

KITTITAS COUNTY BOARD OF ADJUSTMENT

Commissioners' Auditorium - 205 West Fifth Ave., Ellensburg

Wednesday, April 9, 2008 - 7:00 P.M.

A G E N D A

I. Call to Order

II. Roll Call

III. Minutes – February 13, 2008

IV. Old Business

V. New Business

A. Request for CUP Extension (CUP-98-22) ECP Temporary Cement Plant

On behalf of Hutchinson Properties, Taylor Consulting Group respectfully requests an extension to the Conditional Use Permit (CUP) issued on March 9, 1999 by Kittitas County. The CUP was approved for the following parcels: 18-18-29010-0002, 18-18-29010-0004, 18-18-28000-0047, and 18-18-28030-0009.

1. Motion to approve, conditionally approve or deny.

B. Hutchinson (CUP-08-22)

Conditional Use Application from Lenny Morrison, authorized agent for Hutchinson LLC landowner, to excavate a 14.44 acre site to a depth of approximately 70 feet deep yearling sand and gravel suitable for construction in the AG-20 zone. Location: the site currently adjoins the Ellensburg Cement Products (ECP) Ivan Hutchinson Pit in the vicinity of 1071 Highway 97, Ellensburg, WA 98926, located in Section 28, T18N, R18E, WM in Kittitas County. Map number 18-18-28000-0018 & 0044.

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

C. Ergler (CUP-08-03) Home Occupation in Rural-3 zone.

Conditional Use Application from Steve Senger/Senger Construction, authorized agent for Gabe Ergler, landowner, to operate a Home Occupation in the Rural-3 zone. The home based business assembles and repairs water filtration systems which are installed or shipped to off-site locations. Location: the site is located at 5301 Airport Road, Cle Elum, WA 98922, in a portion of Section 32, T20N, R16E, WM in Kittitas County. Map number 20-16-32053-0004.

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

D. W. E. Rock (CUP-08-04) An extreme Motor-sport Event Center in the Forest & Range Zone.

Conditional Use Application from Richard C. Klein, authorized agent for Kittitas County Road Department, landowner, to operate an extreme motor-sport event center consisting of a Rock Crawling and motorcycle trails competition facility on 17-acre site in the Forest & Range Zone. Location: the project is located at mile post 14 (approximately) on the Vantage Highway known as the "Saddle Mountain Gravel Pit", Ellensburg, WA 98926, located in Section 7, T17N, R21E, WM in Kittitas County. Map number 17-21-07030-0002.

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

E. Price (CUP 08-01) Guest Ranch in the AG-3 Zone.

Conditional Use Application from Jack C. Price, landowner, to operate a "Guest Ranch" known as Happy Trails Horse Adventure in the AG-3 zone. The guest ranch provides year-around horse related recreation services including trail rides, wagon rides, and sleigh rides in the winter months. Location: the site is located in the vicinity of 551 Pioneer Trails Road, southeast of the town of Easton off of Nelson Siding Road and Pioneer Trails Road, Cle Elum, WA 98922, in a portion of Section 20, T20N, R14E, WM in Kittitas County. Map number 20-14-20010-0002.

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