

KITTITAS COUNTY BOARD OF ADJUSTMENT

April 11, 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, Darryl Akkerman, Stan Bossart.

Also present: Community Development Services Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Joanna Valencia, Dan Valoff, Mary Rill and Mike Elkins, Public Works traffic planner Randy Carbery, Clerk Trudie Pettit and approximately 16 people representing the general public and the applicant.

III. Minutes

Richard Kloss move to accept the **March 14, 2007 minutes as written. Stan Bossart seconded and the motion carried with all in favor.**

IV. Old Business

A. Hembree CUP-05-07

The Chair opened the hearing for Board deliberation.

Dick Kloss moved to approve the Findings of Fact. Stan Bossart seconded and the motion passed with a 4/0 poll of the board.

Staff Planner, **Joanna Valencia** stated she had a one sided copy of the Findings for Chair signature.

B. Ohm Shoreline Setback Variance S-07-01

The Chair opened the hearing to staff presentation.

Staff Planner, **Dan Valoff** 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.

Bossart asked how many others have been granted in that area.

Valoff stated half a dozen have been approved in this area and a map in the packet shows some of the properties.

Chance asked what the variance is for.

Valoff stated they would like a 50 foot setback.

Chance clarified the property owners are looking to build a larger home on the property.

Bossart asked how long they have owned the property.

The Chair opened the hearing for applicant presentation.

Diana Clay, PO Box 2669 Lynnwood, WA, applicant, stated they are not currently in ownership of the property but are in contract to buy the property, the majority of the properties in this area have been granted variances and the septic tank and drain field system are beyond the 100 foot requirement.

The Chair opened the hearing for public testimony.

No public testimony.

The Chair opened the hearing for board deliberation and discussion.

Bossart stated they have granted other ones in the area.

Chance stated he has no problem with this project.

Akkerman stated he has no problem with this project.

Valoff stated if you incorporate the Findings of Fact that would be forwarded to the Department of Ecology with the shoreline permit.

Akkerman stated the board finds the variance is the minimum necessary to forward relief properly.

Daryl Akkerman moved to approve the Ohm Shoreline Setback Variance with the suggested and additional Findings of Fact. Richard Kloss seconded and the motion passed with a 4/0 poll of the board.

Chance asked what the next step would be for this application.

Valoff stated the shoreline permit will be prepared and signed by the chair and then sent to the Department of Ecology, they have 30 days to send it back to CDS and then a letter will be sent to the applicant.

Chance asked how that will effect the appeal process.

Valoff stated it can't be appealed until after the 30 days.

V. New Business

A. Melby Shoreline Setback Variance S-07-04

The Chair opened the hearing for staff presentation.

Staff Planner, **Dan Valoff** 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.

Stan Thomas, 13363, 202 Ave SE, Issaquah, WA, representing the applicant, stated they are going after the same variance that was applied for a few years ago and will buy the property if this application is approved.

Bossart asked the footage of the last permit.

Kloss stated 58 feet.

The Chair opened the hearing for public testimony.

No public testimony.

The Chair opened the hearing for board deliberation.

Dick Kloss moved to pass the Melby Shoreline Setback Variance and suggested Findings of Fact with the addition of item 4 stating has been demonstrated and the variance is necessary. Stan Bossart seconded and the motion carried with a 4/0 poll of the board.

Kloss stated that will be the same 30 day appeal period as the previous application.

B. Gill CUP-07-03

The Chair opened the hearing for staff presentation.

Staff Planner, **Mary Rill** 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.

Chance asked the purposed square footage of the new structure.

Rill stated the applicant can answer that question.

The Chair opened the hearing for applicant presentation.

Connie Gill 2205 North River Drive, East Wenatchee, WA, applicant, stated they are proposing to build a garage and bonus room above the garage for storage and the new residence of about 2000 square feet would be built in about 3-5 years and then the existing home would become the ADU.

Bossart stated there are quite a few comments regarding water.

Gill stated the well currently pump 100 gallons a minute.

The Chair opened the hearing for public testimony.

Don Ozanich, 4163 Badger Pocket Road, Ellensburg, WA, representing himself, stated his concerns with the new wells going in and whether the aquifer would be able to serve all the new wells.

Chance asked if any well studies have been done in that area.

Ozanich stated not to his knowledge.

Akkerman asked how many total parcels are in the total development.

Ozanich stated it has been developed into 8 lots.

Mike Canado, 191 Little Badger Road, Ellensburg, WA, representing himself, stated he has no problem with the application and the owners in the surrounding area don't have plans to split any of the parcels.

Ben Dunbar, 3980 Badger Pocket Road, Ellensburg, WA, representing himself, stated he lives in the house on the property currently and is trying to keep the property in the family.

The Chair opened the hearing for board deliberation.

Kloss questioned the amount of comments received regarding water issues.

Akkerman asked why there is no regulation to stop cutting the property into separate parcels, and stated that the current residence is no longer applicable anymore after the larger house is built.

Chance stated there are mechanics that have to be gone through before the house can be built.

Dick Kloss moved to approve the Gill CUP with the suggested Findings of Fact. Stan Bossart seconded and the motion carried with a 3/1 poll of the board.

With no further business before the board the meeting adjourned at 7:45pm.

The next regularly scheduled meeting is May 9, 2007.