

# KITTITAS COUNTY BOARD OF ADJUSTMENT

Commissioner's Auditorium - 205 West Fifth Ave., Ellensburg

Wednesday, April 11, 2007 - 7:00 P.M.

## A G E N D A

- I. Call to Order
- II. Roll Call
- III. Minutes – March 14, 2007
- IV. Old Business

### **A. Hembree CUP-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. 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.

- V. New Business

### **A. Melby Shoreline Setback Variance S-07-04**

Application for a Shoreline Setback Variance from Stan Tomlinson authorized agent on behalf of Christopher and Debra Melby to request to construct a new single family dwelling 53-feet from the Ordinary High Water Mark of Lake Kachess. Location: Lot 3, Plat of Kachess II, 41 Lakeview Court, Easton, WA 98925, within a portion of Section 17, T.21N, R.13E, W.M. in Kittitas County. Parcel number 21-13-17051-003.

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. Gill CUP-07-03**

Application for an Accessory Dwelling Unit (ADU) (as defined in KCC 17.28.020 and KCC 17.08.022) from Roger and Connie Gill, applicant, in the Commercial Ag Zone. Location: South of Sorenson Road and east of Badger Pocket Road, at 3980 Badger Pocket Road Ellensburg, WA 98926 which is a portion of Section 25, T.17N., R. 19E., W.M. in Kittitas County. Tax parcel number 17-19-25000-0042.

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