

KITTITAS COUNTY BOARD OF ADJUSTMENT

Commissioner's Auditorium - 205 West Fifth Ave., Ellensburg
Wednesday, December 12, 2007 - 7:00 P.M.

A G E N D A

- I. Call to Order
- II. Roll Call
- III. Minutes – September 12, 2007 and October 10, 2007
- IV. Old Business
- V. New Business

A. Ritter Conditional Use Permit (CUP-07-13)

Bryan and Debi Ritter, landowners, submitted a Conditional Use Permit application to operate a Guest Ranch on their 6.48 acre property that is zoned Agriculture-3. The Guest Ranch operation proposed would function as a day use operation catering to weddings, receptions, reunions, and gatherings accommodating approximately 150 people. All facilities for the operation have been in existence since as early as 1960 when the Triple L Guest Ranch was in operation. The only planned addition is a men's and women's restrooms and a kitchen in the main barn. Any additional structures would be temporary such as large gazebo style tents. Location: south of Nelson Siding Road on Lund Lane, Cle Elum, WA 98922 within a portion of Section 28, T20N, R14E, WM, in Kittitas County. Map number 20-14-28020-0018.

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

B. Ellensburg Cement Products (CUP-07-02) Powell Pond Site

Ellensburg Cement Products, authorized agent for Dan and Gary Powell, landowners submitted a Conditional Use Permit application to excavate 121,000 cubic yards of earthen material in the Agriculture-20 zone. The material will be transported and processed at the Ellensburg Cement Products Ivan Hutchinson Pit on State Route 97 in Ellensburg. Location: west of the City of Ellensburg, southeast of Highway 10 off of Klocke Road, Ellensburg, WA 98926, within a portion of Section 18, T18N, R18E, WM, in Kittitas County. Map number 18-18-18040-0008.

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

C. Dantzler (CUP-07-09) SEPA Appeal

Kittitas County Community Development Services received a SEPA Appeal during the appeal period associated with the Dantzler Conditional Use Permit (CUP-07-09). The Board of Adjustment will hear the SEPA Appeal before the Conditional Use Permit can be addressed.

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

D. Dantzler (CUP-07-09)

Teri Dantzler, landowner submitted a Conditional Use Permit in order to facilitate outdoor events such as weddings, reunions and retreats which would accommodate up to 200 people on approximately 7.198 acres of land that is zoned Rural-3. Location: approximately 1.5 miles southwest of the City of Cle Elum, north of Mohar Road on Westside Road, Cle Elum, WA, 98922, within a portion of Section 4, T19N, R15E, WM, in Kittitas County. Map number 19-15-04010-0015.

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