



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### AGENDA STAFF REPORT

**AGENDA DATE:** June 3, 2014

**ACTION REQUESTED:** Conduct a closed record meeting to consider the Hearing Examiner's recommendation for the 3160 VIA Kachess Shoreline Setback Variance (SV-14-00001).

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**BACKGROUND:** Richard Landen, landowner, submitted an application for a Structural Setback Shoreline Variance (SV-14-00001) with associated JARPA on March 10, 2014 to Kittitas County Community Development Services Department to allow for a remodel and addition to an existing residential structure, including a deck. The Shoreline Master Program requires all single family residential development to be at least 100 feet landward of the Ordinary High Water Mark (OHWM). This proposal is located within the Conservancy Shoreline Designation. The request is for a variance to allow the structure to be no closer than approximately 58 feet from the OHWM of Lake Kachess

The property is located on Lot 1, Plat of Kachess I (recording #393674), Via Kachess Rd., Easton, WA 98925, a portion of Section 17, T.21N, R.13E, W.M. in Kittitas County. Parcel number 21-13-17051-0001. The property is located on Lake Kachess in an established residential/recreation area. The Plat of Kachess was platted in the 1970s and many of the existing lots within the shoreline of Lake Kachess cannot meet the current shoreline and zoning setbacks. The parcel in question has approximately the following dimensions: a north property line of approximately 103.22 feet, east property line of approximately 106.99 feet, south property line of approximately 100.00 feet, and a west property line of approximately 99.62 feet. The total parcel is approximately 0.22 acres in size. The development of this lot and other lots in this plat are restricted by lot size, zoning, shoreline, and environmental regulations.

A shoreline structural setback variance application was submitted to Kittitas County Community Development Services Department (CDS) on March 10, 2014. This application was deemed complete on March 31, 2014. The Notice of Application for the shoreline structural setback variance was issued on April 15, 2014. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent

property owners and other interested parties. The last day to submit written comments was on April 30, 2014. The following agencies provided comments during the comment period: Kittitas County Department of Public Works and Kittitas County Environmental Health Department. These comments have been included in the index file record and were considered when preparing the recommended conditions for this proposal. Public comments were also submitted for this proposal at the time of staff review and were considered.

The Hearing Examiner hearing was held on May 8, 2014 at 6:00 p.m. No members of the public testified at the hearing. On May 14, 2014, the Kittitas County Hearing Examiner recommended approval of the 3160 VIA Kachess Shoreline Setback Variance (SV-14-00001).

**INTERACTION:** Community Development Services and Kittitas County Hearing Examiner

**STAFF**

**RECOMMENDATION:** Staff recommends that the Kittitas County Board of County Commissioners conduct the closed record meeting, as scheduled, to consider accepting the Hearing Examiner's recommendation of approval of the 3160 VIA Kachess Shoreline Setback Variance (SV-14-00001) and direct staff to prepare enabling documents based upon the decision of the Board.

**HANLDING:** None

**RESPONSIBLE STAFF:** Lindsey Ozbolt, Planner II