The signature is cursive and matches the printed name below it.

John E. Eliason

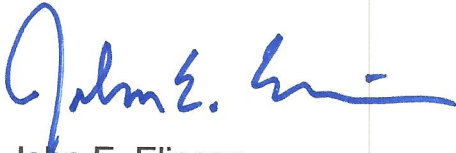
**Kittitas County Public Health - Holly Eardman
Eliason Family Variance Application VA-20-00004
Response to Comment Letter July 1, 2020**

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John E. Eliason