

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

KITTITAS COUNTY
ROAD VARIANCE COMMITTEE

IN THE MATTER OF

RV-13-14
Brain

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)
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**FINDINGS OF FACTS,
CONCLUSIONS AT LAW, AND
DECISION**

FINDINGS

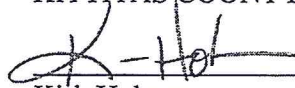
This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Pete Heger, authorized agent for Mary Brain, owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

1. The Road Variance Committee finds that Pete Heger, authorized agent for Mary Brain, owner, submitted a road variance application on August 12, 2013.
2. The subject property is located at 906 ½ Vista Road. Map number: 18-18-36077-0006.
3. The Committee finds that the property is within the Ellensburg Urban Growth Area and a portion is within the City of Ellensburg.
4. The Committee finds that the City of Ellensburg wishes for the driveway to be constructed to County private road standards.
5. The Committee finds that the City of Ellensburg has no concerns if the road and easement widths are reduced to 18' and 30', respectively.
6. The Committee finds that Kittitas County Road Standards will require the driveway to be constructed as a private road, including a 40' easement and 22' private road.
7. The Committee finds that an open record hearing was held on August 21, 2013 and that testimony was taken from those persons present who wished to be heard.

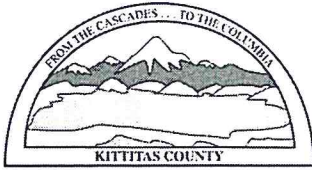
8. The Committee finds that the proposal is in the public interest and that requirements for safety function, fire protection, appearance and maintainability based upon sound engineering judgment are fully met, as required by KCC 12.01.130.
9. The Committee finds that additional conditions are necessary to protect the public's interest.
 - a. The road shall be a minimum of 20' wide and have an all-weather surface.
 - b. A turnaround shall be constructed in a location approved by the Fire Marshal.
 - c. The road shall not be used for any future subdivision.

Dated this 21st day of August, 2013.

KITTITAS COUNTY PUBLIC WORKS DIRECTOR



Kirk Holmes



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

Kirk Holmes, Director

STAFF REPORT

TO: Kittitas County Road Variance Committee
FROM: Christina Wollman, Planner II
DATE: August 15, 2013
SUBJECT: Brain RV-13-14

I. BACKGROUND INFORMATION

Proposal: A Road Variance Application from Pete Heger, authorized agent for Mary Brain, owner, to allow for a reduction in the minimum road width and easement width for a private road.

History: This property has historically been used for agriculture and residential. Access is from a 30' strip of land connecting to North Vista Road. The property is within the Ellensburg Urban Growth Area and a portion is within the City of Ellensburg.

Location: The subject property is located at 906 ½ Vista Road. Map number: 18-18-36077-0006.

II. POLICY AND REGULATORY REQUIREMENTS IN RELATION TO REQUEST

The driveway portion of this property is within the City of Ellensburg, but the City has stated the road should be constructed to County standards. The City has also stated that they have no concerns over a reduction in the required road and easement widths.

The applicant is planning to subdivide and create one additional parcel. The strip of land on which the driveway is located is only 30' wide. The applicant states that due to utility poles within the 30' strip of land, the maximum road width can be only 18'.

The additional parcel will increase the number of lots using the driveway to three, enacting private road standards including a 40' easement, 22' wide gravel road and emergency turnaround. The applicant is requesting a variance from the requirement to construct the road to private road standards.

III. SUGGESTED FINDING OF FACTS

This matter having come before the Road Variance Committee upon the above referenced Road Variance Application submitted by Pete Heger, authorized agent for Mary Brain, owner, the Road Variance Committee makes the following Findings of Facts, Conclusions of Law and Decision related to the above referenced matter:

411 North Ruby Street, Suite 1
Ellensburg, WA 98926

TEL (509) 962-7523
FAX (509) 962-7663

1. The Road Variance Committee finds that Pete Heger, authorized agent for Mary Brain, owner, submitted a road variance application on August 12, 2013.
2. The subject property is located at 906 ½ Vista Road. Map number: 18-18-36077-0006.
3. The Committee finds that the property is within the Ellensburg Urban Growth Area and a portion is within the City of Ellensburg.
4. The Committee finds that the City of Ellensburg wishes for the driveway to be constructed to County private road standards.
5. The Committee finds that the City of Ellensburg has no concerns if the road and easement widths are reduced to 18' and 30', respectively.
6. The Committee finds that Kittitas County Road Standards will require the driveway to be constructed as a private road, including a 40' easement and 22' private road.
7. The Committee finds that an open record hearing was held on August 21, 2013 and that testimony was taken from those persons present who wished to be heard.
8. 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.
9. The Committee finds that additional conditions are/are not necessary to protect the public's interest.

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RV-13-14 Brain

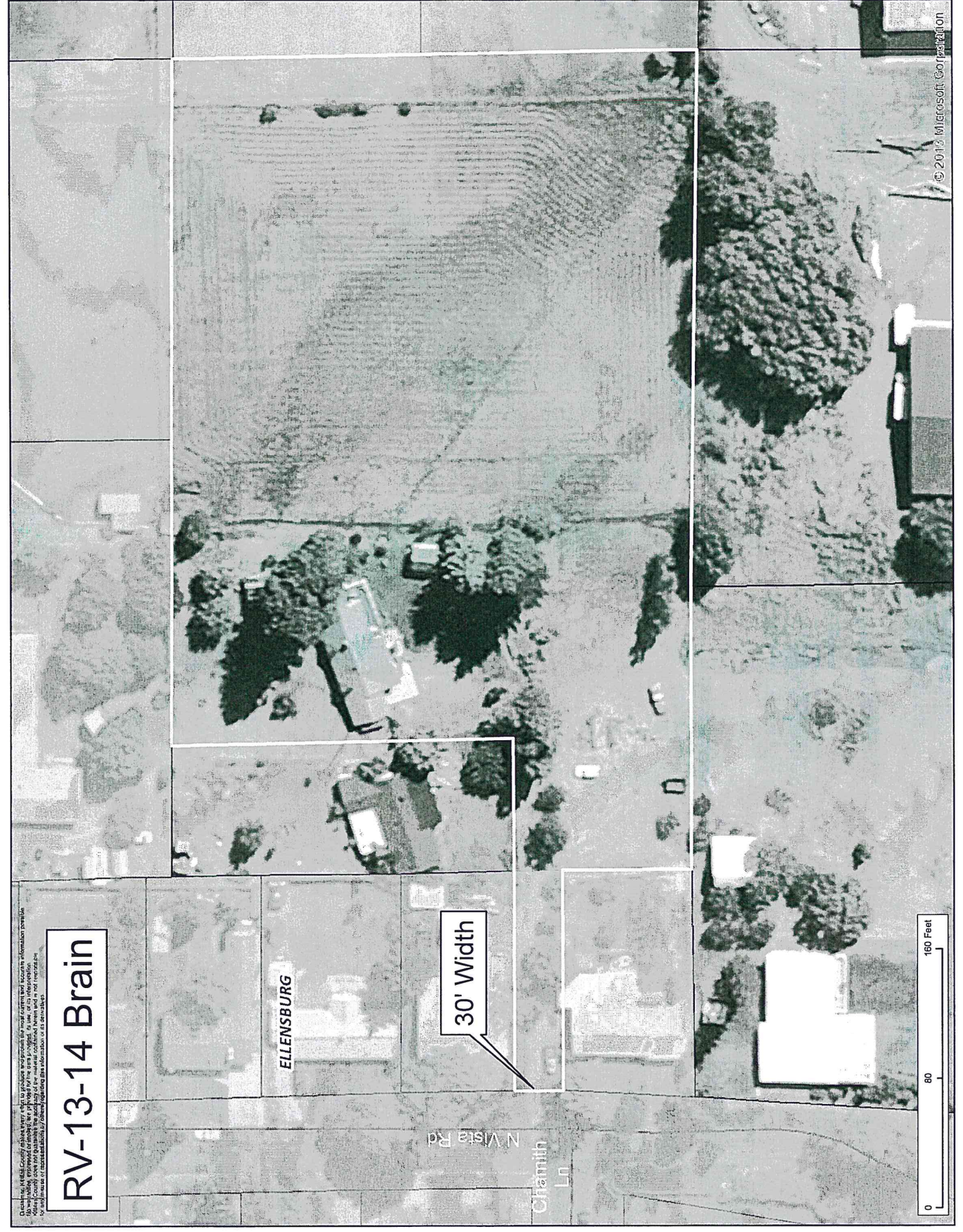
ELLENSBURG

Chamith Ln
N Vista Rd

30' Width

0 80 160 Feet

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From: [Christina Wollman](#)
To: "Craig Jones"
Subject: RE: short plat
Date: Tuesday, August 20, 2013 7:35:00 AM

Hi Craig,

I really need an answer to this question by the end of the day because the variance meeting is tomorrow morning.

Can you confirm that the city wants the county to enforce county road standards on this driveway?

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Christina Wollman
Sent: Friday, August 16, 2013 1:47 PM
To: 'Craig Jones'
Subject: RE: short plat

He's in the UGA so yes, minimum is 7,200.

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Craig Jones [mailto:jonesc@ci.ellensburg.wa.us]
Sent: Thursday, August 15, 2013 3:36 PM
To: Christina Wollman
Subject: RE: short plat

I will do some checking on this. Can he short plat a 7000sf lot in the county?

Thanks,

Craig

From: Christina Wollman [mailto:christina.wollman@co.kittitas.wa.us]
Sent: Thursday, August 15, 2013 3:26 PM
To: Craig Jones
Subject: RE: short plat

Can you confirm that the city wants the county to enforce county road standards on this driveway?

Would there be any frontage requirements on Vista Road? (paved apron, curb, etc).

Thank you,

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
[p] 509.962.7051 | [f] 509.962.7663

From: Craig Jones [<mailto:jonesc@ci.ellensburg.wa.us>]
Sent: Thursday, August 15, 2013 12:03 PM
To: Christina Wollman
Subject: RE: short plat

Someone else in our office talked with him. I would be okay with those widths. The issues I have are for water and sewer, the lot he wants to create may have difficulties getting utilities. I'm working on doing some more research on his property.

Thanks,

Craig

From: Christina Wollman [<mailto:christina.wollman@co.kittitas.wa.us>]
Sent: Thursday, August 15, 2013 11:43 AM
To: Craig Jones
Subject: short plat

Hi Craig,

These people want to short plat and the driveway part of the property is within city limits. Pete Heger said he talked to someone in the city about the road and they said it was up to the county. Did you talk with him?

He wants to short plat but only has 30' in that strip and he would need 40'. He's applying for a variance to allow it to be a 30' easement and only an 18' wide road instead of 22' wide.

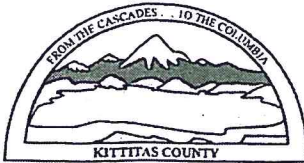
Does that seem ok to you, that they build the driveway to county standards?

Christina Wollman, AICP CFM

Planner II | Floodplain Manager
Kittitas County Department of Public Works
411 N Ruby St, Suite 1 Ellensburg WA 98926
[p] 509.962.7051 | [f] 509.962.7663

Notice: All email sent to this address will be received by the Kittitas County email system and may be subject to public disclosure under Chapter 42.56 RCW and to archiving and review.

message id: 38eb45916c6dcbdac24bb8719d004a14



**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

ROAD STANDARDS VARIANCE APPLICATION

Application must be received by the last day of the month to be included on the next month's agenda.

NON REFUNDABLE FEE - \$280.00

RV-13-14

REQUIRED ATTACHMENTS:

- SUPPORTING DOCUMENTS
- AREA MAP

✓ #6656 Rec #6122

RECEIVED

AUG 12 2013

FOR STAFF USE ONLY:

APPLICATION RECEIVED BY:

CA

DATE:

08.12.13

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS
DATE STAMP HERE

1. Name, mailing address and day phone of land owner(s) of record:

Name: Mary Brain
 Mailing Address: 906 1/2 Vista Rd.
 City/State/ZIP: Ellensburg WA 98926
 Day Time Phone: 509 962 2832
 Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from land owner of record:

Agent Name: Pete Heger
 Mailing Address: 190 Winter Ck. Ln.
 City/State/ZIP: Ellensburg WA 98926
 Day Time Phone: 509 929 0023
 Email Address: seaheg2@elltel.net

3. Contact person for application (select one): Owner of record Authorized agent

4. Street address of property: 906 1/2 Vista rd.

6. Tax parcel number(s): 18-18-3677-0006-00

7. Nearest County road: Phenning Rd

411 North Ruby Street, Suite 1 TEL
Ellensburg, WA 98926 FAX

(509) 962-7523
(509) 962-7663

8. Property served by a County road? Yes No If no, which road(s): Vista Rd.

9. Plat or project name: _____

10. Narrative project description: There is only a 30' easement and the maximum width of the driveway can only be 18' due to utility poles in easement

11. Provision of road standards for which this variance is requested and the way in which you wish to vary from the standards: 12.12 Table 12-1 High Density 3-14 lots 40' easement 22' wide road

12. Reason for the variance request: We would like to add one more residence to the property that would use the driveway.

13. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

14. Are there any other pending applications or issues associated with this property?
 Yes No If yes, describe: _____

Signature of Authorized Agent:
x [Signature]

Date:
8/11/13

Signature of Land Owner of Record
(Required for application submittal):
x [Signature]

Date:
8-12-2013