



## Board of Adjustment Meeting Minutes

**Note: February 27, 2012 Meeting Was Cancelled Due to Lack of Quorum**

A regular meeting of the Okanogan County Board of Adjustment was held on March 20, 2012 at 7:30 p.m. in the Commissioners' Hearing Room, 123 5th Avenue North, Okanogan, Washington.

**BOARD OF ADJUSTMENT MEMBERS** present included: Chair Steve Kunkel, Board Member Dan DeWeert, Board Member Loren Holthaus, Board Member George Hoksbergen, and Board Member Dave Hanna.

**OKANOGAN COUNTY STAFF** in attendance included: Director of Planning Perry Huston, Planner II Randy Johnson and Administrative Secretary Sharon McKenzie.

**APPELLANT/APPLICANTS OR THEIR REPRESENTATIVES** in attendance: Roy Garrison

**OTHERS** in attendance: None

The meeting was called to order by Chair Steve Kunkel at 7:30 p.m.

### Approval of the Agenda

Board Member DeWeert moved to approve the March 20, 2012 agenda as presented. Board Member Holthaus seconded the motion. Motion passed.

### Approval of January 17, 2012 Meeting Minutes

Board Member DeWeert moved to approve the January 17, 2012 meeting minutes as presented. Board Member Holthaus seconded the motion. Motion was passed.

### Election of Officers

- **Election of Officers:**

Per the By Laws of the Okanogan County Board of Adjustment, Chair Kunkel called for nominations for the Officers for the coming year.

Board Member DeWeert made the motion to retain Steve Kunkel as Chair and Harlan Warner as Vice Chair for the coming year. Board Member Holthaus seconded the motion. Motion passed.

### **Old Business**

The Board of Adjustment Members asked for an update on the status of the Morgan & Son CUP appeal. He stated there has been discussion between the parties on an agreement. He said the

appeal hearing has been set for April 14<sup>th</sup>. The Board Members asked to be apprised of the status of the hearing as some of the Members would like to attend.

### **Public Hearing: Item #1**

#### ❖ **Brown-Riverside Quarry CUP 2011-10**

Chair Kunkel asked Planner II Randy Johnson to present the project summary of the **Brown-Riverside Quarry CUP 2012-10**. Planner II Johnson explained the application was submitted by Pacific Calcium, Inc. of Tonasket WA for the expansion of an existing hard rock quarry. The expansion would be from 26 acres to 106.2 acres. Planner II Johnson explained:

- a Development Agreement has been created which gives authority to Okanogan County to inspect for compliance with the Conditional Use Permit.
- the time of operation is established.
- the Department of Ecology's concerns have been addressed by a wetland assessment done by Staff,
- illumination requirements by the Washington Department of Transportation were found unnecessary due to the nature of the proposed project
- all blasting, when necessary, will have to comply with the Washington Administrative Code (WAC).

Planner II Johnson noted there were no comments from the surrounding landowners.

Planner II Johnson said the project is 1/2 mile west of Riverside on the north side of Johnson Creek, on Riverside Cutoff Road.

Chair Kunkel requested the Staff Report be entered into the record.

Chair Kunkel asked the Proponent to come forward to speak to the issue.

Roy Garrison of Geodesign in Longview, WA and representing the proponent stated he was available for questions.

Chair Kunkel asked if there were any questions from the Board. There being none, Chair Kunkel asked if anyone wished to testify. There being no testimony, Chair Kunkel closed the hearing to public testimony.

Chair Kunkel asked if there were any questions or discussion from the Board. There being none, he said he would entertain a motion.

Board Member DeWeert made the motion to approve the **Brown-Riverside Quarry Conditional Use Permit 2011-10** and direct Staff to draft a resolution which will approve the Conditional Use Permit, adopting Findings of Fact, Conclusions of Law and the Conditions of Approval. . Board Member Holthaus seconded the motion. Motion passed.

### **Public Hearing: Item #2**

#### ❖ **Veranda Beach Resort ADAPP 2012-1** – (*Administrative Appeal*)

Director Huston opened the hearing explaining there had been an agreement between the parties regarding the appeal. Chair Kunkel swore Director Huston in and requested he proceed with his comments.

Director Huston explained the original decision made regarding the Veranda Beach carriage/houses and the amount required for the sewer connection fee. Subsequently, Veranda Beach Resorts filed an appeal. He stated after the appeal was filed, there was discussion amongst the Board of County Commissioners, Veranda Beach Resorts and the Planning Department and a final agreement was reached regarding the fee to be assessed. He said Mr. Jim Hammond representing Veranda Beach Resorts accepted the new agreement and withdrew the appeal.

Director Huston presented the memorandum dated March 20, 2012 which is a record of the terms of the agreement reached between Okanogan County and Veranda Beach/Legend Resorts, the Stipulated Agreement, and the E-mail from Veranda Beach Resorts representative Jim Hammond acknowledging the withdrawal of the appeal.

Chair Kunkel asked if anyone wished to testify. There being no testimony, Chair Kunkel closed the hearing to public testimony.

Chair Kunkel asked if the Board of Adjustment Members were prepared to accept the agreement.

Board Member DeWeert moved to accept the Memorandum dated March 20, 2012, the Stipulated Agreement and E-mail withdrawing the appeal and to enter such into the record of proceedings. Board Member Hanna seconded the motion. Motion passed.

Chair Kunkel adjourned the meeting 7:45 PM.

#### Summary of Motions

***Board Member DeWeert moved to approve the March 20, 2012 agenda as presented. Board Member Holthaus seconded the motion. Motion passed.***

***Board Member DeWeert moved to approve the January 17, 2012 meeting minutes as presented. Board Member Holthaus seconded the motion. Motion was passed.***

***Board Member DeWeert made the motion to retain Steve Kunkel as Chair and Harlan Warner as Vice Chair for the coming year. Board Member Holthaus seconded the motion. Motion passed.***

***Board Member DeWeert made the motion to approve the Brown-Riverside Quarry Conditional Use Permit 2011-10 and direct Staff to draft a resolution which will approve the conditional use permit, adopting Findings of Fact, Conclusions of Law and the Conditions of Approval. . Board Member Holthaus seconded the motion. Motion passed.***

***Board Member DeWeert moved to accept the Memorandum dated March 20, 2012, the Stipulated Agreement and E-mail withdrawing the appeal and to enter such into the record of proceedings. Board Member Hanna seconded the motion. Motion passed.***

Respectfully submitted,  
Sharon S. McKenzie  
Administrative Secretary