

## KITTITAS COUNTY BOARD OF ADJUSTMENT

August 8, 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, Daryl Akkerman.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Dan Valoff, Scott Turnbull, Trudie Pettit and Joanna Valencia, Public Works traffic planner Randy Carbary, Clerk Desi Stewart and approximately 4 people representing the general public and the applicant.

#### III. Minutes

**Dick Kloss moved to approve the June 13, 2007 minutes as written. Stan Bossart seconded and the motion carried with all in favor.**

#### IV. Old Business

#### V. New Business

##### A. Slater CUP (CUP-07-11)

**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.

**Kloss** asked if this was on a different lot other than what was on map in package. Originally the applicant was asking to put it on a different part of property and was relocated to what the current map shows.

**Valoff** stated that originally the land was platted for residential and is AG 20.

**Valoff** submitted **Exhibit A** for the Slater CUP into the record.

**Akkerman** asked if there were any comments from the list of people that received a notice.

**Valoff** said all letters that were received are included with the staff report.

**Akkerman** brought attention to the letter from Dodd.

**Valoff** said the letter was in response to the original application.

**The Chair opened the hearing for Applicant Presentation.**

**Slater**, owner of the Winchester Ridge land for 20 years, used Valoff's power point to show the Board 3 other CUPs around his land. He stated that they have a negative impact on his land. Land was originally developed to build custom homes on 5 acre lots. He has changed plans to build a processing plant due to the engineer's negative impact. He would like to start a

8-8-07 Board of Adjustment Minutes

commercial business on AG property. He will be processing various seeds for their oil to produce bio diesel fuel. The waste can be used as feed for cattle.

**Bossart** asked how many lots are sold in the development.

**Slater** said there are none due to development around the lots. Equipment, noise and dust or smell makes it hard to sell the lots.

**Akkerman** asked if he indeed did not sell a lot.

**Slater** said he sold one lot 15 years ago before the negative impact.

**Akkerman** asked if Slater could rezone or retract the platting.

**Slater** stated that he would incur negative value.

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

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

**Kloss** asked can you do a one time lot adjustment to increase size.

**Valoff** stated that he would not qualify for any one time parcel splits.

**Dick Kloss moved to approve the Slater CUP-07-11 with recommended conditions and Findings of Facts. Stan Bossart seconded and the motion carried with a 4/0 poll of the Board.**

**Kimball** introduced the new clerk.

#### **B. Miller CUP (CUP-07-04)**

**The Chair opened the hearing for Staff Presentation.**

Staff Planner, **Dan Valoff** stated that the applicant was not present and suggested continuing the presentation to the next scheduled meeting on September 12, 2007.

**Mr. Webber was present and wished to speak. He was asked to return on September 12. Board agreed and the presentation was continued to the next scheduled meeting on September 12.**

#### **C. DeYoung Shoreline Variance (S-07-05)**

**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.

**Kloss** asked about the variance for the neighbors' stairs.

**Akkerman** referred to the staff report saying that the neighbor's has been approved.

**The Chair opened the hearing for Applicant Presentation.**

**Dan DeYoung**, 28605 SW 63 Street Issaquah WA, showed the previous owner's construction of a stairway and where the Ordinary High Water Mark is. He stated his neighbor did not want to

8-8-07 Board of Adjustment Minutes

share his access to the water and he will not use existing structure. He intends to use what is salvageable of the existing structure and add to it.

**Kloss** asked about erosion problems.

**DeYoung** said that the slope is solid. Building the stairs would help erosion caused by foot traffic.

**Chance** asked how many existing pier blocks and if the applicant could utilize them.

**DeYoung** said yes that is part of the plan.

**Chance** asked if the stairs would be below the Ordinary High Water Mark.

**DeYoung** said no that it would turn just before the Ordinary High Water Mark.

**The Chair opened the hearing for Public Testimony.** There was no public testimony.

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

**Dick Kloss moved to approve the DeYoung Shoreline Variance S-07-05 with recommended conditions and Findings of Fact. Stan Bossart seconded and the motion carried with a 4/0 poll of the Board.**

**Valoff** stated he would put together the Shoreline Variance to send to the Department of Ecology and when approval is received from DOE, he would issue the variance.

**D. Suncadia (SSDP-07-02)**

**The Chair opened the hearing for Staff Presentation.**

**Kloss** stated he is employed by Suncadia and asked if there would be any objections to him hearing the project and participating in the decision. There were no objections.

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 **Exhibits A & B.**

**The Chair opened the hearing for Applicant Presentation.**

**Steve Lathrop**, representing Suncadia, showed the Board a larger version of the map in the staff report. He referred to the SEPA addendum in the staff report that deals with the 50-60 feet of trail they are proposing and that it is not part of other trails that are on previously disturbed land. Plans will include taking out some trees. Restorative work will be done. Lathrop said that Suncadia is using areas that have existing damage and were previously disturbed.

**Bossart** noted the existing bridge is where they approved the variance for approach and construction of the bridge.

**The Chair opened the hearing for Public Testimony.** There was no public testimony.

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

**Daryl Akkerman moved to approve Suncadia SSDP-07-02 with recommended conditions. Stan Bossart seconded and the motion carried with a 4/0 poll of the board.**

8-8-07 Board of Adjustment Minutes

**Kloss** recognized Valencia's request for recommended condition for signing the Findings of Facts and submitting them to staff.

With no further business before the Board the meeting adjourned at 08:04 pm.

The next regularly scheduled meeting is September 12, 2007.

---

Desi Stewart, Clerk of the Board