

KITTITAS COUNTY BOARD OF ADJUSTMENT
May 17, 2006 - 7:00 PM - Commissioners Auditorium

MINUTES

I. Call to Order.

Chairman Chance called the continued meeting of the Board of Adjustment to order at 7:00 p.m.

II. Roll Call

Those present: Chairman Roy Chance, Stan Bossart, Frank Jones and Daryl Akkerman.

Also present: Chief Deputy Prosecutor James Hurson; Staff Planners Noah Goodrich, Scott Turnbull, and Joanna Valencia; Clerk of the Board Susan Barret and 3 people representing the appellant and proponent interests.

III. Minutes for April 12, 2006 & April 19, 2006 held over to the June 14, 2006 meeting.

James Hurson, Chief Deputy Prosecutor, spoke to the issues of authority, statutes, and codes in relation to authority for granting variances; Board liability to the county; and that the county code, which is consistent with state law, is the guiding document over Board decisions.

IV. Old Business

A. Ward Variance (V-06-02)

The Chair opened the hearing to deliberation and motion.

Bossart stated the real concern is the snow load and where it falls. **Akkerman** questions the pitch and suggests a condition be added to mitigate it. **Chance** stated the burden of proof is on the appellant to prove that the snow load will be injurious to the appellant. **Hurson** offers clarification on imposing conditions stating that the board has the authority to do so. **Tom Ward**, proponent, clarified the property layout and property line. **Terry Blatman**, the appellant, stated that you can not determine where the snow will fall and showed an example of a tall roof and the resultant snow pile. **Bossart** stated that the roof pitch should be changed to mitigate the problem. **Hurson** spoke to the physics of the snow and that it should be left to an engineer and plans examiner to make sure the condition is met. Further discussion ensued over physics and roof types.

Stan Bossart moved to approve the variance with the additional condition that the building be engineered to mitigate the snow falling onto the appellant's property. Darryl Akkerman seconded and the motion carried with a 4/0 poll of the Board.

Joanna Valencia gave a brief overview of the next step in the process and appeal procedure.

With no further business the meeting was adjourned at 7:49 p.m. The next regularly scheduled meeting will be in the Commissioners Auditorium at 7:00 on June 14, 2006.

Susan Barret, Clerk of the Board