

KITTITAS COUNTY BOARD OF ADJUSTMENT

Commissioner's Auditorium - 205 West Fifth Ave., Ellensburg

Wednesday, August 9, 2006 - 7:00 P.M.

A G E N D A

- I. Call to Order
- II. Roll Call
- III. Approval of Minutes -- July 12, 2006
- IV. Petitions and Communications
- V. Introduction and Consideration of Appeals, Variances, etc.
- VI. Appearance of Fairness Disclosure

VII. Old Business

A. BEEDLE CUP C-06-09

Findings of Fact and Conclusions of Law

VIII. New Business

A. ALLMAND CUP C-06-08

Application from Ralph & Carol Allmand, for a Guest Ranch business (as defined in KCC 17.30.030(1) and 17.08.270) in the Rural-3 Zone. The Guest Ranch will include 5 cabins mainly for weekend use as well as a barn and pavilion for outdoor entertaining. The site is located at 271 Hidden Valley Road, Cle Elum, WA 98922, which is a portion of Section 04, T. 19N., R. 15E., W.M. in Kittitas County. Tax parcel 19-15-04040-0005.

- 1. Staff presentation.
- 2. Applicant presentation.
- 3. Public testimony.
- 4. Board deliberation.
- 5. Motion to approve, conditionally approve or deny.
- 6. Findings of Fact to support decision.

B. BIDDLE CUP C-06-19

An application from Raymond L. Biddle, owner, for an Accessory Dwelling Unit (ADU) (as defined in KCC 17.31.030(17), KCC 17.08.022, and KCC 17.08.391) in the Rural-3 Zone was deemed complete on July 3, 2006. The proposed ADU is a manufactured home and shall be in compliance with all current applicable Kittitas County Code. The site is located at 110 East 1st

Street, Cle Elum, WA 98922, which is Lot 5 of Cle Elum Highlands, Section 6, T19N, R16E, W.M. in Kittitas County, Washington Tax parcel 19-16-06051-0005.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Board deliberation.
5. Motion to approve, conditionally approve or deny.
6. Findings of Fact to support decision.

C. WEBSTER CUP C-06-21

Application from Doug Webster, land owner, for an Accessory Dwelling Unit (ADU) (as defined in KCC 17.31.030(17) and KCC 17.08.022) in the Commercial Agriculture Zone. The ADU will be a 30X60 pole building with a one bedroom apartment. The site is located at 51 Payne Road, Ellensburg WA 98926, which is a portion of Section 34, T. 17N., R. 19E., W.M. in Kittitas County. Tax parcel number 17-19-34052-0002.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Board deliberation.
5. Motion to approve, conditionally approve or deny.
6. Findings of Fact to support decision.

D. ELLENSBURG TRAP & SKEET CUP C-06-03

Conditional Use Permit Application from the Ellensburg Trap and Skeet Club for a firing range (as defined in KCC 17.29.030 (4)) in the Agriculture-20 Zone on approximately 78 acres. The proposal includes plans for a RV Park to be used during special events limited to four a year. The site is located on airport property near the intersection of Airport Road and Elm View Road, which is a portion of Sect. 23 and 24, T.18N.,R.18E., WM. Tax parcels 18-18-23000-00015 & 18-18-23000-0007 &.18-18-24000-0001.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Board deliberation.
5. Motion to approve, conditionally approve or deny.
6. Findings of Fact to support decision.