

KITTITAS COUNTY BOARD OF ADJUSTMENT
July 9, 2008 – 7:00 PM – Commissioners Auditorium

MINUTES

I. **Call to Order**

Chairman Bossart called the regular meeting of the Board of Adjustment to order at 7:00 pm.

II. **Roll Call**

Those present: Chair Stan Bossart, Dick Kloss, Robert Martin, Daryl Akkerman.

Those absent: no members absent.

Also present: CDS Assistant Director Allison Kimball, Staff Planners Mackenzie Moynihan and Trudie Pettit, Permit Technician Tammy Swanberg, and approximately 10 persons representing the general public and the applicants.

III. **Minutes**

Kloss stated there were some corrections that need to be made and read those corrections.

Stan Bossart moved to approve the June 11, 2008 minutes as corrected. Daryl Akkerman seconded and the motion carried with all in favor.

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

V. **New Business**

Bossart stated a Vice-Chair need to be elected.

Stan Bossart moved to elect Dick Kloss as Vice-Chair. Daryl Akkerman seconded and the motion carried with all in favor.

A. **Doolittle Administrative Use Permit (AU-08-07)**

The Chair opened the hearing for Staff Presentation.

Permit Technician, **Tammy Swanberg** 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 a corrected staff report as **Exhibit A**.

Bossart asked how big the existing residence is.

Swanberg stated approximately 1200 square feet.

The Chair opened the hearing for Applicant Presentation.

Nancy Doolittle, 4461 Umptanum Road, Ellensburg, WA, applicant, read into the record a letter explaining the project and submitted that letter into the record as **Exhibit B**.

The Chair opened the hearing for Public Testimony.

Erva Hatfield, 4571 Umptanum Road, Ellensburg, WA, stated her concerns with the project and that this Administrative Use Permit should be denied and the owner should tear down the existing house if they want to build a new house.

Bossart asked the location of her property.

Hatfield explained where her property is located.

Steve Hatfield, 4571 Umptanum Road, Ellensburg, WA, stated his concerns with the project and that this Administrative Use Permit should be denied because the proposed ADU will be larger than the primary residence.

Jay Bachrach, 4311 Umptanum Road, Ellensburg, WA, stated his concerns with the project and that the Kittitas County Code states an ADU shall not exceed the square footage of the primary residence.

The Chair opened the hearing for Board Deliberation.

Kloss stated he thinks this is a permitted use within the zone and should be allowed.

Akkerman stated he does not have a problem with it but that this code needs to be looked at because it is not going to go away and the Board members need clarity.

Martin asked if the Planning Department could make clarification.

Kimball stated the CDS Director as the responsible official has stated either the old or new structure can be the ADU.

Akkerman asked if we have it in writing.

Kimball stated yes just not here with us.

Akkerman stated this should be made available for the public so it is not so confusing with the flip flopping of the primary residence and ADU.

Kloss stated he has been here before and made it clear that this is allowed.

Akkerman stated there is nothing in writing and what do we do with all these old houses sitting around.

Kloss stated we see this after the fact after the code has been done and the Director has given us an interpretation that this is allowed.

Akkerman stated he finds this to be ambiguous.

Richard Kloss moved to approve the Doolittle Administrative Use Permit (AU-08-07) with the suggested conditions and Findings of Fact. Robert Martin seconded and the motion failed with a 2/2 poll of the Board with Daryl Akkerman and Stan Bossart voting against.

Daryl Akkerman moved to deny the Doolittle Administrative Use Permit (AU-08-07). Motion failed due to no second to the motion.

Martin asked to have clarification from staff.

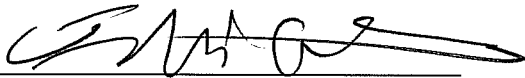
Robert Martin moved to continue the Doolittle Administrative Use Permit (AU-08-07) to August 13, 2008 and asked staff to provide additional information. Daryl Akkerman seconded and the motion carried with a 4/0 poll of the Board.

Bossart asked if the County Commissioners are looking for additional Board of Adjustment members.

Kimball stated she will ask them to look for more members.

With no further business before the Board the meeting adjourned at 7:55 pm.

The next regularly scheduled meeting is August 13, 2008.

A handwritten signature in black ink, appearing to read 'TPettit', written over a horizontal line.

Trudie Pettit, Clerk of the Board