

Kittitas County  
Department of Public Works

VARIANCE REQUEST



To be completed by applicant

Name: Mark & Darcy Wenger

Date of application: 1-22-07

Developer

Agent for Developer

Address: 108 East 2<sup>nd</sup> St.  
Cle Elum, WA 98922

Daytime phone: 509-674-7433

Associated Project/Development: Wenger Short Plat

Request (be specific): Requesting a variance from current Kittitas County Private Road Standards. Requesting approval for not requiring a 40-foot easement for the proposed offsite road access to the short plat and allowing the existing easement to be sufficient along with constructing a 20-foot wide gravel road for the off-site improvements. See attached for existing easement description & maps.

Reason for request:

The reason for this request is due to the hardship this creates for the applicant. The existing easement was created in the mid 70's with vary little detail. The existing easement description simply states "20 foot strip of land being 10 feet on either side of the centerline of the existing road". County Private Road Standards require that that a road serving more than 2 lots needs to be within a 40-foot easement. Because the applicant's access travels over an adjacent property, they have been unsuccessful in purchasing any additional easement area from the current owner. Currently the driveway serves 2 lots and the applicant is proposing to add 2 additional lots with this project. The terrain is fairly flat and any improvements within the 20-foot easement can be maximized to both edges. The applicant proposes to improve the existing driveway to 20-feet in width offsite and to 22-feet in width on-site with a cul-de-sac as shown on the enclosed maps.

See attached map & recording information.

Signature of Agent  
Encompass Engineering & Surveying

MARK KIRKPATRICK

RECEIVED

MAR 05 2007

KITTITAS COUNTY  
DEPT. OF PUBLIC WORKS

Kittitas County  
Department of Public Works

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JAN 25 2007

KITTITAS COUNTY  
CDS

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Encompass Engineering & Surveying  
*MARK KIRIATUCK*

**VARIANCE REQUEST**  
(Continued)

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Date to be completed: \_\_\_\_\_

Findings of fact: The applicant has applied to short plat tax lot 20-14-29010-0010 into three lots. Access to the lots is from Nelson Siding Road. Contrary to what is shown on the plat, there is evidence that the existing driveway also serves 2 lots located to the south of the canal (20-14-29010-0019, -0023 and 20-14-29010-0022). This is evident from an address plate for the lots located on the same driveway, aerial photos, and AFN 488779 which references an easement through the property along a KRD right-of-way and across the Big Creek Siphon to the lot. Including the additional lots in the lot size average brings the average to 5.94 acres per lot. Kittitas County Road Standards require roads with an average lot size of more than 5.01 to have a 60' easement, 20' roadway width, and 1' shoulders for a total roadway width of 22'.

The existing easement from Nelson Siding Road to the applicant's lot line is 20', and additional easement cannot be acquired from the neighboring landowners or from KRD, which has a right-of-way to the immediate east of the access easement. Due to these easement restrictions, the applicant is requesting a variance from the easement and road width requirements.

In July, 2005, a similar variance for this property was denied.

Conditional Approval       Denial

Conditions of approval:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Public Works Director

3/20/07  
Date

**APPEAL**

Date Appealed: \_\_\_\_\_

Board of County Commissioners Hearing Date: \_\_\_\_\_

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