

KITTITAS COUNTY BOARD OF ADJUSTMENT
June 14, 2006 - 7:00 PM - Commissioners Auditorium

MINUTES

I. Call to Order.

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

II. Roll Call

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

Also present: Staff Planners Noah Goodrich, Scott Turnbull, Joanna Valencia and Patrick Butler, Clerk of the Board Susan Barret and approximately 17 people representing public and applicant interests.

III. Correspondence.

The Clerk reports no new correspondence.

IV. Minutes - April 12, 2006, April 19, 2006, May 10, 2006, May 17, 2006

Richard Kloss moved to approve the minutes as submitted. Frank Jones seconded and the motion carried.

VI. Declarations of Disclosure.

Stan Bossart disclosed that he owns a rock business, stating that he would like to remain for the Beedle CUP hearing but would abstain from the vote.

VII. Old Business

A. MILLER CONDITIONAL USE PERMIT (C-06-07)

Frank Jones moved to approve the Miller Conditional Use Permit (C-06-07) Findings of Fact and Conclusions of Law as submitted. Darryl Akkerman seconded, the motion carried, and the document was signed by the Chair.

B. WARD VARIANCE (V-06-02) APPEAL

Frank Jones moved to approve the Ward Variance (V-06-02) Appeal Findings of Fact and Conclusions of Law as submitted. Stan Bossart seconded, the motion carried, and the document was signed by the Chair.

VIII. New Business

A. HUNDLEY CUP-06-04

The Chair opened the hearing to the Hundley Conditional Use Permit.

Staff Planner Noah Goodrich read into the record his staff report. Attached hereto and incorporated herein is a copy of that staff report and submitted as **Exhibit A** Public Works comments dated June 14, 2006.

The chair opened the hearing to applicant presentation.

Rick Hundley, 851 Prairie Lane, Cle Elum, the applicant stated that the intended use would be for small group lodging that would help defray the cost of the home and property. **Jones** questions the number of people that would be housed; the neighboring property ownership and build out of the area. **Hundley** responded that eight people could be housed, and clarified surrounding property ownership and access.

The Chair opened the hearing to public testimony.

Guy Drew, 321 Shaft Street, spoke in favor of this project.

The Chair opened the hearing to deliberation and motion.

Richard Kloss moved to approve the HUNDLEY CUP-06-04 with the recommended conditions and suggested findings of fact as submitted. The motion was seconded by Stan Bossart. The motion was carried by a 5/0 poll of the Board.

B. BEEDLE CUP-06-09

The Chair opened the hearing to the Beedle Conditional Use Permit.

Staff Planner Noah Goodrich read into the record his staff report. Attached hereto and incorporated herein is a copy of that staff report and submitted as **Exhibit B**, Public Works comments dated June 14, 2006. **Bossart** asked if a conditional use permit had previously been issued for this property. **Goodrich** responded that there was nothing on file in the parcel history.

The chair opened the hearing to applicant presentation.

John Ufkes, PO Box 499, Ellensburg, representing the applicant submitted a parcel map into the record as **Exhibit C**.

Scott Hackney, PO Box 478, Preston, expressed his vision of the project. **Kloss** questioned how the dust will be controlled. **Hackney** stated that intended landscaping will keep the dust down. **Jones** questioned the traffic in the area. **Goodrich** responded that a traffic study was not required by Public Works.

The Chair opened the hearing to public testimony.

Maria Fischer, 203 North First Street, Roslyn, representing the Roslyn Riders stated that their main concern is the increased traffic and access on the 245 Road and the effect that this potential business may have on their riding events and historic club. She then read into the record part of the RCW 36.70A.360 on Master Planned Resorts stating that the Beedle property is not in an Urban Growth Area of either Roslyn or Cle Elum. **Bossart** questioned if parking was sufficient for their events. **Fischer** stated there was and gave specifics.

Goodrich stated that, as per Public Works comments, parking will not be permitted on No.245 Road or SR-903.

Guy Drew, 321 Shaft Street, Roslyn, representing himself and neighbors stated the main concern is the heavy truck traffic on back roads, and the impact on pedestrian and horse traffic on these roads. He questions why these trucks are using back roads and not SR 903 and the new county roundabout. He stated that if this project is passed forward, that conditions be set to control the truck traffic, to provide truck routes and turn lanes to protect the public. Drew submitted 7 photos into the record as **Exhibit D 1-7** and a written statement from the Roslyn Riders as **Exhibit D 8**.

Don Oakland, 550 Shaft Street, adjoining landowner spoke against the CUP primary concerns being the noise, dust, and truck traffic. **Bossart** questioned how high the fence would have to be to block his property. **Oakland** stated six feet would be a minimum.

Sherry Oakland, 550 Shaft Street, spoke against the project and reiterated that there will be a lot of noise, dust, and traffic.

The Chair opened the hearing to deliberation and motion.

Akkerman asked **Bossart** for his expertise on the rock business. **Bossart** stated the noise in a residential area is a concern. **Akkerman** stated that the area is growing and that these supplies will be brought in. **Bossart** stated that the Board's concerns should center on the issues of noise, dust, hours of operation, lighting, and consumer traffic. **Chance** voiced concern over the permitted conditional uses of the ag-3 zone and that this project may not be an allowed use. **Goodrich** clarified the use as commercial, wholesale-retail sale of rock and home occupation. Upon review of the criteria **Chance** submits that this does not satisfy the criteria and that it may be detrimental to the surrounding neighborhood. **Kloss** stated this did not meet the definition of home occupation.

Richard Kloss moved to deny the BEEDLE CUP-06-09. The motion was seconded by Frank Jones and the motion carried by a 4/0/1 poll of the Board, with Bossart abstaining.

C. COOPER CUP-06-14

The Chair opened the hearing to the Cooper Conditional Use Permit.

Staff Planner Scott Turnbull submitted into the record as **Exhibit E**, comments from the Department of Archaeology & Historic Preservation, then presented his staff report. Attached hereto and incorporated herein is a copy of that staff report.

The chair opened the hearing to applicant presentation.

Eric Cooper, 901 Overlook, Ellensburg, stated the intended use of the accessory dwelling would be to care for his aging mother and that this has been the intent all along and therefore incorporated throughout the building process to provide for those additional water and septic needs. **Bossart** questioned the archaeological project in relation to the property, discussion ensued without resolution.

The Chair opened the hearing to public testimony.

Teri McPherson, 971 Overlook Road, Ellensburg, questioned if the property would be subdivided and stated that she was denied a similar request in the past. **Turnbull** responded that this code is new as of January 2006. **Jones** asked for clarification on the code. **Joanna Valencia** gave a brief explanation and description of the Accessory Dwelling Unit code. Further discussion ensued. **McPherson** then questioned the water availability. **Chance** questioned if

McPherson was opposed to this project. She responded that she had questions that have been addressed and sees no problem at this time.

Brian Woods, Aqua Man Pump Services, gave statistics from the well and details of the system design.

The Chair opened the hearing to deliberation and motion.

Frank Jones moved to approve the COOPER CUP-06-14. The motion was seconded by Stan Bossart and the motion carried by a 5/0 poll of the Board.

Frank Jones moved to approve as written the COOPER CUP-06-14 suggested findings of fact to and authorization for the chair to sign the final document outside of the public meeting. The motion was seconded by Stan Bossart and carried by a 5/0 poll of the Board.

D. WEBB CUP 06-17

The Chair opened the hearing to the Webb Conditional Use Permit.

Staff Planner Scott Turnbull presented his staff report. Attached hereto and incorporated herein is a copy of that staff report.

The chair opened the hearing to applicant presentation.

Matt Webb, 111 Stone Tree Lane, applicant stated that he would like to build a small guest house to live in while building his home and submitted into the record as **Exhibit F** a drawing of the project. Discussion ensued related to building details.

The Chair opened the hearing to public testimony. No public testimony was heard.

The Chair opened the hearing to deliberation and motion.

Richard Kloss moved to approve the WEBB CUP 06-17 with the suggested findings of fact as presented with the authorization for the chair to sign the final document outside of the public meeting. The motion was seconded by Daryl Akkerman and the motion carried by a 5/0 poll of the Board.

With no further business, the meeting was adjourned at 9:13 p.m. The next regularly scheduled meeting is July 12, 2006.

Susan Barret, Clerk of the Board