

KITTITAS COUNTY BOARD OF ADJUSTMENT

Commissioner's Auditorium - 205 West Fifth Ave., Ellensburg
Wednesday, March 14, 2007 - 7:00 P.M.

A G E N D A

- I. Call to Order
- II. Roll Call
- III. Minutes – September 13, 2006, October 11, 2006 and December 13, 2006
- IV. Old Business

A. Suncadia/City of Cle Elum Water Diversion/Well field: Shoreline Substantial Development Permit S-06-02

The City of Cle Elum has proposed since the 1990's to relocate its point of water supply diversion on the Cle Elum river from its existing location approximately one mile downstream from Lake Cle Elum Dam on U.S. Forest Service land, to a location between the old and new Bullfrog Road bridges on property now owned by the Suncadia master planned resort. The new location is approximately 4.9 miles downstream from the existing point of diversion. The old diversion has not been used in recent years due to deficiencies. This Shoreline Substantial Development permit proposal is located on the Cle Elum River north of the Bullfrog Road Bridge. This location is in W 1/2 of SE 1/4 of Section 30, Township 20N, Range 15E, W.M. The Cle Elum River is a designated shoreline of the state under the Kittitas County Shoreline Master program.

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

B. Four Seasons Ranch CUP, C-05-04: Court Order Remand (Closed Record Hearing)

Application for a private campground in the Agriculture-20 zone. On August 10th, 2005, the Board of Adjustment held an open record hearing to consider the Conditional Use Permit. The Board at said meeting voted 4-1 to deny the Conditional Use Permit Application (File No. C-05-04) to amend the Conditional Use Permit issued on May 21, 1997 (File No. C-96-07). On September 14, 2005 the Board held a continued hearing for consideration of Findings only. The Board of Adjustment made *Findings of Fact and Conclusions of Law* regarding the matter. On September 30th, 2005, a Petition for Review of Land Use Decision was filed by Jamie Carmody in the Superior Court for the State of Washington in and for Yakima County on behalf of Four Seasons Ranch, Inc. challenging the denial. The matter was litigated in Yakima County Case No. 05-2-03353-2 in the summer of 2006 and the order was entered on September 29, 2006. At this time it was found that there was a lack of substantial evidence to support the Board of Adjustment's denial of the Conditional Use Permit. The court remanded the matter to the Board of Adjustment for issuance of the Conditional Use Permit with appropriate mitigating conditions based upon the already existing record. The matter is back before the Board of Adjustment as a closed record hearing to review the existing record and issue the Conditional Use Permit with conditions it deems appropriate. The site is

located at 791 Ringer Loop Road, Ellensburg, WA 98926, which is a portion of Section 25, T. 17N., R. 18E., W.M. in Kittitas County. Tax parcel number 17-18-25000-0005.

1. Staff presentation.
2. Board deliberation and discussion.

B. Grant County Public Utility District (PUD) Shoreline Substantial Development Permit (File No. SSDP-06-04)

The Public Utility District No. 2 of Grant County, Washington (Grant PUD), is proposing to construct and install a fence to delineate Grant PUD's property boundary at the Airstrip Site, located in Vantage, Washington. This Shoreline Substantial Development permit proposal is within the shoreline jurisdiction of the Columbia River located east of Huntzinger Road in Vantage, WA 98950. The subject property is located in portions of Sections 29 and 30, Township 17 N., Range 23 E., W.M. in Kittitas County.

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

D. Snyder ADU C-06-30

Application from Rob and Shellie Snyder, land owners, for an Accessory Dwelling Unit (ADU) (as defined in KCC 17.31.030(17) and KCC 17.08.022) in the Agriculture-20 Zone. The ADU will be an apartment attached to the existing barn on the subject property. The site is located at 1901 Brickmill Road, Ellensburg, WA 98926, which is a portion of Section 20, T.18N.,R. 19E., W.M. in Kittitas County. Tax parcel number 18-19-20020-0007.

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

E. Anderson ADU C-07-01

Application from Mark and Carrie Anderson, land owners, for an Accessory Dwelling Unit (ADU) (as defined in KCC 17.29 and KCC 17.08.022) in the Agriculture-20 Zone. The ADU will be an existing structure as the applicant is proposing to build a new 6500 sq. ft. primary residence. The site is located at 540 Riverbottom Road, Ellensburg WA 98926, which is a portion of Section 15, T. 17N., R. 18E., W.M. in Kittitas County. Tax parcel number 17-18-15010-0009.

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

F. Charles ADU C-06-29

Application from William C. Charles, applicant, for an Accessory Dwelling Unit (ADU) (as defined in KCC 17.28.020 and KCC 17.08.022) in the Ag 20 Zone. The ADU will be for a manufactured home. The site is located north of Robinson Canyon Road and west of Killmore Road, Ellensburg, WA 98926 which is a portion of Section 26, T. 18N., R. 17E., W.M. in Kittitas County. Tax parcel number 18-17-26030-0001.

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

V. New Business

A. Hembree CUP C-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. Staff presentation.
- 2. Applicant presentation.
- 3. Public testimony.
- 4. Board deliberation.
- 5. Motion to approve, conditionally approve or deny.
- 6. 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.21.N, R13E, W.M. in Kittitas County. Tax Parcel number 21-13-17051-0001.

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