

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

ORDINANCE

NO. 96-22

AMENDING CHAPTER 12 OF THE KITTITAS COUNTY CODE
TO CHANGE THE TIMING OF ACCESS IMPROVEMENTS

- WHEREAS: Standards for access improvements are included as part of the Kittitas County Code, and
- WHEREAS: The Interim Director of Public Works has been directed by the Board of County Commissioners to prepare proposed changes to the Kittitas County Code to amend the timing of access improvements, and
- WHEREAS: The Board has received public testimony that the existing standards cause accelerated conversion of resource lands, and
- WHEREAS: Access improvements should be required at such time as they are necessary, and
- WHEREAS: The Board of Kittitas County Commissioners did hold a public hearing on December 31, 1996 to hear public testimony regarding modifications to the Kittitas County Road Standards dealing with timing of access improvements.

NOW, THEREFORE BE IT ORDAINED That the Board of County Commissioners after due deliberation and in the best interest of the public, does hereby approve amending the Kittitas County Code as follows:

The following changes shall be made to **Section 12.30.010 Driveways and Accesses**: (~~strike through~~ indicates deletions from existing code, underline indicates new language to be added)

C. Access Requirements.

1. All new or revised accesses to County roads shall meet the following minimum requirements:

Type of Access	Potential Residential Units ^(a)	Minimum Surfacing Requirements	Timing of Requirements
Driveway	1	12' gravel	Prior to issuance of building occupancy permit ^(b)
Joint-Use Driveway	2	20' easement; 12' gravel surface	Prior to issuance of building occupancy permit

Common Access

3 to 4

40' easement; 22' gravel surface with paved apron to County road

Entire access to all lots must be constructed within 12 months or final plat approval or acceptable guarantee prior to issuance of building permit

Private Road ^(b)(c)(d)

5 to 8

40' right-of-way or easement; 22' pavement to edge of County road

Must be constructed within 12 months of final plat/short plat approval or with acceptable performance guarantee

Private Road - Cluster Subdivision

Not Applicable

60' Easement; 22' gravel surface with paved apron to County road

Must be constructed within 12 months of final plat approval or with acceptable performance guarantee

Agriculture Access

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Follow requirements of "Driveway" shown above

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Notes:

- (a) Potential Residential Units is the maximum number of units permitted by zoning. If a proposal results in less than the maximum number of units allowed under current zoning, provisions must be made for future expansion of the access to potential lots.
- (b) Building permit refers to new residential and commercial buildings. Does not apply to non-residential structures appurtenant to continued resource activities in appropriate zones or building permits related to existing residential structures at time lots were created.
- (b) (c) See requirements in Section 12.20.080. A 60 foot right-of-way may be required if a private road can be extended in the future.
- (e) (d) When a new development proposes the use of an existing private road to serve more than 8 lots, the private road must be brought to County standards by the developer.

ADOPTED this 31st day of December, 1996.



Approved as to Form:

Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

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