

## KITTITAS COUNTY BOARD OF ADJUSTMENT

May 9, 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 7:00 pm.

#### II. Roll Call

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

Also present: Community Development Services Assistant Director Allison Kimball, Staff Planners Scott Turnbull, Joanna Valencia, Noah Goodrich, Public Works traffic planner Randy Carbary, Clerk Trudie Pettit and approximately 8 people representing the general public and the applicant.

#### III. Minutes

**Dick Kloss moved to approve the April 11, 2007 minutes as written. Stan Bossart seconded and the motion carried with all in favor.**

**IV. Old Business** – no old business.

#### V. New Business

##### A. Sun Country Estates Shoreline Substantial Development Permit SSDP-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 an email from the Department of Ecology into the record as **Exhibit A**.

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

**Jim Jones**, representing Sun Country Estates, stated he has been working with the applicant on the construction of this shelter.

**Kloss** asked about water and sewer.

**Jones** stated the golf course has a restroom facility about 100 yards away and has no plans to put sewer and water on the property.

**Chance** asked what the intent was for this shelter.

**Jones** stated just for a picnic area.

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

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

**Bossart** stated he doesn't see a problem

**Goodrich** stated

**Kloss** stated adding the additional condition of the Department of Ecology comments

**Dick Kloss moved to approve the Sun Country Estates Shoreline Substantial Development Permit SSDP-07-01 with the suggested Findings of Fact with the addition of the Department of Ecology comments. Stan Bossart seconded and the motion carried with a 3/0 poll of the board.**

**B. Ellensburg LDS Future Site C-06-24**

**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.

**Bossart** asked if the lot is currently vacant.

**Valencia** stated yes.

**Chance** asked where the access is going to be.

**Valencia** stated off of Magnolia and Hobart

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

**George Stecker**, 122 Lauren Acres Road, Yakima, WA, representing applicant, stated this will be located east of Magnolia not west and the streets, curbs and sidewalks are in place and the steeple will have no lighting and no occupants but will reach 60 feet.

**Bossart** asked about bells in the steeple.

**Stecker** stated no sound system will be in the steeple.

**Chance** asked about the lots on the east end that is to be sold.

**Stecker** stated this is excess property that is not going to be used by the church.

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

**Sara Nickel**, 406 Oak Street, Ellensburg, WA, representing herself, expressed her concerns with the project.

**Bossart** stated irrigation might come through but they are not intending to use it.

**Desmond Knudson**, 1661 Vantage Highway, Ellensburg, WA, representing himself, expressed his concerns with the transportation issues, water issues, and parking space and stated he would like this application sent back to staff until the plat is approved. Read a letter from Catherine Clerf and submitted that letter in to the record as **Exhibit A**.

**Bruce Grow**, 1974 Game Farm Road, Ellensburg, WA, representing himself, stated a traffic study would be a good idea to get the traffic issues addressed.

**Ron Hales**, 2437 Wheaton Court, Ellensburg, WA, representing himself, stated a lot of the people living around the church and using the roads will be going to that church so that is not a problem.

**Stecker**, stated there is an irrigation easement that runs to the north by Hobart Street and he did a traffic count himself during the times the church traffic will be heaviest.

**Bossart** asked if Magnolia has been paved.

**Stecker** stated yes.

**Chance** asked about the order of the phases.

**Stecker** stated they are just named different phases.

**Chance** asked if any houses have been built within the plat.

**Stecker** stated a few houses have been built but no structures have been built in the lots that belong to the church.

**Chance** asked if the lots have been graded.

**Stecker** stated the area has been graded but is flat.

**Knudson**, stated the traffic is a big deal.

**Nickel**, stated she is seeing all the increased traffic on all the roads already.

**Kloss** stated the transportation issues have to be dealt with by other departments.

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

**Bossart** stated a few loose ends need to be tightened up before approval.

**Kloss** stated that is in the SEPA MDNS, and that is out of our hands.

**Chance** stated this body does not decide the issues regarding traffic and other impacts, this board is for the Conditional Use Permit so the question becomes is the criteria satisfied.

**Kloss** stated we only have one resident from the area for public testimony.

**Kloss** stated they have a lot of requirements that will have to be satisfied.

**Dick Kloss moved to approve the Ellensburg LDS Future Site C-06-24. Roy Chance seconded and the motion carried with a 3/0 poll of the board.**

With no further business before the board the meeting adjourned at 8:15 pm.

The next regularly scheduled meeting is June 13, 2007.