I. Call to Order

II. Roll Call

III. Approval of Minutes – March 8, 2006 Meeting

IV. Petitions and Communications

V. Introduction and Consideration of Appeals, Variances, etc.

VI. Appearance of Fairness Disclosure

VII. Unfinished Business:

A. Thomas Conditional Use Permit (C-05-09): FINDINGS ONLY
   Findings of Fact and Conclusions of Law for a temporary cement concrete batch plant in the Forest & Range zone (KCC 17.56.030(I)).

VIII. New Business:

A. Ward Variance (V-06-02) Appeal
   On January 17, 2006, Thomas H. Ward submitted a complete application for a 5’ southerly side yard setback variance in Rural 3 zoning district. The site is located at 170 Ponderosa Lane Ronald, WA 98940, Driftwood Acres subdivision, which is a portion of Sect. 34, T.21N., R.14E., WM. Tax parcel ID number 21-14-34052-0405.

   Kittitas County did on February 24th, 2006, receive an appeal of an administrative decision for approval on a request by Thomas H. Ward on an application for a 5’ south side yard setback variance to construct a residence and garage 10’ from the south side property line. This is a 100’ X 110’ lot within the Rural-3 zoning district. The site is located at 170 Ponderosa Lane, Ronald, WA 98940 in the Driftwood Acres subdivision, which is a portion of Sect. 34, T. 21N., R.14E., WM. Tax parcel 21-14-34052-0405.

   1. Appellant presentation.
   2. Planning Official presentation.
   3. Rebuttal presentation by Appellant
   4. Surrebuttal presentation by Planning Official
   5. Questions of the Board
   6. Board Discussion
   7. Decision – Findings of Fact