

KITTITAS COUNTY BOARD OF ADJUSTMENT

December 13, 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 pm.

II. Roll Call

Those present: Chairman Roy Chance, Dick Kloss, Frank Jones

Also present: Community Development Services Assistant Director Allison Kimball, Staff Planner Noah Goodrich and Clerk Trudie Pettit.

III. Minutes

Chairman **Chance** stated minutes will be moved to the next meeting because members did not get copies with their packets.

IV. Old Business

A. BUSCH CUP C-06-26

The Chair opened the hearing to staff presentation.

Staff Planner, **Noah Goodrich** presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

The Chair opened the hearing for applicant testimony.

Morse Miller, Miller Enterprises Inc., representing the applicant Ron and Dollie Busch, stated the ADU will be attached to a 3 car garage and will only be used for a guest room.

Chance asked the square footage of the main house compared to the ADU.

Miller stated the main house is about 2800 square feet, and the ADU is approximately 1300 square feet.

The Chair opened the hearing for public testimony. No public testimony.

The Chair opened the hearing for board deliberation. No board discussion.

Richard Kloss moved to approve the BUSCH CUP. Frank Jones seconded and the motion passed with a 3/0 poll of the board. Kloss moved to approve the Findings of Fact. Jones seconded and motion passed with a 3/0 poll of the board.

V. New Business

A. Smith CUP C-06-27

The Chair opened the hearing for staff presentation.

Staff Planner, **Noah Goodrich** presented his staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report.

Jones asked if the structure had been approved by the planning staff.

Goodrich stated this structure is what is going to be built. The only changes would be to the structure to meet building code.

The Chair opened the hearing for applicant presentation.

Gerrald Sedar, described what the ADU would look like, stated the existing driveway will be used and the existing underground power line will be used.

Jones asked how many occupants the building would have.

Sedar stated one child and two adults.

The Chair opened the hearing for public testimony. No public testimony.

The Chair opened the hearing for Board deliberation.

Kloss stated that he suggests using the same findings of fact as the Busch CUP.

Frank Jones moved to approve the Smith CUP. Richard Kloss seconded and the motion passed with a 3/0 poll of the board. Jones moved to approve the Findings of Fact with the amendment of using the Busch CUP Findings of Fact. Kloss seconded and motion passed with a 3/0 poll of the board.

Other Business.

Jones suggested that future Conditional Use Permits like the Smith CUP not be brought before the Board of Adjustment. **Jones** stated that he would like to have the staff approve these and only come before the board if needed.

Allison Kimball, CDS Assistant Director clarified that the board would like the approval process for accessory dwelling units and accessory living quarters be an administrative process by CDS.

Jones stated the board's desire for the appeal process to remain the same.

Frank Jones moved to have CDS go before the Board of County Commissioners to have the code changed so that the approval process becomes an administrative decision. Roy Chance seconded and the motion carried with a 3/0 poll of the poll of the board.

With no further business before the board the meeting adjourned at 7:30pm.

The next regularly scheduled meeting is January 10, 2007.

Trudie Pettit, Clerk of the Board