

## KITTITAS COUNTY BOARD OF ADJUSTMENT

March 14, 2007 – 7:00 PM – Commissioners Auditorium

### MINUTES

#### I. Call to Order

**Chairman Chance** called the regular meeting of the Board of Adjustment to order at 7:05 pm.

#### II. Roll Call

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

Also present: Community Development Services Assistant Director Allison Kimball, Staff Planners Noah Goodrich, Scott Turnbull, Joanna Valencia, Dan Valoff and Mary Rill, Public Works traffic planner Randy Carbary, Prosecutor Neil Caulkins, Clerk Trudie Pettit and approximately 23 people representing the general public and the applicant.

#### III. Minutes

**Richard Kloss** move to approve the September 13, 2006, October 11, 2006 and December 13, 2006 minutes as written. **Stan Bossart** seconded and the motion carried with all in favor.

#### IV. Old Business

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

**The Chair** opened the hearing to staff presentation.

**Kloss** stated he is the manager for the Suncadia water company.

**Turnbull** stated staff would like the Ohm Variance pulled from the agenda and continued to the April 11, 2007 meeting.

Staff Planner, **Scott Turnbull** 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.

**Matt Morton**, 119 W 1<sup>st</sup> Street, Cle Elum, WA, representing the City of Cle Elum stated they have met all the state and statutory requirements and the city is pleased with the staff conditions.

**Bossart** asked how deep the wells are going to be.

**Jeff Louman**, 801 N 39<sup>th</sup> Ave, Yakima, WA, representing the applicant. Stated the wells will be approximately 40 feet deep, water will be drawn from about the 25 feet zone.

**Akkerman** asked how much water the well will draw and what will be done with the water.

**Jeff Louman** stated each well will draw about 350 gallons a minute and the water will be strictly for the City of Cle Elum.

**The Chair opened the hearing for public testimony.**

**David Girth**, 205 Alaska Ave, Roslyn, WA, representing Kittitas Conservation Trust, stated a subsurface withdrawal raises two issues one being the impact on aquatic life and the surrounding wetlands.

**The Chair opened the hearing for board deliberation.**

**Chance** asked if any member would like additional conditions added.

**Akkerman** stated this application has been in the works for a long time and the agencies have everything in order.

**Daryl Akkerman moved to approve the Suncadia/City of Cle Elum Water Diversion/Wellfield: Shoreline Substantial Development Permit S-06-02 with the recommended conditions and Findings of Fact. Stan Bossart seconded and the motion carried with a 4/0 poll of the board.**

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

**The Chair opened the hearing to staff presentation.**

Staff planner **Joanna Valencia** handed out a new corrected staff report

Staff Planner, **Joanna Valencia** presented her 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 board deliberation and discussion.**

**Kloss** asked if an additional condition can be added making the applicant come back for review in 4 months to make sure they are in compliance.

Prosecutor, **Neil Caulkins** stated a condition can be added because the issue of non compliance was brought up in court.

**Richard Kloss moved to approve the Four Seasons Ranch CUP-05-04: Court Order Remand with the condition of Code Enforcement making an inspection in 4 months and bringing it back to the Board of Adjustment if they are not in compliance. Daryl Akkerman seconded and the motion carried with a 4/0 poll of the board.**

**C. Grant County Public Utility District (PUD) Shoreline Substantial Development Permit (SSDP-06-04)**

**The Chair opened the hearing for staff presentation.**

Staff Planner, **Joanna Valencia** presented her staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report and submitted into the record a letter from the Federal Aviation Administration as **Exhibit A**.

**Bossart** asked how far the fence is from the river.

**Valencia** stated there is an inward slew and that the applicant can better address that issue.

**The Chair opened the hearing for applicant presentation.**

**Tiery Davidson**, representing the applicant, stated the fence will be protecting the environment and the fence is about 4 feet tall.

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

**The Chair opened the hearing for board deliberation.**

**Daryl Akkerman** moved to approve the **Grant County PUD Shoreline Substantial Development Permit SSDP-06-04 with the recommended conditions and Findings of Fact.** **Richard Kloss** seconded and the motion carried with a 4/0 poll of the board.

**D. Snyder ADU CUP-06-30**

**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 and submitted a letter from the Department of Public Works into the record as **Exhibit A.**

**Akkerman** asked what the current use of the existing barn is.

**Goodrich** stated he is not sure about the current use but the applicant is proposing an apartment.

**The Chair opened the hearing for applicant presentation.**

**Rob Snyder**, 1901 Brick Mill Road, Ellensburg, WA, applicant, stated he has nothing to add to the staff planners presentation.

**Akkerman** asked what the building is currently being used for.

**Snyder** stated it is currently a hay barn and that he is planning to move into the smaller dwelling and so his daughter can move into the house.

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

**The Chair opened the hearing for board deliberation.**

**Richard Kloss** moved to approve the **Snyder ADU CUP-06-30 with the recommended conditions and Findings of Fact.** **Stan Bossart** seconded and the motion carried with a 4/0 poll of the board.

**E. Anderson ADU CUP-07-01**

**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 and submitted a letter from the Department of Public Works into the record as **Exhibit A**.

**The Chair opened the hearing for applicant presentation.**

**Barbara Cline**, 1460 N 16<sup>th</sup> Ave Suite A, Yakima, representing the applicant, stated the primary purpose is to have a guest house and additional access is not required.

**Bossart** asked what the ADU is going to be used for.

**Cline** stated this is being built for a guest home so when out of town guests come into town they can have some privacy away from the family.

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

**The Chair opened the hearing for board deliberation.**

**Akkerman** stated the ADU will be larger than the primary residence.

**Goodrich** stated the ADU will become the primary residence.

**Richard Kloss moved to approve the Anderson ADU CUP-07-01 with the recommended conditions and Findings of Fact. Stan Bossart seconded and the motion carried with a 3/1 poll of the board with Daryl Akkerman voting against.**

**F. Charles ADU CUP-06-29**

**The Chair opened the hearing for staff presentation.**

Staff Planner, **Scott Turnbull** 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 presentation.**

**William Charles**, 4751 Robinson Canyon Rd, Ellensburg, applicant, stated he would like to put a modular house on the property for their daughter and her family.

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

**The Chair opened the hearing for Board deliberation.**

**Daryl Akkerman moved to approve the Charles ADU CUP-06-29 with the recommended conditions and Findings of Fact. Richard Kloss seconded and the motion carried with a 4/0 poll of the board.**

**V. New Business**

**A. Hembree CUP-05-07**

**The Chair opened the hearing for staff presentation.**

Staff Planner, **Joanna Valencia** presented her staff report by reading portions of it into the record. Attached hereto and incorporated herein is a full copy of that Staff Report and submitted into the record a letter from Floyd Cooper as **Exhibit A**.

**The Chair opened the hearing for applicant presentation.**

**Darrel Ellis**, PO Box 337, Cle Elum, representing the applicant, gave a brief history of the area and this will provide additional jobs and recreation for the area. Mr. Ellis stated the applicant approves of the conditions.

**Akerman** asked if 49 acres is small for a golf course

**Ellis** stated this will be the second part of the course.

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

**The Chair opened the hearing for board deliberation.**

**Richard Kloss** moved to approve the Hembree CUP-05-07 with the recommended conditions and Findings of Fact. **Stan Bossart** seconded and the motion carried with a 4/0 poll of the board.

With no further business before the board the meeting adjourned at 8:30pm.

The next regularly scheduled meeting is April 11, 2007.

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Trudie Pettit, Clerk of the Board