

**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

Kirk Holmes, Director

**KITTITAS COUNTY
ROAD VARIANCE COMMITTEE**

IN THE MATTER OF

RV-10-05
Anne Watanabe and Lynn Hatcher

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)
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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 Anne Watanabe and Lynn Hatcher, owners, the Road Variance Committee makes the following Findings of Facts, Conclusions at Law, and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Anne Watanabe and Lynn Hatcher, owners, submitted a road variance application on June 1, 2010 to allow grades greater than 12% and road width less than 22' in relation to the Starview Short Plat SP-08-39.
2. The road is located north of the City of Roslyn, and is accessed from SR 903 to Mountain Ridge Road and R&R Heights Drive. The short plat site is located in a portion of the SW ¼ of Section 9, T20N, R15E, WM in Kittitas County. Map number: 20-15-09000-0003.
3. The Committee finds that current Kittitas County Road Standards do not allow private roads to exceed 12% grade, and roads must be constructed to 22 ft in width.
4. The Committee finds that an open record hearing was held on June 23, 2010 and that testimony was taken from those persons present who wished to be heard.
4. 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.
5. The Committee finds that additional conditions are necessary to protect the public's interest.
 - a. Applicant must mitigate with design all current 18% road grades to less than 15%; include turnouts every 600' for the entire length of the road to allow for 18' road width in lieu of the 22' standard.

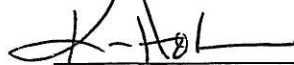
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- b. Cul-de-sac location must be addressed either by easement or place on landowner's property.
- c. Address fuel reduction concerns during design along all roadside areas.

Dated this 24th day of June, 2010.

KITITAS COUNTY PUBLIC WORKS DIRECTOR



Kirk Holmes