

KITTTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Kaycee Hathaway, CDS

FROM: Christina Wollman, Planner III *CW*

DATE: June 23, 2015

SUBJECT: Wagon Wheel Plat Amendment LP-14-00001

Kittitas County Public Works supports the proposal to vacate and amend roads within the Teanaway Wagon Wheel Plat. While the lot sizes may be non-compliant with current zoning regulations, the plat amendment solves issues that have needed resolution for many years, including roads outside of the right of way and houses constructed within the right of way. See Attachment 1 for a map showing the road system.

Applicability to Road Standards

This development application is not creating any new parcel or roads. It is only moving the rights of way, changing parcel lines and two lots are being combined, resulting in a decrease in the number of lots than currently exists. The Kittitas County Road Standards require developments which impact the service level, safety or operation efficiency to improve serving roadways in accordance with the Standards, and requires land developed or parcel creations that contain internal roads to construct or improve those roadways to the Standards. Because there will be no change in the ability to develop the existing parcels, and no new lots are being developed, Public Works will not require the roads to be constructed to current standards.

DEDICATION

Plat History

The Teanaway Wagon Wheel Plat was signed by Gordon Blossom, County Engineer, on November 19, 1973. The County Commissioners approved the plat on November 26, 1973. The plat was recorded on November 29, 1973.

KNOW ALL MEN BY THESE PRESENT: That Teanaway Wagon Wheel, Inc., a Washington Corporation, the undersigned owner in fee simple the herein described real property, does hereby declare, subdivide and plat as herein described, and dedicate to the use of the public forever all roads, streets, avenues, alleys, places, easements, or whatever public property shown thereon which shall be maintained by a private non-profit corporation. The costs of construction, maintaining and snow removal of all roads, streets, and alleys within this plat and all access roads to this plat shall be the obligation of a non-profit corporation composed of all the owners of the lots of the plat and of any additional plats that may be served by these roads, streets, and alleys. In the event that the owners of any of the lots of this plat or any additional plats shall petition the County Commissioners to include the roads in the county road system, it is understood that the roads shall first be built up to minimum county standards by said non-profit corporation.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 10th day of November A.D. 1971.

Jack April

PRESIDENT

Ryan Hook

SECRETARY

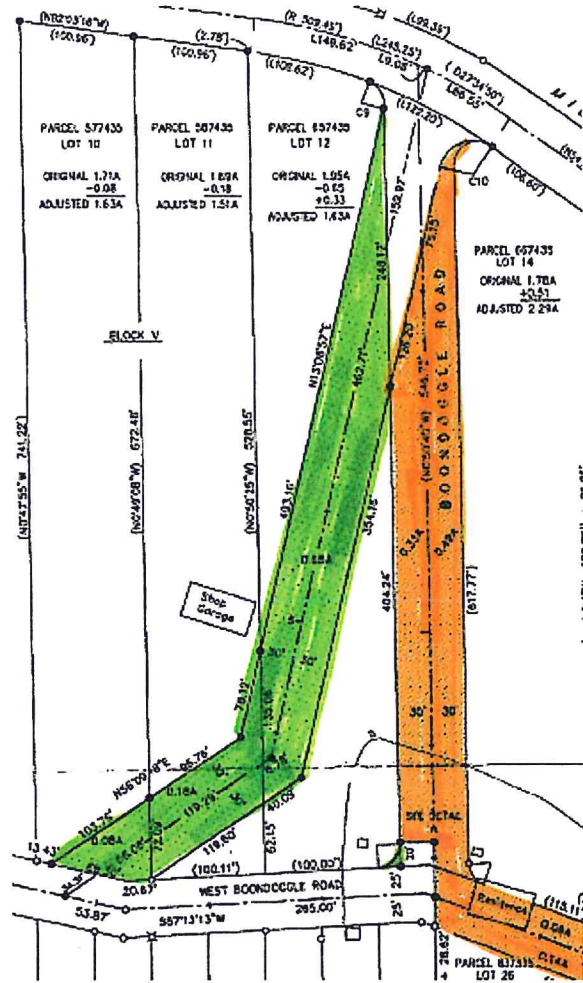
Figure 1: Teanaway Wagon Wheel Plat Road Dedication

Boondoggle Road

The plat contains many privately maintained roads within the public right of way. One of the roads in question, Boondoggle Road, has always been a privately maintained roadway. It is unknown whether the road was constructed before or after the plat. Aerial photographs from 1964 do not show the road, and the next set of photos to show the area is 1993. Boondoggle Road does not lie within the dedicated public right of way, and all users must travel over private property. The road serves around 30 properties.

Two solutions exist to fix the Boondoggle Road location problem: moving the road or moving the right of way. Moving the right of way is the preferred alternative to Public Works. After the right of way is moved, all properties will have legal access.

Figure 2: Boondoggle Road Dedication and Vacation. Dedication shown in green, vacation shown in Orange. Boondoggle Road is currently within the green area.

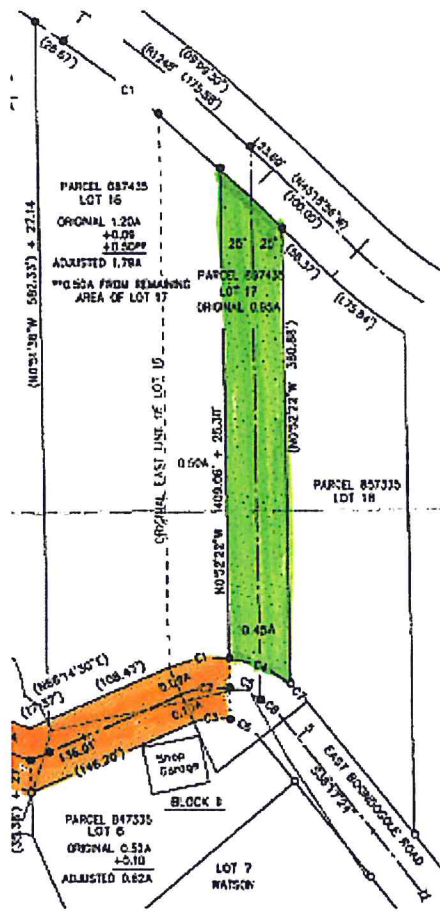


Eastern Road

This plat amendment also includes the dedication of a 50' right of way which is currently unnamed through lot 18 (hereafter referred to as the "Eastern Road"). All rights of way within the plat, except for the north-south portion of Boondoggle Road, are 50' in width.

During a plat amendment and vacation process in 1996, the BOCC approved the proposal to include a 50' right of way for the Eastern Road through Lot 18. The road within the 50' ROW was required to be constructed as a 22' gravel road. Unused portions of public ROW would be vacated. The plat amendment had a three year expiration date. The proposal P-96-04 was approved through Resolution 96-195 Preliminary Approval Plat Alteration & Road Vacation Teanaway Wagon Wheel (Attachment 2).

In July 1998, the subdivision's Road Maintenance Committee met and agreed to assess the affected lots to pay for the road upgrade. In October 1998, Fire Marshal Derald Gaidos visited the site and noted that as soon as more gravel is added to the surface "the road should be as required" (Attachment 3). It is



unknown what transpired between October 1998 and December 1999 when the project proponent was notified that the project had expired.

The Eastern Road serves about seven parcels, but the north-south portion crosses over private property. This plat amendment and dedication of public right of way will create legal access for those properties.

After the vacation, plat amendment and easement and public right of way dedication, all lots within the plat will have legal access.

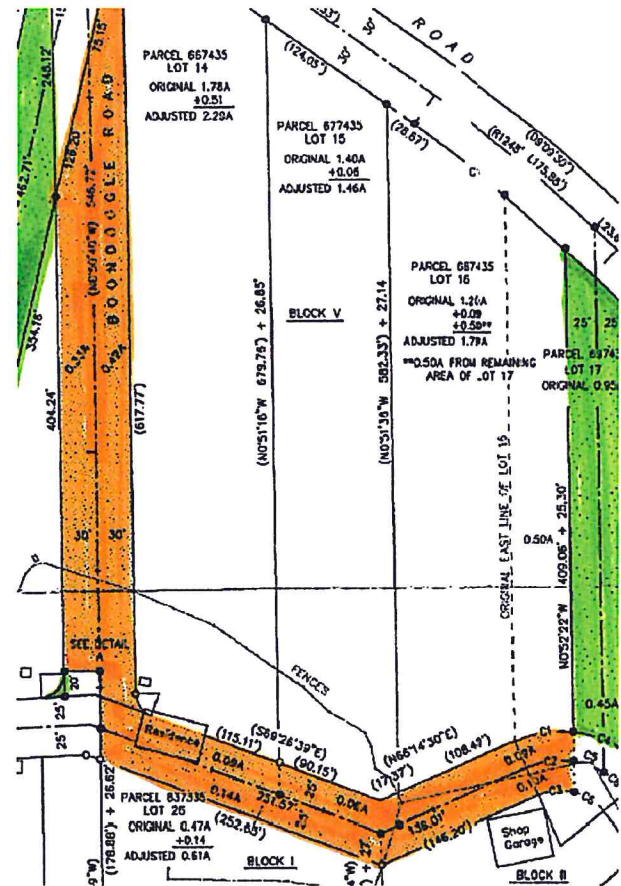
Figure 3 (left): Eastern Road dedication, shown in green.

Figure 4 (below): Lots involved in the road vacation. Vacated right of way shown in orange. Hammerhead dedication shown in green.

Lot 6, 12, 14, 15, 16, and 26 Road Vacation

With the configuration of Boondoggle Road and the Eastern Road, the right of way within Lots 6, 12, 14, 15, 16 and 26 is no longer necessary. The plat amendment includes vacation of the right of way adjacent to those lots. In addition, the house on parcel 837335 is within the right of way and the vacation will put the house within the boundaries of the property instead. See Attachment 4.

The spur road shown as West Boondoggle Road on the submitted drawings retains and dedicates right of way for a hammerhead turnaround.



Lot 15 and 26 Access

A boundary line adjustment is proposed after the plat amendment is completed that will provide each lot with direct access to the dedicated public right of way. Prior to the boundary line adjustment, lots 26 and 15 do not have direct access to the dedicated public right of way. Because all lots must have legal access, temporary easements will be shown on the plat with a note stating they will be relinquished at such time that each lot has direct access to the dedicated public right of way or a legally recorded easement in a different location. The intention is to allow the temporary easements to be relinquished without requiring another plat amendment. See Attachment 5.

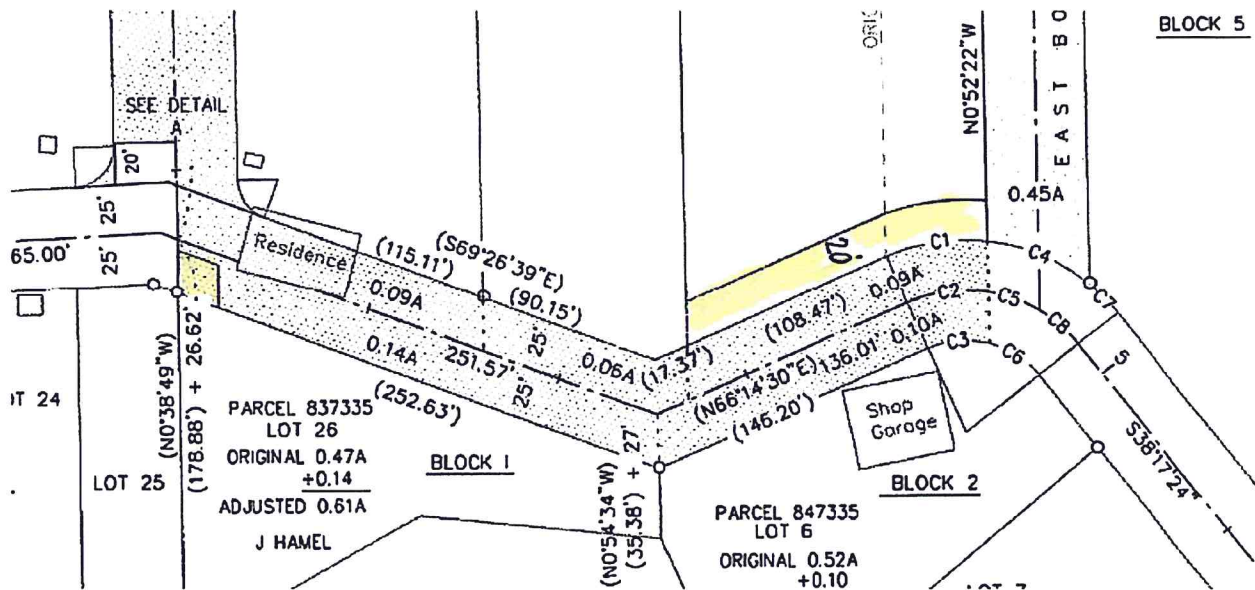
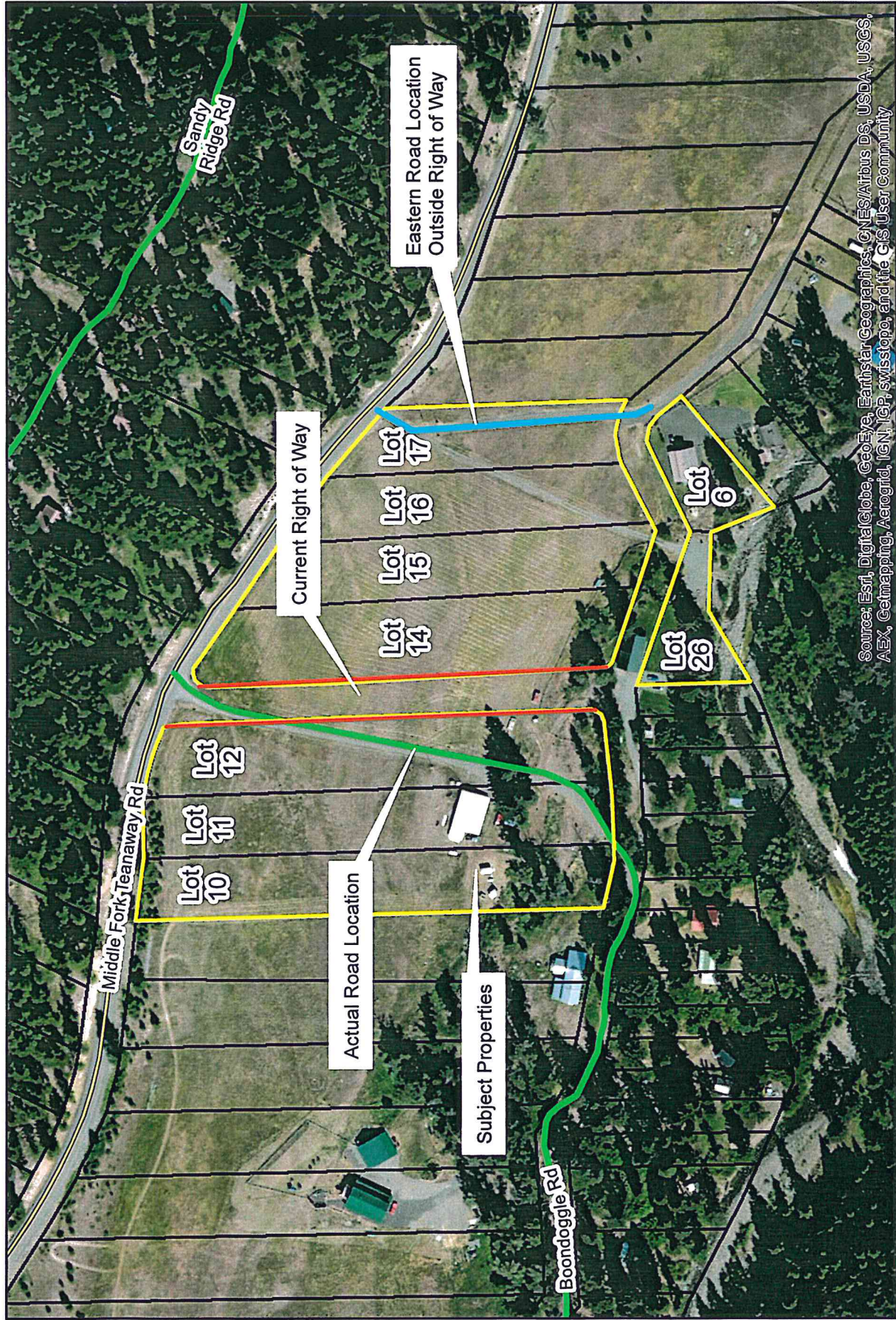


Figure 5: Temporary access easements shown in yellow to serve Lot 26 and Lot 15.

Summary

Kittitas County Public Works recommends approval of this plat amendment and road dedications in conjunction with a road vacation.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 70 140 280 420 560 Feet

Kititas County Public Works
 411 N Ruby Street, Suite 1
 Ellensburg, WA 98926
 509-962-7523

Road and Right of Way Location Map

LP-14-00001
 Teanaway
 Wagon Wheel
 Plat Amendment

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION

NO. 96-195

PRELIMINARY APPROVAL
PLAT ALTERATION & ROAD VACATION
TEANAWAY WAGON WHEEL

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, a public hearing was held by the Kittitas County Board of Commissioners on November 19, 1996 and November 26, 1996 for the purpose of considering the alteration of a subdivision known as Teanaway Wagon Wheel and described as follows:

A portion of the Teanaway Wagon Wheel Subdivision located south of Middle Fork Teanaway Road, within the S1/2 of Section 26, T21N, R15E, WM; Described as Divisions 1, 2, and 5 of the Teanaway Wagon Wheel Subdivision, Recorded in Book 6 of Plats, Pages 30-43, Records of Kittitas County, Washington,

and,

WHEREAS, testimony was taken from those persons present who wished to be heard; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the following FINDINGS OF FACT have been made concerning the proposed plat alteration:

1. A written replat application containing the signatures of the majority of property owners pursuant to RCW 58.17.215 was submitted to Kittitas County on August 28, 1996.
2. The Board of County Commissioners finds that the Kittitas County Department of Public Works has reviewed and concurs with the submitted storm water impact report, and that said report indicates no adverse impacts to storm water conveyance will result from the proposed plat alteration.
3. The Board of County Commissioners finds that existing site conditions preclude the continued use of the existing public right-of-way. The Board therefore finds that the public interest will be served by the internal road configuration of the proposed plat alteration.
2. The Board of County Commissioners finds that the Kittitas County Road Standards Ordinance requires that the proposed and existing access roads be improved to a 28 foot wide bituminous surface. The Board also finds that a variance from this requirement may be reasonably justified.
 - A. The Board finds that the Teanaway Wagon Wheel Subdivision was platted prior to the adoption of the Kittitas County Road Standards, and that the proposed plat alteration involves the relocation and construction of an existing privately maintained public roadway.

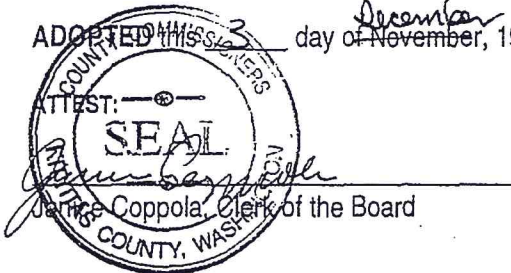
B. The Board finds that the existing and proposed 16 foot wide gravel surfaced private access roads are inadequate for emergency vehicle access and that a 22 foot wide all weather road surface is necessary in order to ensure emergency vehicle access.

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said plat alteration and fifty (50) foot wide public road right-of-way vacation designated as Teanaway Wagon Wheel be, and the same hereby is, approved subject to the following conditions:

1. The petitioners shall prepare and submit a revised final plat to include drawing and on-site survey revisions in accordance with the County Subdivision Code as determined by the Planning Director.
2. The petitioners shall construct a twenty-two (22) foot wide all weather gravel surface access road from Middle Fork Teanaway Road to the eastern boundary of Divisions 2 and 5, as depicted on the submitted revised drawing, prior to final plat approval. Said road shall be constructed within a fifty (50) foot wide public right-of-way. A paved apron shall be constructed from the edge of the County Road to the edge of the County Right-of-Way. A cul-de-sac with a minimum forty-five (45) foot radius shall also be constructed at the terminus of said road.
3. Future direct access onto Middle Fork Teanaway County Road will not be permitted, and access shall therefore be limited to the following: The petitioners shall construct a twenty-two (22) foot wide all weather gravel surface road from the aforementioned proposed access road to the southeast corner of Lot 14 (Block 5) to provide access to Lots 14, 15, and 16 (Block 5) prior to final plat approval. Said road shall be constructed within a forty (40) foot wide easement. A properly sized culvert shall be installed at the southwest corner of Lot 15 (Block 5) to minimize restriction of the existing overflow channel and ensure high water conveyance.
4. The maintenance of the aforementioned access roads shall be the responsibility of a private association comprised of the property owners served by said roads. The petitioners shall provide documentation of said road maintenance association prior to final replat approval.
5. The residual portion of Lot 17 (Block 5) shall be aggregated with Lot 16 (Block 5). The lot lines of those lots abutting the proposed internal road vacation shall be adjusted to the center of the existing fifty (50) foot wide public right-of-way.

ADOPTED THIS 3rd day of December, 1996.



APPROVED AS TO FORM ONLY:

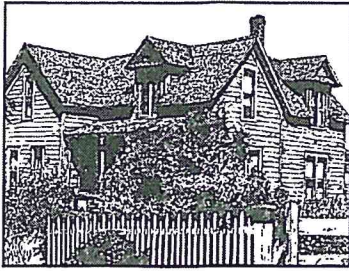
Gregory L. Zempel
Gregory L. Zempel, Prosecuting Attorney
WSBA #19125

KITTITAS COUNTY BOARD OF COMMISSIONERS

Ray Owens
Ray Owens, Chairperson

Donald E. Sorenson
Donald E. Sorenson, Commissioner

Mary Seubert
Mary Seubert, Commissioner



Kittitas Count
Department of Building & Fire Safety

507 Nanum Street, Room 2, Ellensburg, WA 98926
Telephone (509) 962-7694 Fax (509) 962-7682

Date: October 22, 1998
To: Randy Carberry, Public Works
From: Derald Gaidos, Fire Marshal
RE: Teanaway Wagon Wheel RePlat

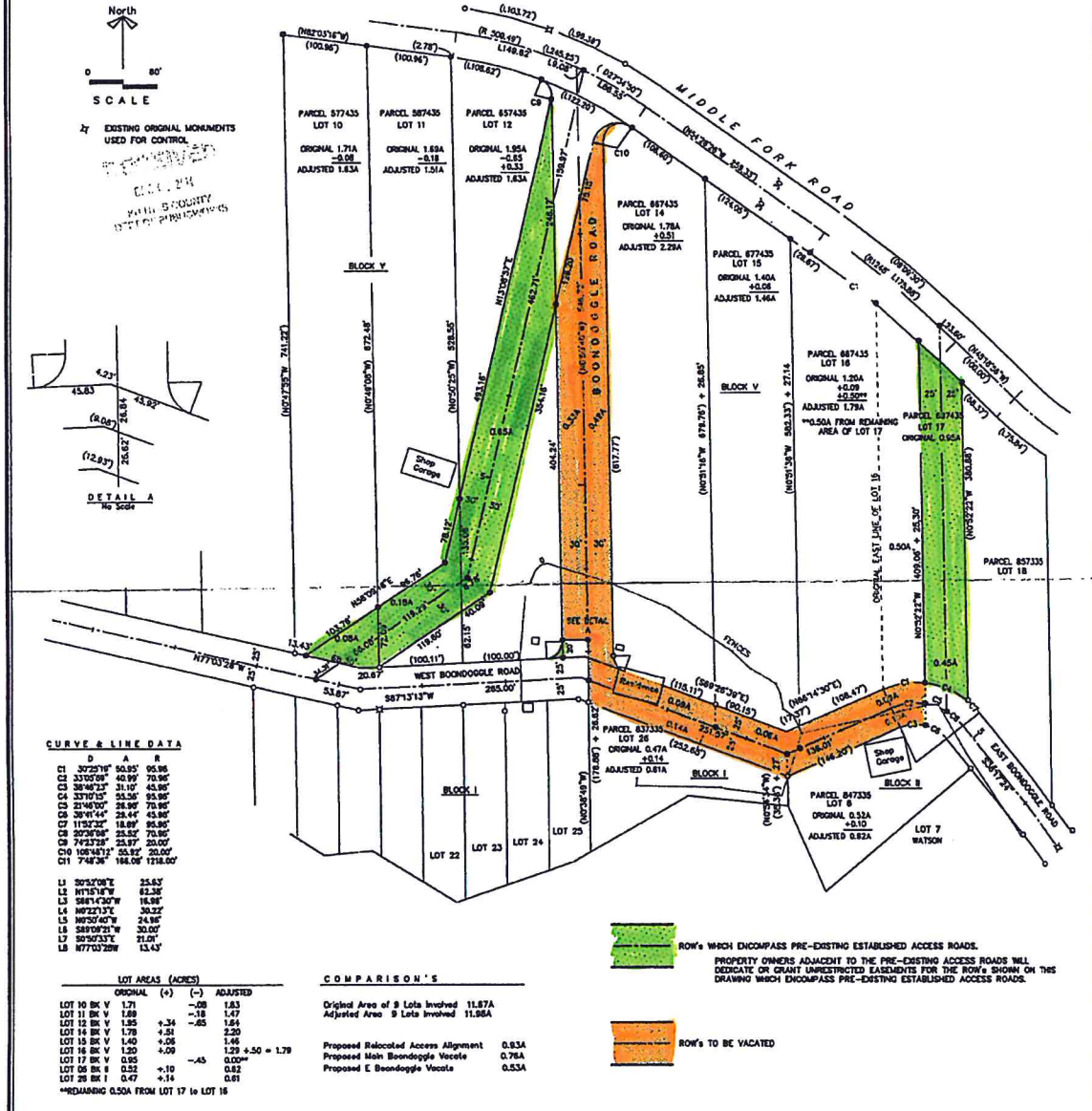
After doing a site visit I have the following comments:

The road as it is presented at the site will work with more material, all season, being added to the surface of the road and at the cul-de-sac. As soon surface is completed the road should be as required.

For a Fire Safe Kittitas County

Derald Gaidos

TEANAWAY WAGON WHEEL PLAT
 VACATE PORTIONS OF BOONDOGGLE ROAD AND EAST BOONDOGGLE ROAD
 Portions of Blocks 1, 2, 5; In Parts of the SE4NW4; SW4NE4; NE4SW4; NW4SE4; S26, T21N R15E WM
 Book 6 of Plats, Pages 30 - 43; Records of Kittitas County, November 1973



CURVE & LINE DATA

D	A	R
C1	30725.71°	50.55' 95.96'
C2	33705.09°	40.99' 70.96'
C3	38746.73°	31.10' 45.96'
C4	33705.15°	55.36' 95.96'
C5	21746.00°	26.99' 70.96'
C6	38746.14°	28.44' 45.96'
C7	11532.32°	18.89' 96.96'
C8	29739.98°	25.52' 70.96'
C9	74237.88°	25.97' 20.00'
C10	108741.12°	55.92' 20.00'
C11	77487.36°	144.06' 1218.00'

L1	30727.08°	25.83'
L2	N7515.16°	62.28'
L3	S88743.07°	65.98'
L4	N8722.13°	30.22'
L5	N6705.40°	24.96'
L6	S88708.21°	30.00'
L7	S8703.37°	21.07'
L8	N7703.28°	15.43'

LOT AREAS (ACRES)

LOT	ORIGINAL (+)	(-) ADJUSTED
LOT 10 BK V	1.71	-08 1.63
LOT 11 BK V	1.88	-18 1.67
LOT 12 BK V	1.85	+34 1.64
LOT 13 BK V	1.78	+21 2.20
LOT 14 BK V	1.40	+05 1.46
LOT 15 BK V	1.20	+09 1.29
LOT 16 BK V	0.85	+00 0.85
LOT 17 BK V	0.52	+10 0.62
LOT 18 BK V	0.47	+14 0.61

*REMAINING 0.50A FROM LOT 17 to LOT 16

COMPARISON'S

Original Area of 9 Lots Involved	11.87A
Adjusted Area 9 Lots Involved	11.98A
Proposed Relocated Access Alignment	0.83A
Proposed Main Boondoggle Vacate	0.76A
Proposed E Boondoggle Vacate	0.53A

ROW'S WHICH ENCOMPASS PRE-EXISTING ESTABLISHED ACCESS ROADS.
 PROPERTY OWNERS ADJACENT TO THE PRE-EXISTING ACCESS ROADS WILL DEDICATE OR GRANT UNRESTRICTED EASEMENTS FOR THE ROW'S SHOWN ON THIS DRAWING WHICH ENCOMPASS PRE-EXISTING ESTABLISHED ACCESS ROADS.

ROW'S TO BE VACATED

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me in conformance with the requirements of the Survey Recording Act of the request of



B O S S L L C
 Professional Land Surveying
 4201 HWY 970, CLIF FLUM, WA 98922
 509.674.2551

ROBERT L. BAILEY, PLS/P.E. 8743

