

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Mark Cook, Director

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF

RV-15-07
Stringfellow

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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 Ted and Lori Stringfellow, 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 Ted and Lori Stringfellow, owners, submitted a road variance application on June 11, 2015.
2. The subject property is located at 161 Leo Lane, Cle Elum, WA. Map number: 20-17-32057-0002.
3. The Committee finds that Kittitas County Road Standards require all accesses to meet site distance requirements and be accessed from the internal road system.
4. The Committee finds that the applicant will be required to go through the plat amendment process if this variance is approved.
5. The Committee finds that an open record hearing was held on July 8, 2015 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. The access shall be placed in a location that provides the maximum site distance.
 - b. The existing access shall be removed.
 - c. No barriers shall be placed which may inhibit movement into the parcel.

Dated this 8th day of July, 2015.

KITTITAS COUNTY PUBLIC WORKS DIRECTOR



Mark Cook



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

STAFF REPORT

TO: Kittitas County Road Variance Committee
FROM: Christina Wollman, Planner III
DATE: July 2, 2015
SUBJECT: Stringfellow RV-15-07

I. BACKGROUND INFORMATION

Proposal: A Road Variance Application from Ted and Lori Stringfellow, owners, to allow access from a County Road instead of a private road.

History: This property was subdivided in the Hidden Valley Vistas Plat P-04-05. Access to Lot 2 is from a 20' easement identified on the plat from Leo Lane, a private road. The property is vacant.

Location: The subject property is located at 161 Leo Lane, Cle Elum, WA. Map number: 20-17-32057-0002.

II. POLICY AND REGULATORY REQUIREMENTS IN RELATION TO REQUEST

The applicant is requesting to use an existing un permitted approach from Hidden Valley Road. During plat approval, the ability to approve an access from Hidden Valley Road was discussed. A packet of correspondence related to the access is provided as an attachment to this staff report. Summary of the correspondence follows:

December 2, 2004 - Public Works notified that Planning Commission has directed them to work with the applicant regarding the access to Lot 2. Public Works responded by stating they will work with the applicant when they request application for the access, but the consultant should ensure that site distance can be met. There was concern from Public Works that site distance could not be met.

January 10, 2005 - Public Works verified site distance and confirmed that site distance could not be met. Lot 2 is required to be accessed from the private road.

January 11, 2005 - Conversation between consultant and Public Works confirming site distance cannot be met. Mitigation was suggested and the location with the best site distance was

identified on a map by the consultant. Public Works determined that the proposed access cannot be allowed due to safety concerns. A memo from Public Works to CDS states:

Public Works is not approving the requested access for Lot 2 from Hidden Valley Road for public health, welfare and safety, as it does not meet the required site distance. Access to Lot 2 can be accommodated through an easement through Lot 1. Public Works suggests this easement be placed on the easterly boundary which correlates with the easement for ingress/egress to the existing well facility.

January 12, 2005 - An email from Public Works Director Paul Bennett to Joy Potter states that in order to approve the driveway the applicants would need to apply for a variance. At this time, there was not yet an established Road Variance Committee and all decisions were made by the Director. In the email the Director stated he would decline the variance request.

An email from the applicant to CDS states they have decided to waive the variance process due to the additional time it would add to the platting process. They hoped the BOCC would allow the driveway during their approval.

January 13, 2005 - An email from applicant to CDS states "although I would prefer to have the driveway access, I do not want this issue to hang up the plat process. I will provide access to Lot 2 off of my private road via an easement if that is what I have to do to continue with the approval of the plats. I want to continue with approval of the plats."

A letter from consultant to CDS outlines the history of the access discussions, beginning with verbal approval of the access from a former Public Works employee.

January 14, 2005 - A memo to file stating the former employee had been contacted and did not remember giving a verbal approval to the access location.

This plat was developed under the Road Standards regulation in place today. A plat note states: "Lot 2 will be limited to the access easement described on the face of the plat, no direct access will be granted off of Hidden Valley Road. If this variance is approved, the applicant will also need to apply for a plat amendment to remove the plat note."

The easement reserved for access to Lot 2 was also for well house access. When the well house was constructed in 2006, an access was constructed off Hidden Valley Road. This is the access the applicants wish to use. This access is not the location identified by the consultant as the location with the best site distance. The location with better site distance is farther south.

The applicants applied for an access permit on December 17, 2014 to access along the easement from Leo Lane and received the address 161 Leo Lane. In February 2015 the applicant applied for a building permit for a pole building, which was approved with access from Leo Lane. The applicants have improved the driveway off Hidden Valley Road and are currently accessing from that location.

The applicant states that they were never told of the access issues prior to purchasing the property, and that financial hardship is preventing them from constructing the driveway.

III. SUGGESTED FINDING OF FACTS

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

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3. The Committee finds that Kittitas County Road Standards require all accesses to meet site distance requirements and be accessed from the internal road system.
4. The Committee finds that the applicant will be required to go through the plat amendment process if this variance is approved.
5. The Committee finds that an open record hearing was held on July 8, 2015 and that testimony was taken from those persons present who wished to be heard.
6. The Committee finds that the proposal is/is not in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are/are not fully met, as required by KCC 12.01.130.
7. The Committee finds that additional conditions are/are not necessary to protect the public's interest.



Hidden Valley Rd



Hidden Valley Rd

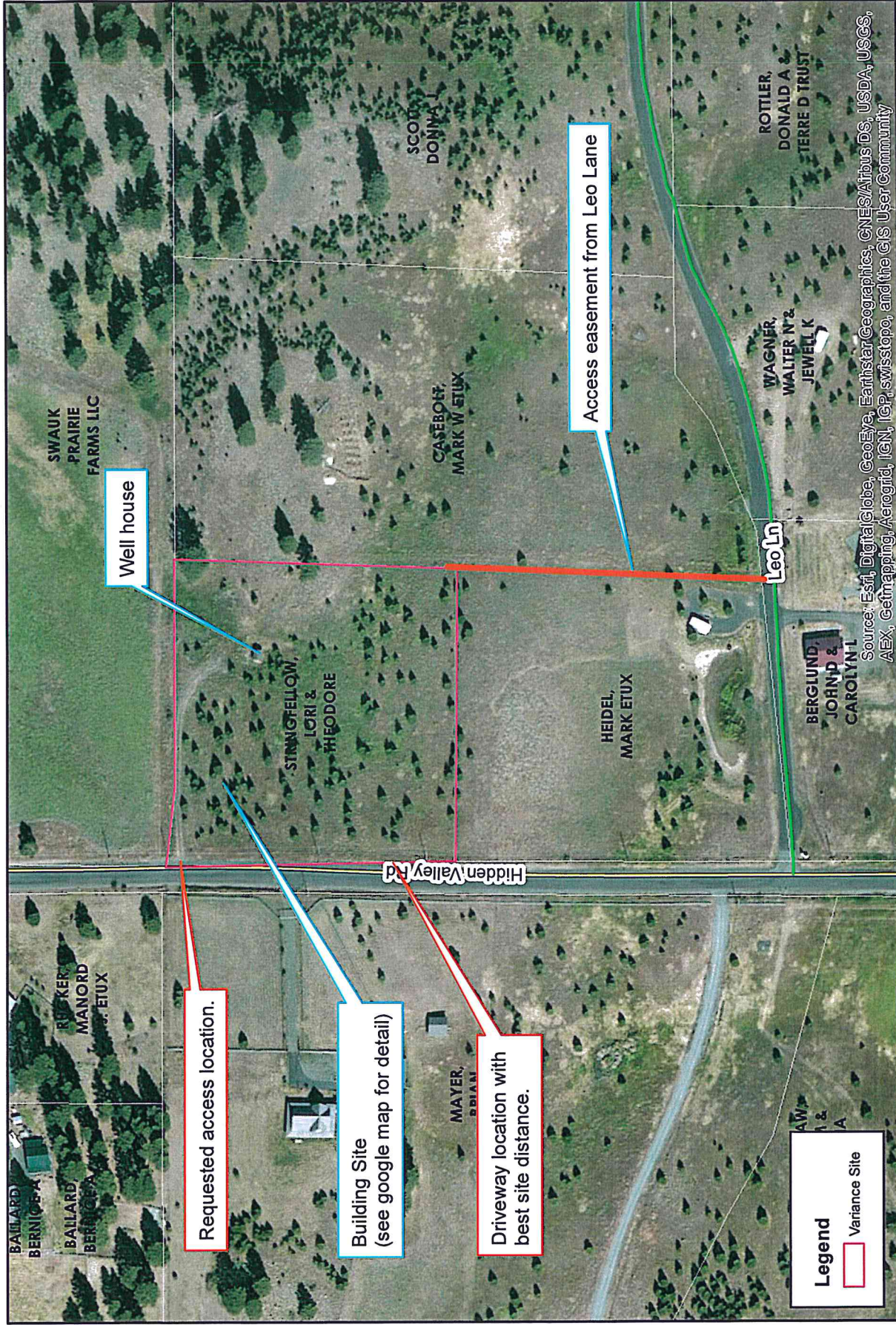
5/2015 2015

Map navigation controls including a compass, a location pin, and a scale bar.

1994

Google earth

Imagery Date: 5/7/2015 lat 47.188698° lon -120.750276° elev 2286 ft eye alt 373°



Well house

Requested access location.

Building Site
(see google map for detail)

Driveway location with
best site distance.

Access easement from Leo Lane

Legend
 Variance Site

0 62.5 125 250 375 500 Feet

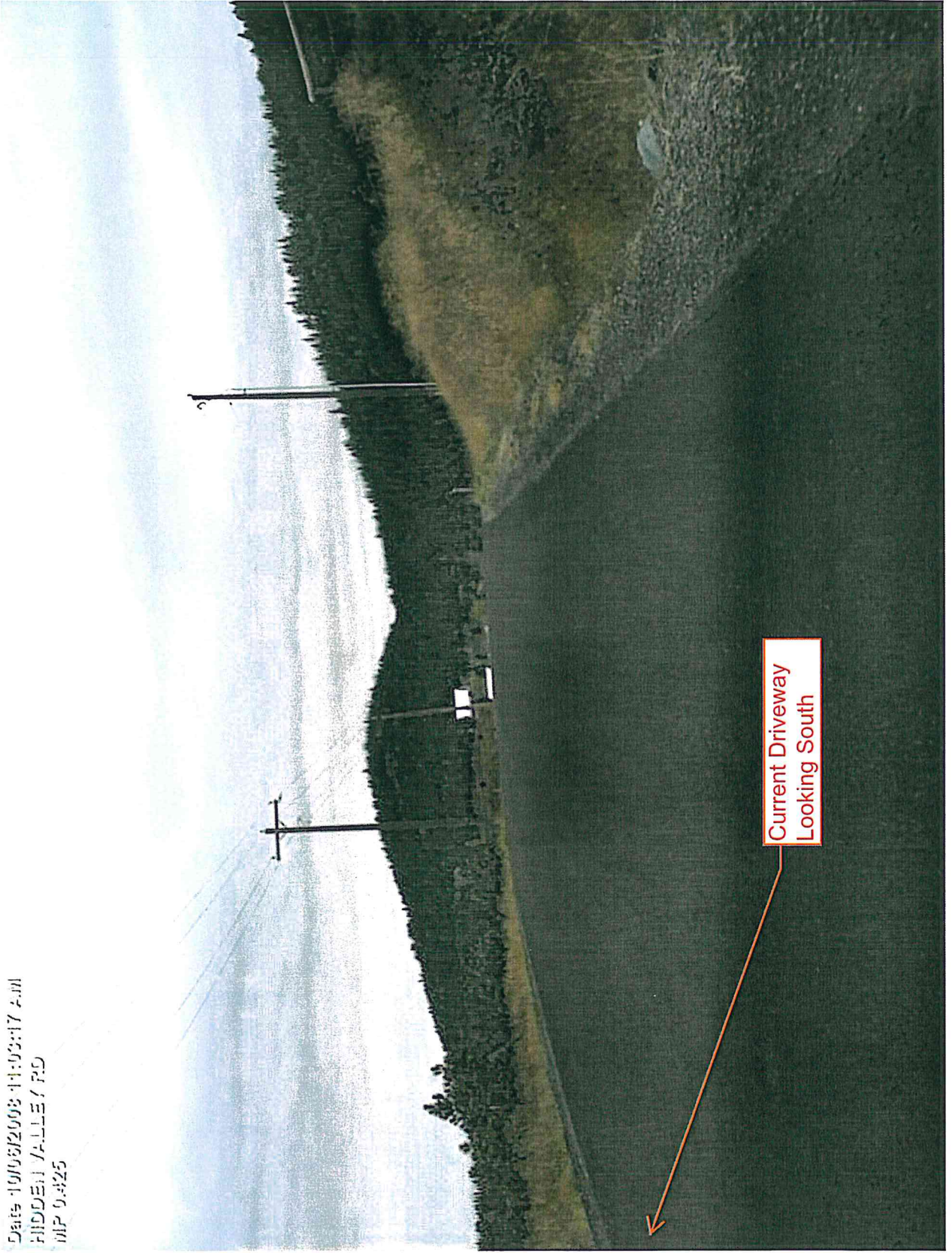
Kittitas County Public Works
 411 N Ruby Street, Suite 1
 Ellensburg, WA 98926
 509-962-7523

Variance Detail Map

RV-15-07
Stringfellow

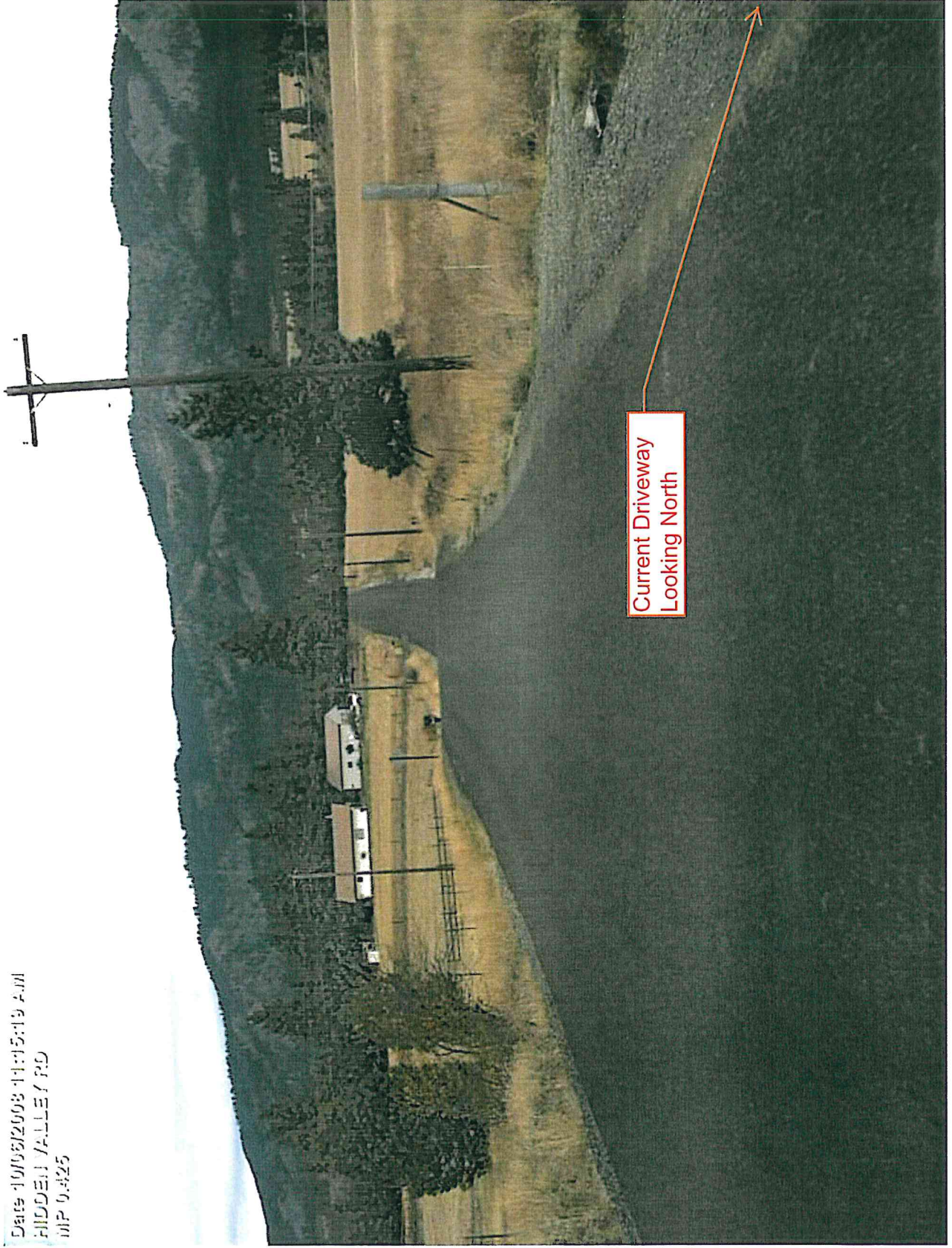
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Date: 10/06/2008 11:03:17 AM
HIDDEN ALLEY RD
MP 0.425



Current Driveway
Looking South

Date: 10/05/2008 11:15:19 AM
HIDDEN VALLEY RD
MP 0.425



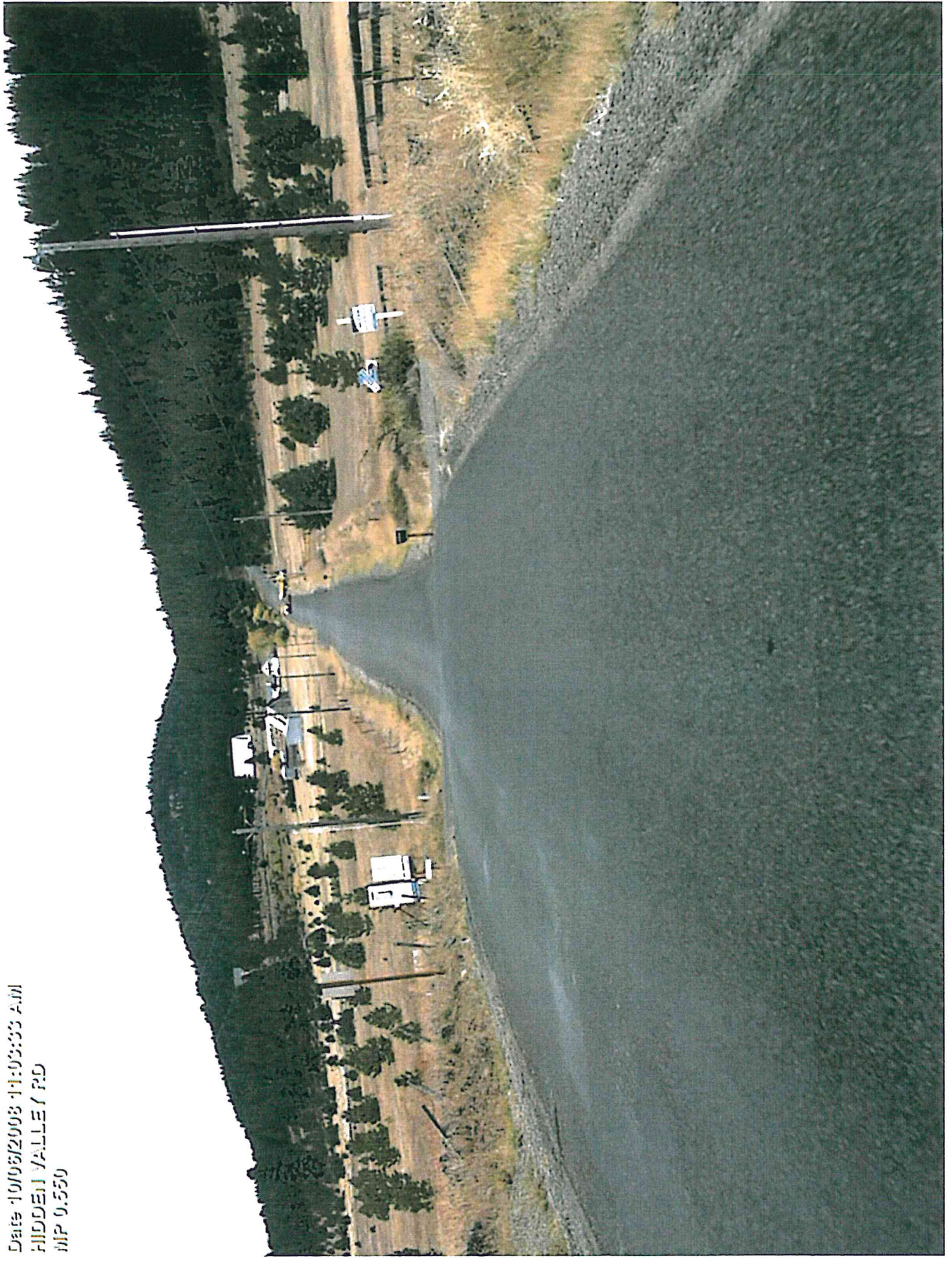
Current Driveway
Looking North

Date: 10/08/2008 11:03:15 a.m.
HIDDEN ALLEY RD
MP: 0.370

Current Driveway



Date: 10/06/2008 11:03:33 AM
HIDDEN VALLE / RD
WIP 0.550



Date 10/06/2008 11:15:05 AM
HIDDEN VALLEY RD
MIP 0.520



Date: 10/06/2008 11:15:01 AM
HIDDEN VALLEY RD
MP 0.550

