



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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### STAFF REPORT

**TO:** Kittitas County Board of Adjustment

**FROM:** Dan Valoff, Staff Planner

**DATE:** May 14, 2008

**SUBJECT:** Lake Shore Meadows Performance Based Cluster Plat Shoreline Substantial Development Permit (File No. SSDP-08-04 & P-08-09)

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### BACKGROUND INFORMATION

**PROPOSAL:** Arastou (Al) Monjazebe, landowner has submitted a Shoreline Substantial Development Permit application for development of a 14-lot Performance Based cluster Plat on approximately 31.04 acres of land adjacent to Lake Cle Elum, a shoreline of statewide significance.

**LOCATION:** This Shoreline Substantial Development Permit proposal is within the shoreline jurisdiction of Lake Cle Elum. The property is located off of Salmon La Sac Road south of Anna Bell Drive, Ronald, WA in a portion of Section 21, T21N, R14E, WM in Kittitas County. Map number 21-14-21000-0006. Lake Cle Elum is a designated shoreline of the state under the Kittitas County Shoreline Master program.

### POLICY & REGULATORY REQUIREMENTS

**SHORELINE MASTER PROGRAM:** This portion of the Lake Cle Elum is located within the Conservancy Shoreline Environment. The Conservancy shoreline environment is characterized by recreational and natural resource related uses. The intent of this designation is to sustain natural resource development while maintaining the natural character of the shoreline area. Please review the following applicable sections from the Kittitas County Shoreline Master Program:

Section 14: Shoreline Setback Regulations

- All structures will be set back a minimum of 100 feet from the ordinary high water mark.
- All structures shall be located no closer than 25 feet from the edge of any dedicated public right-of-way

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DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

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Section 16: Minimum Lot Sizes and Water Frontages.

Minimum lot size in the Conservancy Environment shall be one-half acre served by community water and on-site septic systems.

Section 17: Health and Sanitation

The regulations in this section deal with water supply, sewage disposal, and waste disposal.

Section 19: Protection of the Natural Shoreline Features.

Protection of natural shoreline characteristics including native vegetation and water quality.

Section 33: Residential

Single-family residences (and normal appurtenances thereto) are permitted within the Conservancy Environment

**CRITICAL AREAS:** An administrative site analysis was completed by the Community Development Services Department in compliance with Title 17A. All development shall comply with Title 17A: Critical Areas.

**ADMINISTRATIVE REVIEW**

**NOTICE OF APPLICATION/WRITTEN TESTIMONY**

A Notice of Application was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties on April 3, 2008. The last day to submit written comments was on April 18, 2008.

**POSTING OF SITE**

In accordance with Kittitas County Code 15A.030.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record.

**STATE ENVIRONMENTAL POLICY ACT (SEPA)**

Based on the review of the submitted application materials (including an environmental checklist), correspondence received during the comment period and other information on file with our office, a SEPA Mitigated Determination of Non-Significance (MDNS) was issued by Kittitas County Community Development Services on April 23, 2008. The SEPA appeal period ends on May 8, 2008 at 5:00 pm.

**SUGGESTED FINDINGS OF FACT**

The following general findings have been prepared by the Community Development Services Department Staff for consideration by the Board of Adjustment in rendering its decision on this matter. These findings may be used to reasonably support a recommendation in favor of or against this proposal; however additional findings may also be necessary.

1. The Board of Adjustment finds that a complete shoreline substantial development permit application was submitted to Kittitas County Community Development Services. The Board further finds that Kittitas County did on February 13, 2008 deem complete the Shoreline Substantial Development Permit application for development of a 14-lot Performance Based

Cluster Plat adjacent to Lake Cle Elum, a shoreline of statewide significance. (File No. SSDP-08-01 7 P-08-09). Proponents: Arastou (Al) Monjazez, landowner. Location: The property is located off of Salmon La Sac Road south of Anna Bell Drive, Ronald, WA in a portion of Section 21, T21N, R14E, WM in Kittitas County. Map number 21-14-21000-0006.

2. The Board of Adjustment finds that a Notice of Application was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners, and other interested parties on April 3, 2008. The last day to submit written comments was on April 18, 2008.
3. The Board of Adjustment finds that in accordance with Kittitas County Code 15A.030.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record.
4. The Board of Adjustment finds that based on the review of the submitted application materials, SEPA Environmental Checklist, correspondence received during the comment period and other information on file with our office, a SEPA Mitigated Determination of Nonsignificance (MDNS) was issued by Kittitas County Community Development Services on April 23, 2008. The SEPA appeal period ends on May 8, 2008 at 5:00 pm.
5. The Board of Adjustment finds that a public hearing was held by the Board of Adjustment on May 14, 2008 to consider this matter and that testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by the proposed use.
6. The Board of Adjustment finds that the proposed shoreline development is consistent with the goals and policies of Kittitas County's Shoreline Master Program.
7. The Board of Adjustment finds that all SEPA mitigations shall be conditions of approval.
8. The Board of Adjustment finds that additional conditions **are/are not** necessary to protect the public's interest.