

KITTITAS COUNTY BOARD OF ADJUSTMENT

Commissioners' Auditorium - 205 West Fifth Ave., Ellensburg

Wednesday, May 14, 2008 - 7:00 P.M.

A G E N D A

- I. Call to Order
- II. Roll Call
- III. Minutes – April 9, 2008
- IV. Old Business

A. 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. Findings of Fact

B. 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. Findings of Fact.

C. 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. Findings of Fact.

D. 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. Motion to approve, conditionally approve or deny.

V. New Business

A. Lake Shore Meadows Performance Based Cluster Plat Shoreline Substantial Development Permit (File No. SSDP-08-04 & P-08-09).

Shoreline Substantial Development Permit Application from Arastou Monjazebe, landowner, to develop a 14-lot Performance Based Cluster Plat on approximately 31.04 acres of land adjacent to Lake Cle Elum, a shoreline of statewide significance. Location: off of Salmon La Sac Road south of Anna Bell Drive, Ronald, WA 98904, in a portion of Section 21, T21N, R14E, WM in Kittitas County. Map number 21-14-21000-0006.

1. Staff Presentation.
2. Applicant Presentation.
3. Public Testimony.
4. Motion to approve, conditionally approve or deny.

B. Johnson Shoreline Setback Variance (S-07-06)

Shoreline Setback Variance Application from Allan Duke Greschok agent for Kent Johnson, landowner, to construct a new single family single family dwelling and associated deck 55-feet from the Ordinary High Water Mark of Big Creek. Location: 280 Talmadge Road, Cle Elum, WA 98922, a portion of the southeast quarter of Section 20 and the southwest of Section 21, T21N, R14E, WM in Kittitas County. Map number 20-14-21033.

1. Staff Presentation.
2. Applicant Presentation.
3. Public Testimony.
4. Motion to approve, conditionally approve or deny