

**KITTITAS COUNTY BOARD OF ADJUSTMENT**  
April 9, 2008 – 7:00 PM – Commissioners Auditorium

**MINUTES**

**I. Call to Order**

**Chairman Bossart** called the regular meeting of the Board of Adjustment to order at 7:00 pm.

**II. Roll Call**

Those present: Chairman Stan Bossart, Roy Chance, Dick Kloss, Daryl Akkerman, and Robert Martin.

Also present: CDS Assistant Director Allison Kimball, CDS Staff Planner Dan Valoff, Clerk Lindsay Watkins, and approximately 79 people from the public.

**III. Minutes**

**Dick Kloss moved to accept March 12, 2008 minutes as written. Roy Chance seconded and the motion carried with all in favor.**

**IV. New Business**

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

CDS Staff Planner, **Dan Valoff** read portions of his request of an extension letter and submitted **EXHIBIT A** into the record.

**The Board members approved the request for the (CUP-08-22) ECP Temporary Cement Plant for the applicant to reapply.**

**B. Hutchinson (CUP-08-02)**

**Chair opened Hearing for Staff Presentation.**

CDS Staff Planner, **Dan Valoff** gave a brief overview of his staff report.

**Chair opened Hearing for Applicant Presentation.**

**Lenny Morrison**, 709 South Whitman, Ellensburg, WA 98926, stated he agreed with the staff presentation and gave a brief overview of his project.

**Chair opened Hearing for Public Testimony.**

**No Public Testimony.**

**Chair opened Hearing for Board of Adjustment Deliberation.**

**Dick Kloss moved that Hutchison (CUP-08-02) to be passed forward to the Board of County Commissioner for approval. Roy Chance seconded and the motion passed with all in favor.**

**Findings of Fact will be brought back to the May 14, 2008 meeting.**

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

**Chair opened Hearing for Staff Presentation.**

CDS Staff Planner, **Dan Valoff** gave a brief overview of his staff presentation and submitted **Exhibit A and B** into the record.

**Chair opened Hearing for Applicant Presentation.**

**Gabe Ergler**, 17700 14<sup>th</sup> Street SE, Suite F, Monroe, WA 98272, stated he agrees with the staff presentation and also stated that he would want enough room for a business and a home.

**Chair opened Hearing for Public Testimony.**

**Kay Slack**, 5350 Airport Road, Cle Elum, WA 98922, stated she is a neighbor to the Ergler's and she is worried about this project coming and the traffic picking up.

**Ergler** stated the building size is not out of character with the neighborhood. Ergler also stated there are arena's and hay barns in the neighborhood.

**Chair opened Hearing for Board of Adjustment Deliberation.**

**Dick Kloss** moved to pass forward **Ergler (CUP-08-03)** to the Board of County Commissioners for approval. **Daryl Akkerman** seconded and the motion passed with all in favor.

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

**Chair opened Hearing for Staff Presentation.**

CDS Staff Planner, **Dan Valoff** gave a brief overview of his staff presentation and submitted it as **Exhibit A** into the record.

**Chair opened Hearing for Applicant Presentation.**

**Richard Klein**, 2915 Molly Lane, Placerville, CA 95667, stated he agrees with the staff presentation and gave a brief overview of his project.

**Chair opened Hearing for Public Testimony.**

**Paula Thompson**, 551 Goodwin Road, Thorpe, WA 98946, stated she was not for the project and read a letter into the record speaking on Christine McCroskey's behalf and submitted **Exhibit B** into the record.

**Rich Villacres**, 1109 N. Maw Street, Ellensburg, WA 98926, stated he is for the project.

**George Verheral**, 5500 Stevens Road, Ellensburg, WA 98926, state he lives about six mile from the site and the vehicles are loud and he said he spoke with a lady in charge of the events in Goldendale and W.E. Rock was easy to work with.

**Bill Essman**, 8770 Brick Mill Road, Ellensburg, WA 98926, stated he would like to make sure that there will be enough law enforcement at the site if it is approved.

**Mary Morgan**, 738 W. University Way, Ellensburg, WA 98926, stated she handles sales of property in the area and nobody that lives near the sight wants this event to happen and her concerns are how are the spectators going to be controlled.

**Jeff McCroskey**, 28001 Vantage Highway, Ellensburg, WA 98926, stated they have sustained problems from the Desert 100 race and he thinks the people will get bored and wonder. McCroskey also state he thinks this is the wrong area for this event.

**Christine McCroskey**, 28001 Vantage Highway, Ellensburg, WA 98926, state she has been to court twice, she lost a price Jack Stallion due to past motorcycle events.

**Jason Minnoch**, 13400 NE 124<sup>th</sup> Street, Kirkland, WA 98033, stated he builds the vehicles and they are not loud and the rock crawling events are not dangerous.

**Lee Davis**, 909 Rainier Drive, Ellensburg, WA 98926, stated he thinks a five year lease is too long.

**Judy Webb**, 500 E. 1<sup>st</sup> Avenue, Kittitas, WA 98934, stated she owns 250 acres that adjoins the project site and she would like a bond stating if her property is damaged in any way that something will be done.

**Chair opened Hearing for Board of Adjustment Deliberation.**

**Roy Chance** moved that **W.E. Rock (CUP-08-04)** be denied. **Dick Kloss** seconded and the motion passed with all in favor.

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

**Chair opened Hearing for Staff Presentation.**

CDS Staff Planner, **Dan Valoff** gave a brief overview of his staff report and submitted **Exhibit A** into the record.

**Chair opened Hearing for Applicant Presentation.**

**Jim Denison**, P.O. Box 1088, Ellensburg, WA 98926, stated he agrees with the staff presentation and gave a brief overview of the project and submitted **Exhibit B** into the record.

**Jack Price**, 551 Pioneer Trails Road, Cle Elum, WA 98922, stated what his purpose and intentions are for the project.

**Chair opened Hearing for Public Testimony.**

**Dawn Kissinger**, P.O. Box 728, Easton, WA 98925, stated she is not for the project and stated that she is not happy about the Guest Ranch and all the hundreds of people he brings in to the area. Kissinger then submitted **Exhibit C** into the record.

**Dan Peterson**, 50506, Cle Elum, WA 98922, stated he is for the project and believes it is a good thing that Mr. Price has been doing.

**Russ Paulson**, P.O. Box 163, Easton, WA 98925, stated he is against the project, he had told Mr. Price that he could ride on his property but told him to stay over to the side of the fence and he didn't. Paulson also stated that Mr. Price's clients pay Price to ride and his clients ride on his property. Paulson also stated he feels he is in risk of a lawsuit because Price's clients ride on his property and they don't know how to ride.

**Jo Hallworth**, 261 Pioneer Trail Road, Cle Elum, WA 98922, stated her and her husband are against this project.

**Rob Melberg**, 250 Pioneer Trail Road, Cle Elum, WA 98922, stated his wife and him are against this project.

**Bonnie Wailes**, 341 Pioneer Trail Road, Cle Elum, WA 98922, stated her and her husband are against this project. Wells also stated that the private drive way is abused by Prices clients driving up down the driveway at all speeds and she wants to see something done about the driveway abuse by Price's clients.

**Linda Jones**, 111 Pioneer Trail Road, Cle Elum, WA 98922, stated she is against having Price's business moved to their home.

**Mark Zahnle**, 541 Wade Road, Thorp, WA 98946, stated him and his wife are for the project and submitted **Exhibit D** into the record.

**John Banks**, 10329 206<sup>th</sup> Avenue, Redmond, WA 98053, stated he is for the project and that Price has always operated his horses out of his home.

**Linda Price**, 551 Pioneer Trail Road, Cle Elum, WA 98922, stated she would like to stand behind her husband and they never meant to upset their neighbors.

**Molly Fishcer**, P.O. Box 73, Easton, WA 98925, stated the Price's are not running their business for the money they are running it for the joy of it.

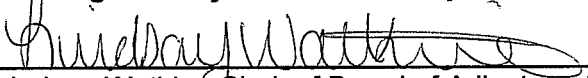
**Chair opened Hearing for Board of Adjustment Deliberation.**

**Basset** stated he would like to seek legal council before making a motion.

**Dick Kloss moved to continue the deliberation of the Board for Price (CUP-08-01) to the May 14, 2008 meeting. Daryl Akkerman seconded and the motion passed 4/1 with Roy Chance descending.**

Next regularly scheduled meeting is May 14, 2008 at 7:00 p.m. in the Commissioners Auditorium.

**Meeting was adjourned at 11:22 p.m.**

  
Lindsay Watkins Clerk of Board of Adjustment