KITTITAS COUNTY BOARD OF ADJUSTMENT
Commissioner’s Auditorium - 205 West Fifth Ave., Ellensburg
Wednesday, April 11, 2007 - 7:00 P.M.

A G E N D A

I. Call to Order

II. Roll Call

III. Minutes – March 14, 2007

IV. Old Business

A. Hembree CUP-05-07

Application for a Conditional Use Permit from Steve Hembree, authorized agent for James and Cherie Hembree, landowner for a nine-hole addition to the existing Sun Country Golf Course in the Rural-3 zone per Kittitas County Code 17.30.030(4). Location: The site is located at St. Andrews Drive, Cle Elum, WA 98922, which is a portion of Sections 26 and 35, T.20N., R.14E., W.M. in Kittitas County. All or portions of tax parcels 20-14-26040-004, 20-174-26040-0002, 20-14-35011-0001 and 20-14-26040-0004.

1. Findings of Fact.

B. Ohm Shoreline Setback Variance S-07-01

Application for a Shoreline Setback Variance from Diana Clay, authorized agent for Winfried Ohm, property owner. Request to construct a new single family dwelling 50-feet from the Ordinary High Mark of Lake Kachess. The new single family dwelling’s building foot print measures approximately 45-feet by 74-feet in area. The new home will be connected to the community water system and an on-site septic system. A 50-foot variance is requested (100’ required by Shoreline Master Program). The proposal is within the Conservancy shoreline environment. Location: The property is located on Lot 1, Plat of Kachess II, Via Kachess, Easton, WA 98925, a portion of Section 17, T.21N, R13E, W.M. in Kittitas County. Tax Parcel number 21-13-17051-001.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Board deliberation.
5. Motion to approve, conditionally approve or deny.
6. Findings of Fact.

V. New Business

A. Melby Shoreline Setback Variance S-07-04

Application for a Shoreline Setback Variance from Stan Tomlinson authorized agent on behalf of Christopher and Debra Melby to request to construct a new single family dwelling 53-feet from the Ordinary High Water Mark of Lake Kachess. Location: Lot 3, Plat of Kachess II, 41 Lakeview Court, Easton, WA 98925, within a portion of Section 17, T.21N, R.13E, W.M. in Kittitas County. Parcel number 21-13-17051-003.
B. Gill CUP-07-03

Application for an Accessory Dwelling Unit (ADU) (as defined in KCC 17.28.020 and KCC 17.08.022) from Roger and Connie Gill, applicant, in the Commercial Ag Zone. Location: South of Sorenson Road and east of Badger Pocket Road, at 3980 Badger Pocket Road Ellensburg, WA 98926 which is a portion of Section 25, T.17N., R. 19E., W.M. in Kittitas County. Tax parcel number 17-19-25000-0042.