



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Planning Review Team
DATE: May 17, 2021
SUBJECT: VA-21-00004 Hatcher

The Department of Public Works has reviewed the zoning variance application and recommends denial based on the following:

1. A structure cannot be constructed within an easement or right-of-way. The proposed location of the structure is located within the 10-foot public utility easement dedicated by The Duke Short Plat.

The Duke Short Plat Note 3: A public utility easement 10 feet in width is reserved along all lot lines. The 10-foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of the interior lot lines.

Additionally, please find Survey Comments below:

SURVEY:

1. A one-foot setback poses constructability problems without trespassing into the neighboring parcel. I believe a written statement from the neighboring landowner approving a short-term construction easement would suffice.
2. Building footings, grading, overhangs and swinging doors cannot trespass into the neighboring parcel.
3. Given the tight tolerances required, having the boundary line staked by a land surveyor prior to construction should be required.