

KITTITAS COUNTY BOARD OF ADJUSTMENT

October 10, 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: Staff Planners Joanna Valencia, Mike Elkins and Mackenzie Moynihan, Public Works Traffic Planner Randy Carbary, Clerk Desi Stewart and approximately 8 persons representing the general public and the applicants.

III. Minutes

Approval of minutes will be continued to the next scheduled Board of Adjustment meeting on November 14, 2007.

IV. Old Business

A. Wudi CUP (CUP-07-08)

The Chair opened the hearing for Staff Presentation.

Staff Planner, **Mike Elkins** 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.

Chance asked about the setback from the floodplain and verified that the building would meet the requirement.

The Chair opened the hearing for Applicant Presentation.

Timothy Wudi, 10826 177th CT NE, Redmond, WA 98052, stated that he would like to build a home to move into and separate the guest quarters for his son.

The Chair opened the hearing for Public Testimony.

There was no public testimony.

The Chair opened the hearing for Board Deliberation.

Richard Kloss moved to approve the **Wudi CUP (CUP-07-08)** with recommended conditions and Findings of Fact. **Stan Bossart** seconded and the motion carried with a 3/0 poll of the Board.

Elkins presented the Findings of Facts and **Roy Chance** signed the document.

V. New Business

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

The Chair opened the hearing for Staff Presentation.

Staff Planner, **Mackenzie Moynihan** 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. **Moynihan** stated there is a correction to the staff report, the shoreline master program states it is a conservancy shoreline and it is a natural shoreline.

The Chair opened the hearing for Applicant Presentation.

Diane Priebe, 915 Walla Walla, Wenatchee, WA 98801, Bureau of Land Management, stated that the boat access would be constructed of geo-grid material then filled with gravel.

Bossart verified the structure would go approximately 20 feet past the ordinary high water mark.

Chance verified the site location commonly known as a big slab.

The Chair opened the hearing for Public Testimony.

Steve Joyce, P.O. Box 186, Ellensburg, WA 98926, stated that he feels there is a need in this area for a focused boat launch. **Joyce** is in favor of the application.

The Chair opened the hearing for Board Deliberation.

Richard Kloss moved to approve the **Big Pines Boat Access Shoreline Substantial Development Permit (SSDP-07-03)** with recommended conditions and Findings of Fact. **Stan Bossart** seconded and the motion carried with a 3/0 poll of the Board.

Valencia stated that the next step in the process is to get a permit and the findings will be transmitted to the Department of Ecology who then has 21 days to respond.

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

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. **Valencia** submitted **Exhibit A** into the record.

Bossart asked Valencia to clarify the comments from the Department of Ecology.

Valencia stated that the Department of Ecology had received the files as well as a PDF format to review 21 days in advance. They will also transmit better drawings from the applicant.

Kloss asked about the existing drain fields being within the 100 foot setback and if they were going to leave it there.

Valencia stated that the applicant was going to update the septic system. The Board had approved a guest ranch on this site. Environmental Health has approved the proposed septic system. They are providing additional fire storage because they are outside of fire protection.

Chance asked Valencia to address the question of the deli being commercial or non commercial.

Valencia stated that this has been discussed with the applicant. The deli currently serves some sort of food to guests. Some services were grandfathered in. The applicants understand the deli is for guest ranch visitors only.

Kloss questioned where the floodplain was located.

Valencia stated that it follows the ordinary high water mark.

The Chair opened the hearing for Applicant Presentation.

Steve Joyce, P.O. Box 186, Ellensburg, WA 98926, stated that he was a managing partner in this business and that Tony Robbins, Richard Lider and the Civil Engineer were in attendance. This is the second part of a 2 phase application. They have made changes to the initial design of the guest ranch in order to fit the setting of the canyon.

The Chair opened the hearing for Public Testimony.

There was no public testimony.

The Chair opened the hearing for Board Deliberation.

Stan Bossart moved to approve the Canyon River Ranch Shoreline Substantial Development Permit (SSDP-06-03). **Richard Kloss** seconded and the motion carried with a 3/0 poll of the Board.

Valencia requested that staff make the necessary changes to the Findings of Fact and submit to the Board when complete.

Richard Kloss moved to approve the Chairman be authorized to sign the Findings of Fact when completed. **Roy Chance** seconded and the motion carried with all in favor.

With no further business before the Board the meeting adjourned at 8:37 pm.

The next regularly scheduled meeting is November 14, 2007.

Desi Stewart, Clerk of the Board