PLANNING COMMISSION
FINDINGS OF FACT

2006 Applications for Open Space/Open Space taxation designations

A. INPW, including David/Jerilynn Lockwood and Thad Vaughn- Open Space Classification

1. The Planning Commission finds that INPW, including David/Jerilynn Lockwood and Thad Vaughn submitted request for open space tax classification on January 12, 2006.
2. Planning Commission reviewed the docketed request during the August 21, 2006 public hearing. Testimony was given by the proponent at that time.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. At the September 19, 2006 public hearing the Planning Commission recommended approval to the Board of County Commissioners with a 5-0 vote based on the information submitted.

B. Todd Rosenberg from (Ty Carson, seller)- Open Space Classification

1. The Planning Commission finds that Todd Rosenberg from (Ty Carson, seller) submitted a request for open space tax classification on January 12, 2006.
2. Planning Commission reviewed the docketed request during the August 21, 2006 public hearing. Testimony was not given by the proponent at that time. No public testimony opposing the application was received.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. At the September 19, 2006 public hearing the Planning Commission recommended approval to the Board of County Commissioners with a 5-0 vote based on the information submitted.

C. Huntley Family LTD Partnership- Open Space Classification

2. Planning Commission reviewed the docketed request during the August 21, 2006 public hearing. Testimony was not given by the proponent at that time. No public testimony opposing the application was received.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. There is a submitted Forest Stewardship Plan.
6. At the September 19, 2006 public hearing the Planning Commission recommended approval to the Board of County Commissioners with a 5-0 vote based on the information submitted.
D. Tony Schumacher from (Marie Monahan, seller)- Open Space Classification

1. The Planning Commission finds that Tony Schumacher from (Marie Monahan, seller) submitted a request for open space tax classification on September 7, 2005. This application was transmitted on July 10, 2006 from the Board of County Commissioners to Community Development Services.
2. Planning Commission reviewed the docketed request during the August 21, 2006 public hearing. Testimony was not given by the proponent at that time. No public testimony opposing the application was received.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. The Planning Commission is unclear on the plans to subdivide the property and relation to the proposed open space.
6. At the September 19, 2006 public hearing the Planning Commission recommended denial of the application to the Board of County Commissioners with a 5-0 vote based on the information submitted.

E. Ron Olson and Stan Fleming Trustee- Open Space Classification

1. The Planning Commission finds that Todd Rosenberg from (Ty Carson, seller) submitted a request for open space tax classification on January 12, 2006.
2. Planning Commission reviewed the docketed request during the August 21, 2006 public hearing. Testimony was not given by the proponent at that time. No public testimony opposing the application was received.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. A land management plan from was submitted by Phil Hess, land forester for the project.
6. At the September 19, 2006 public hearing the Planning Commission recommended approval to the Board of County Commissioners with a 5-0 vote based on the information submitted.
2006 Comprehensive Plan Map and Text Amendments

06-01

Thomas and Lynne Mahre, landowners
1260 Orchard Road
Ellensburg, WA 98926

Map Amendment
County Comm. Ag to Rural
Approx. 53.7 acres

APN 16-19-04020-0003,
16-19-04010-0008

1. The Planning Commission finds that Thomas and Lynne Mahre submitted an application to the Kittitas County Community Development Services Department on May 31, 2006 for redesignation of APN’s 16-19-04020-0003 and 16-19-04010-0008 from Commercial Agriculture to Rural. The subject properties are located south of Perry and Dodge Road and east of I-82.

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.

4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.

5. Testimony was given by the proponent.

6. Adverse testimony was given on this proposal.

7. On September 19, 2006 the Planning Commission recommended denial to the Board of County Commissioners with a 3-2 vote based on the information submitted.

8. Minority report: The subject property doesn’t meet the definition of Commercial Agricultural Land of Long Term Significance and isn’t viable as such.

06-02

Kevin Kelly, landowner
1970 Lambert Road
Cle Elum, WA 98922

Wayne Nelsen, authorized agent
301 W. 1st Street #B
Cle Elum, WA 98922

Map Amendment
County Comm. Forest to County Rural and Forest&Range-20
Approx. 320.7 acres

APN 20-15-13000-0001,
-0002, -0003

1. The Planning Commission finds that on June 22, 2006 Kittitas County Community Development Services received an application from Wayne Nelsen on behalf of Kevin Kelly to redesignate APNs 20-15-13000-0001, 20-15-13000-0002, 20-15-130000-0003 totaling approximately 320.7 acres from Commercial Forest to Rural and Forest&Range-20 zoning.

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.

4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.

5. Testimony was given by the proponent.

6. Adverse testimony was given on this proposal.
7. On September 19, 2006 the Planning Commission recommended **denial** to the Board of County Commissioners with a 3-2 vote based on the information submitted.

8. Minority report: The subject property is not viable Commercial Forest property due to closing of mills.

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**06-03**

Kevin Gibb  
2101 Badger Pocket Road  
Ellensburg, WA 98922  

Map Amendment  
APN 17-19-11021-0001  
County Rural, Suburban 2 and AG-20 to Kittitas UGA and Suburban  
Approx. 101 acres

1. The Planning Commission finds that on June 13, 2006, Kittitas County Community Development Services received an application from Kevin Gibb to redesignate APN 17-19-11021-0001 totaling approximately 101 acres from Rural and Suburban-2 and Agriculture-20 to Kittitas UGA and Suburban.

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.

4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.

5. Testimony was given by the proponent.

6. Adverse testimony was given on this proposal.

7. On September 19, 2006 the Planning Commission recommended **denial** to the Board of County Commissioners with a 5-0 vote based on the information submitted due to the lack of analysis needed from the city to support the docket pursuant to RCW 36.70A.110.

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**06-04**

Ronald and Douglas Gibb  
660 Sorenson Road  
Ellensburg, WA 98926  

Map Amendment  
APN 17-19-11040-0008, 17-19-11030-0016  
County Rural and AG-20 to General Commercial and General Commercial  
Approx. 188.22 acres

1. The Planning Commission finds that on June 30, 2006, Kittitas County Community Development Services received an application from Ronald and Douglas Gibb to redesignate APNs 17-19-11040-0010, 17-19-11040-0008, and 17-19-11030-0016 totaling approximately 188.22 acres from Rural and Agriculture-20 to General Commercial Kittitas UGA and General Commercial.

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.

4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.

5. Testimony was given by the proponent.

6. Adverse testimony was given on this proposal.

7. On September 19, 2006 the Planning Commission recommended **denial** to the Board of County Commissioners with a 5-0 vote based on the information submitted due to the lack of analysis needed from the city to support the docket pursuant to RCW 36.70A.110.
1. The Planning Commission finds that On June 27, 2006 the Kittitas County Community Development Services Department received an application from Jeff Slothower on behalf of Art Sinclair to redesignate APNs 18-18-21040-0001 and 18-18-28000-0001 – totaling approximately 65.68 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5 zoning. The subject properties are located east of Faust Road and west of Reecer Creek Road.

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.

4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.

5. Testimony was given by the proponent.

6. Adverse testimony was given on this proposal.

7. On September 19, 2006 the Planning Commission recommended denial to the Board of County Commissioners with a 3-2 vote based on the information submitted.

8. Minority report: The subject property doesn’t meet the definition of Commercial Agricultural Land of Long Term Significance and isn’t viable as such.

1. The Planning Commission finds that On June 27, 2006 the Kittitas County Community Development Services Department received an application from Jeff Slothower on behalf of Basil Sinclair to redesignate APNs 18-18-21040-0006 – totaling approximately 10.2 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5 zoning. The subject properties are located east of Faust Road and west of Reecer Creek Road.

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.

4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.

5. Testimony was given by the proponent.

6. Adverse testimony was given on this proposal.

7. On September 19, 2006 the Planning Commission recommended denial to the Board of County Commissioners with a 3-2 vote based on the information submitted.

8. Minority report: The subject property doesn’t meet the definition of Commercial Agricultural Land of Long Term Significance and isn’t viable as such.
6. Adverse testimony was given on this proposal.
7. On September 19, 2006 the Planning Commission recommended \textit{denial} to the Board of County Commissioners with a 3-2 vote based on the information submitted.
8. Minority report: The subject property doesn’t meet the definition of Commercial Agricultural Land of Long Term Significance and isn’t viable as such.

<table>
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<tr>
<th>06-07</th>
<th>Robert Sukert</th>
<th>Map Amendment</th>
<th>APN 20-15-21030-0031</th>
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<tr>
<td>631 Pebble Beach Drive</td>
<td>County Rural and Suburban to County Commercial and Limited Commercial</td>
<td>Approx. 1.01 acres</td>
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</tr>
<tr>
<td>Cle Elum, WA 98922</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>David Taylor, authorized agent</td>
<td>Rezone application submitted: Suburban to General Commercial</td>
<td></td>
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</tr>
<tr>
<td>1661 Bean Road</td>
<td>(Z-06-29, Sukert)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moxee, WA 98936</td>
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1. The Planning Commission finds that David Taylor on behalf of Robert Sukert submitted to the KC Community Development Services on June 29\textsuperscript{th}, 2006 to re-designate his property from Rural and Suburban to Commercial and Limited Commercial Zoning for approximately 1.01 acres. APN 20-15-21030-0031. The subject property is located north of Carek Road, south of No 245 Road, east of SR 903 and west of Shaft Street.
2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. Testimony was given by the proponent.
6. Adverse testimony was given on this proposal.
7. On September 19, 2006 the Planning Commission recommended \textit{denial} to the Board of County Commissioners with a 5-0 vote based on the information submitted.

<table>
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<th>06-08</th>
<th>City of Kittitas</th>
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<tr>
<td>PO Box 719</td>
<td>County Rural and AG-20 to Industrial-Kittitas zoning</td>
<td>-0002</td>
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<tr>
<td>207 N Main</td>
<td>Kittitas UGA Industrial and Industrial-Kittitas zoning</td>
<td>Approx. 11.19 acres</td>
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<tr>
<td>Kittitas, WA 98934</td>
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1. The Planning Commission finds that On June 30, 2006 the KC Community Development Services Department received an application from the City of Kittitas to redesignate APNs 17-19-11020-0003 and 17-19-11020-0002 totaling approximately 11.19 acres from Rural and Agriculture-20 to Kittitas UGA Industrial and Industrial-Kittitas zoning.
2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. No testimony was given by the proponent at that time.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. No testimony was given by the proponent.
6. Adverse testimony was not given on this proposal.
7. The proposal is for capital facilities owned by the City of Kittitas.
8. On September 19, 2006 the Planning Commission recommended **approval** to the Board of County Commissioners with a 5-0 vote based on the information submitted.

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**06-09**

Brian Graybill  
5800 Thrall Road  
Ellensburg, WA 98926  
David Taylor, authorized agent  
1661 Bean Road  
Moxee, WA 98936

Map Amendment  
County Comm. AG  
and Comm. AG-20  
to County Rural and AG-3

APN 17-19-34000-0001, -0049  
Approx. 35.80 acres

1. The Planning Commission finds that On June 30, 2006 the KC Community Development Services Department received an application from David Taylor on behalf of Brian Graybill to redesignate APNs 17-19-34000-0001 and 17-19-34000-0049 totaling approximately 35.80 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-3 zoning.
2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. Testimony was given by the proponent.
6. Adverse testimony was given on this proposal.
7. On September 19, 2006 the Planning Commission recommended **denial** to the Board of County Commissioners with a 5-0 vote based on the information submitted.

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**06-10**

RIDGE and Others  
PO Box 927  
Roslyn, WA 98941  
Doug Kilgore, authorized agent  
PO Box 622  
Roslyn, WA 98941

Text Amendment  
See application at CDS

1. The Planning Commission finds that on June 30, 2006 the Kittitas County Community Development Services Department received an application from Doug Kilgore on behalf of RIDGE and others for text amendments to the Kittitas County Comprehensive Plan.
2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. Testimony was given by the proponent.
6. Adverse testimony was given on this proposal.
7. The submitted application covers and takes a large look at revising the Kittitas County Comprehensive Plan.
8. The application was also submitted in a similar fashion as part of the update.
9. The Planning Commission finds that since the submitted application can’t amended by the commission, that the subject matter in the docket is better addressed as part of the update.
10. On September 19, 2006 the Planning Commission recommended denial to the Board of County Commissioners with a 5-0 vote based on the information submitted.

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**06-11**

Central Cascade Land Company  
c/o Nathan Weis  
PO Box 687  
Roslyn, WA 98941  

Map Amendment  
County Rural and Forest&Range-20  
to County Commercial and General Commercial  

Anne Watanabe, authorized agent  
PO Box 687  
Roslyn, WA 98941  

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. Testimony was given by the proponent.
6. Adverse testimony was given on this proposal.
7. On September 19, 2006 the Planning Commission recommended denial to the Board of County Commissioners with a 5-0 vote based on the information submitted.

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**06-12**

Suncadia LLC  
PO Box 887  
Roslyn, WA 98941  

Map Amendment  
County Rural and Forest&Range-20 and Rural-3 to Master Planned Resort  
APN 20-15-18040-0013, See Application for additional APN  
Approx. 22.12 acres  

F. Steven Lathrop (MPR)  
PO Box 1088  
Ellensburg, WA 98926  

Rezone Application  
Submitted: Forest&Range-20 and Rural-3 to MPR (Z-06-28, Miller/Sferra)  

1. The Planning Commission finds that On June 30, 2006 the Kittitas County Community Development Services Department received an application from Steve Lathrop, representing Suncadia LLC to redesignate APN 20-15-18040-0013 totaling approximately 22.12 acres from Rural and Forest&Range-20 and Rural-3 to Master Planned Resort (MPR).
2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.

4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.

5. Testimony was given by the proponent.

6. Adverse testimony was given on this proposal.

7. Kittitas County established the Mountain Star master Planned Resort Subarea boundary under Ordinance 2000-12, which boundary may be amended from time to time by the County as provided in Chapter Nine of the County Comprehensive Plan.

8. Changing the comprehensive plan designation of the subject properties will require those properties to apply and qualify for rezone under the conditions of Chapter 17.37 KCC which has been applied for.

9. This change in designation is consistent with Planned Action Ordinance 2000-17.

10. On September 19, 2006 the Planning Commission recommended denial to the Board of County Commissioners with a 5-0 vote based on the information submitted.

11. Minority Report: Subarea plan needs to be revised, but is not a reason to deny because process is in place to allow for this to occur.

06-13
Teanaway Ridge LLC          Map Amendment       APN 18-18-27020-0002,
Cle Elum Pines East LLC     County Rural and AG-3,     18-18-27020-0003,
Cle Elum Pines West LLC     AG-20, Suburban to      18-18-27020-0015,
PO Box 808                  County Rural and          18-18-27020-0016,
Cle Elum, WA 98922         Ellensburg UGA           18-18-27020-0017,
                         Approx. 304.49 acres
TerraDesignWorks, authorized agent
  c/o Chad Bala
  PO Box 462
  Roslyn, WA 98941

1. The Planning Commission finds that On June 30, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC and Cle Elum Pines East and West LLC to redesignate APNs18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 totaling approximately 304.49 acres from Rural and Agriculture-3 to Agriculture-20, Suburban to Rural and Ellensburg UGA.

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.

4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.

5. Testimony was given by the proponent.

6. Adverse testimony was given on this proposal.

7. On September 19, 2006 the Planning Commission recommended denial to the Board of County Commissioners with a 5-0 vote based on the information submitted due to the lack of analysis needed from the city to support the docket pursuant to RCW 36.70A.110.
### 06-14

**Teanaway Ridge LLC**  
PO Box 808  
Cle Elum, WA 98922  
TerraDesignWorks, authorized agent  
PO Box 462  
Roslyn, WA 98941

<table>
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<tr>
<th>Map Amendment</th>
<th>APNs</th>
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<td>20-14-12022-0003, 20-14-12022-0008</td>
<td>Approx. 26.64 acres</td>
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1. The Planning Commission finds that on June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC and Cle Elum Pines East and West LLC to redesignate APNs 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 totaling approximately 304.49 acres from Rural and Agriculture-3 to Agriculture-20, Suburban to Rural and Ellensburg UGA.

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.

4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.

5. Testimony was given by the proponent.

6. Adverse testimony was given on this proposal.

7. Urban Growth Nodes were created outside of incorporated cities and towns.

8. Since adoption of the Kittitas County Comprehensive Plan the Growth Management Act has been amended to provide for Limited Areas of More Intense Rural Development (LAMIRD).

9. On September 19, 2006 the Planning Commission recommended **denial** to the Board of County Commissioners with a 5-0 vote based on the information submitted.

10. Community planning and analysis needs to be conducted for the area to determine as to the viability of a particular area to be designated as an Urban Growth Area or as a LAMIRD. Such process could involve the development of a subarea plan.

### 06-15

**Teanaway Ridge LLC**  
PO Box 808  
Cle Elum, WA 98922  
TerraDesignWorks, authorized agent  
PO Box 462  
Roslyn, WA 98941

<table>
<thead>
<tr>
<th>Map Amendment</th>
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<td>County Rural and Rural-3 to Radical Urban Growth Node (UGN) and Urban Residential</td>
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<td>Approx. 124.13 acres</td>
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1. The Planning Commission finds that on June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APNs 20-14-12010-0002, 20-14-12010-0001, 20-14-12010-0008, and 20-14-12041-0001 totaling approximately 124.13 acres from Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential.

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. Testimony was given by the proponent.
6. Adverse testimony was given on this proposal.
7. Urban Growth Nodes were created outside of incorporated cities and towns.
8. Since adoption of the Kittitas County Comprehensive Plan the Growth Management Act has been amended to provide for Limited Areas of More Intense Rural Development (LAMIRD).
9. On September 19, 2006 the Planning Commission recommended denial to the Board of County Commissioners with a 5-0 vote based on the information submitted.
10. Community planning and analysis needs to be conducted for the area to determine as to the viability of a particular area to be designated as an Urban Growth Area or as a LAMIRD. Such process could involve the development of a subarea plan.

06-16 Teanaway Ridge LLC
PO Box 808
Cle Elum, WA 98922
TerraDesignWorks, authorized agent
PO Box 462
Roslyn, WA 98941

06-17 Teanaway Ridge LLC
PO Box 808
Cle Elum, WA 98922
TerraDesignWorks, authorized agent
PO Box 462
Roslyn, WA 98941
1. The Planning Commission finds that on June 22, 2006 the KC Community Development Services Department received an application from Chad Bala on behalf of Teanaway Ridge LLC to redesignate APN 18-18-22030-0010 totaling approximately 54.36 acres from Commercial Agriculture and Commercial Agriculture-20 to Rural and Agriculture-5.

2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.

3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.

4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.

5. Testimony was given by the proponent.

6. Adverse testimony was given on this proposal.

7. On September 19, 2006 the Planning Commission recommended denial to the Board of County Commissioners with a 3-2 vote based on the information submitted.

8. Minority report: The subject property doesn’t meet the definition of Commercial Agricultural Land of Long Term Significance and isn’t viable as such.

<table>
<thead>
<tr>
<th>06-18</th>
<th>American Forest Resources LLC</th>
<th>Map Amendment</th>
<th>APN 20-15-01000-0001</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ellensburg, WA 98926</td>
<td></td>
<td>Approx. 6,256.91 acres</td>
</tr>
</tbody>
</table>

|       | TerraDesignGroup, Inc.       |               |                       |
|       | c/o Chad Bala                |               |                       |
|       | PO Box 686                   |               |                       |
|       | Cle Elum, WA 98922           |               |                       |
6. Adverse testimony was given on this proposal.
7. The Planning Commission finds that this area is environmentally sensitive and this needs to be addressed due to the large amount of acreage being proposed to be converted.
8. On September 19, 2006 the Planning Commission recommended **denial** to the Board of County Commissioners with a 5-0 vote based on the information submitted.

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06-19

<table>
<thead>
<tr>
<th>American Forest Resources</th>
<th>Map Amendment</th>
<th>APN 20-17-26000-0001</th>
</tr>
</thead>
<tbody>
<tr>
<td>700 E. Mountain Ave Ste 507</td>
<td>County Comm. Forest and Comm. Forest to County Rural and Forest &amp; Range-20</td>
<td>Approx. 640 acres</td>
</tr>
<tr>
<td>Ellensburg, WA 98926</td>
<td>c/o Chad Bala</td>
<td>TerraDesignGroup, Inc. c/o Chad Bala</td>
</tr>
<tr>
<td></td>
<td>PO Box 686</td>
<td>Cle Elum, WA 98922</td>
</tr>
</tbody>
</table>

1. The Planning Commission finds that on June 30, 2006 Kittitas County Community Development Services received an application from Chad Bala on behalf of American Forest Resources LLC to redesignate APN 20-14-26000-0001 totaling approximately 640.00 acres from Commercial Forest and Commercial Forest to Rural and Forest & Range-20 zoning.
2. The Planning Commission finds that the Kittitas County Community Development Services Department issued a notice of public hearing pursuant to KCC 15A and KCC 15B on August 1, 2006, which was sent to all interested parties. Further, legal notices were published in the Daily Record on August 1, 2006 and the NKC Tribune on August 3, 2006.
3. The August 21, 2006 public hearing was continued to August 22, 23, 24 and September 18 and 19, 2006. Testimony was given by the proponent at that time.
4. On September 19, 2006, the Planning Commission deliberated and made decisions on the submitted application.
5. Testimony was given by the proponent.
6. Adverse testimony was given on this proposal.
7. On September 19, 2006 the Planning Commission recommended **denial** to the Board of County Commissioners with a 4-1 vote based on the information submitted.
8. Minority report: The subject property is not viable Commercial Forest property due to closing of mills.
Vicinity Maps for Proposed Amendments

06-01 Mahre
*06-10 No map
06-18 American Forest Resources I (some are portions of parcels only)