

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

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APR 18 2019
Kittitas Co. CDS

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF

RV-19-00003
Mitch Williams

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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 Mitch Williams, owner of parcels 825033 and 10685, 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 Mitch Williams, owner of parcels 825033 and 10685, submitted a road variance application on January 22, 2019.
2. The subject properties are located at 7501 Manastash Road, in Ellensburg, WA.
3. The Committee Finds that the applicant is asking for a variance to the 2015 Kittitas County Road Standards 12.07.010 Design Standards (A): Bridge and major drainage structure clear width shall accommodate the full width of the traveled lanes and shoulders of approach roads.
4. The Committee Finds that Chapter 12.04.080 Table 4-4 requires that driveways over 150' in length be a minimum of 16' wide driving surface.
5. The Committee finds that the applicant is seeking a variance, allowing a 14' wide bridge.
6. The Committee finds that an open record hearing was held on March 20, 2019 and that testimony was taken from those persons present who wished to be heard.

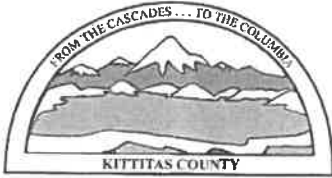
7. The Committee finds that the proposal is not in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are not fully met, as required by KCC 12.01.130.
8. The Committee finds that additional conditions are necessary to protect the public's interest, specifically that the bridge be 16 feet wide.

Dated this 20th day of March, 2019.

KITTITAS COUNTY PUBLIC WORKS
DIRECTOR OF PUBLIC WORKS



Mark R. Cook, PE



KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

Mark Cook, Director

ROAD VARIANCE MEETING MINUTES
March 20, 2019
2:00 pm

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THOSE PRESENT:

Mark Cook (PW), Dan Carlson (CDS), Patrick Nicholson (Fire Marshal), Rich Elliott (KVFR), Kelly Bacon (PW- Clerk), Marc Kirkpatrick (via phone)

GUESTS PRESENT:

Williams
RV-19-00003:

Mark Cook called the meeting to order at 2:02 pm. Kelly Bacon presented the road variance. The applicant is asking for a variance to the width requirement for a bridge from 16' wide to 14' wide. Patrick Nicholson stated he has concerns in regards to fire apparatus access road width supporting vehicles crossing the proposed bridge. He stated that a narrow bridge would become a choke point during emergencies. Mark Cook stated that Public Works is currently in the process of replacing a primitive road bridge on Fish Lake Road, which is going to be 16' wide in keeping with commitment to fire life and safety. Public Works supports a 16' wide structure. Dan Carlson stated there are no planning and zoning issues. Dan asked if the applicant provided pullouts on either side of the bridge, if that would address the issues. Patrick Nicholson was interested in hearing Chief Rich Elliott's opinion on the pullouts option, but would be willing to consider. Rich Elliott went over the email he sent on March 7, 2019 regarding to the concerns the Fire Districts have with a non-compliant bridge. He stated that during an emergency there would most likely be hose laid across the bridge. Ice or smoke causes narrower crossings, and adding that to an already narrow bridge would complicate response and evacuation. If the compliant bridge at 16' wide did not fit in the location, consideration of a narrower bridge would make more sense. In this

instance that is not the case and it is simply for cost. If approved, the committee would be setting precedence. Dan Carlson stated that the code for road variance can consider hardships, but not cost. Patrick Nicholson stated that turnouts would address one concern but not all concerns. If there are no other reasons other than cost, he would be inclined to stay with the 16' requirement.

Dan Carlson motioned to deny the road variance, as it is not in the public's interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgement are not fully met.

Patrick Nicholson Seconded the motion.

No discussion.

Motion Carries 5-0

Gorchels
RV-19-00004:

Kelly Bacon presented the road variance application. The applicant is seeking relief from the grade requirement of 15% for his driveway. The driveway currently serves two other residences and he is the final lot to develop. A 120 foot section of the driveway exceeds the maximum grade, but has been in place for years. The area is only accessible during the winter by groomed snowmobile trails. Patrick Nicholson stated he would like to know if there is a fire sprinkler requirement on the residence. Mark Cook stated that there are issues with the access permit process for driveways and our requirements being ignored. He also stated that the process is flawed as we are being called for inspection of a project when the applicants are seeking Occupancy Permit, rather than ensuring that our requirements can be met on a project site prior to issuance of a building permit. Patrick Nicholson stated that with the entire length of the driveway, he is okay with the idea of approving the exceeded grade.

Rich Elliott moved to approve the variance as presented.

Dan Carlson seconded the motion.

No discussion

Motion Carries 5-0

Meeting adjourned at 2:30 pm



Mark Cook, Director of Public Works
Kittitas County Public Works