

KITTITAS COUNTY BOARD OF ADJUSTMENT

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

Wednesday, October 10, 2007 - 7:00 P.M.

A G E N D A

- I. Call to Order
- II. Roll Call
- III. Minutes – September 12, 2007
- IV. Old Business

A. Wudi CUP (CUP-07-08)

Conditional Use Permit Application from Timothy A. and Patricia A. Wudi, landowners, to place an Accessory Dwelling Unit (ADU) in the Rural 3 zone. They are requesting to place a new 3150 square foot, two-bedroom residence on the property. The existing dwelling is intended to be treated as the ADU. Both dwellings will be served by an existing Group B well and sand filtered pressure septic system. The subject parcel is accessed via an existing gravel driveway which connects to Ridgewater Drive. The site is located 500 feet east of SR 970 and is accessed via Lambert Road, situated on a private road by the name of Ridgewater Drive in Cle Elum, WA, 98922. The subject parcel is located in a portion of Section 34, T20N, R16E, WM, Kittitas County. Map number: 20-16-34010-0019.

- 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. Big Pines Boat Access Shoreline Substantial Development Permit (SSDP-07-03)

The Bureau of Land Management, applicant, has submitted a Shoreline Substantial Development Permit application to improve the existing 50-foot wide natural sand and gravel non-motorized boat access, at Big Pines Recreational Area, to a hardened surface. This Shoreline Substantial Development Permit proposal is within the shoreline jurisdiction of the Yakima River. The subject property is located along Highway 821 at mile marker 9.5 in the Yakima River Canyon, Ellensburg, WA 98926 within a portion of Section 16, T15N, R19E, WM in Kittitas County, WA. Map number 15-19-16000-0001. The Yakima River is a designated shoreline of the state under the Kittitas County Shoreline Master program.

- 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. Canyon River Ranch Shoreline Substantial Development Permit (SSDP-06-03)

Bill LaPatra, authorized agent for Canyon River Ranch LLC, landowner has submitted a Shoreline Substantial Development Permit application for placement of a fly shop and deli, gravel parking area, septic system, and cabin decks on property on the Yakima River, a shoreline of statewide significance. This Shoreline Substantial Development Permit proposal is within the shoreline jurisdiction of the Yakima River. The subject property is located at 14694 Highway 821, Canyon River Road, Ellensburg, WA 98926 (milepost 14.7) within the south 1/2 of the southwest 1/4 of Section 28, T16N, R19E, WM in Kittitas County, WA. Map number 16-19-28000-0016. The Yakima River is a designated shoreline of the state under the Kittitas County Shoreline Master program.

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