

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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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

1. The Planning Commission finds that Huntley Family LTD Partnership 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. 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.

DARRYL PIERCY, DIRECTOR

ALLISON KIMBALL, ASSISTANT DIRECTOR

COMMUNITY PLANNING • BUILDING INSPECTION • PLANS EXAMINATION • ADMINISTRATION • PERMIT SERVICES • INVESTIGATION • ENFORCEMENT • GIS

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	APN 16-19-04020-0003, 16-19-04010-0008 Approx. 53.7 acres
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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. 1 st Street #B Cle Elum, WA 98922	Map Amendment County Comm. Forest to County Rural and Forest&Range-20 <i>Rezone application</i> <i>Submitted: Comm. Forest</i> <i>to Forest&Range-20</i> <i>(Z-06-33, Kelly)</i>	APN 20-15-13000-0001, -0002, -0003 Approx. 320.7 acres
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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, 20-15-13000-0003 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.

06-03	Kevin Gibb 2101 Badger Pocket Road Ellensburg, WA 98922	Map Amendment County Rural, Suburban 2 and AG-20 to Kittitas UGA and Suburban	APN 17-19-11021-0001 Approx. 101 acres
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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.

06-04	Ronald and Douglas Gibb 660 Sorenson Road Ellensburg, WA 98926	Map Amendment County Rural and AG-20 to General Commercial Kittitas UGA and General Commercial	APN 17-19-11040-0010, -0008, 17-19-11030-0016 Approx. 188.22 acres
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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.

06-05	Art Sinclair 2912 Faust Road Ellensburg, WA 98926	Map Amendment County Comm. AG and Comm. AG-20 to County Rural and AG-5	APN 18-18-21040-0001, 18-18-28000-0001 Approx. 65.68 acres
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Jeff Slothower, authorized agent
PO Box 1088
Ellensburg, WA 98926

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.

06-06	Basil Sinclair 2910 Faust Road Ellensburg, WA 98926	Map Amendment County Comm. AG and Comm. AG-20 To County Rural and AG-5	APN 18-18-21040-0006 Approx. 10.2 acres
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Jeff Slothower, authorized agent
PO Box 1088
Ellensburg, WA 98926

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.

06-07	Robert Sukert 631 Pebble Beach Drive Cle Elum, WA 98922 David Taylor, authorized agent 1661 Bean Road Moxee, WA 98936	Map Amendment County Rural and Suburban to County Commercial and Limited Commercial <i>Rezone application submitted: Suburban to General Commercial (Z-06-29, Sukert)</i>	APN 20-15-21030-0031 Approx. 1.01 acres
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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 29th, 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 **denial** to the Board of County Commissioners with a 5-0 vote based on the information submitted.

06-08	City of Kittitas PO Box 719 207 N Main Kittitas, WA 98934	Map Amendment County Rural and AG-20 to Kittitas UGA Industrial and Industrial-Kittitas zoning	APN 17-19-11020-0003, -0002 Approx. 11.19 acres
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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.

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
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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.

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	N/A
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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.

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	APN 20-15-21040-0009, 20-15-21040-0001, 20-15-21040-0010, 20-15-21040-0008 Approx. 90 acres
	Anne Watanabe, authorized agent PO Box 687 Roslyn, WA 98941		

1. The Planning Commission finds that on June 30, 2006 the KC Community Development Services Department received an application from Anne Watanabe on behalf of Central Cascade Land Company to redesignate APNs 20-15-21040-0009, 20-15-21040-0001, 20-15-21040-0010, and 20-15-21040-0008 totaling approximately 90 acres from Rural and Forest and Range-20 to Commercial and General Commercial 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.

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 (MPR) <i>Rezone Application Submitted: Forest&Range-20 and Rural-3 to MPR (Z-06-28, Miller/Sferra)</i>	APN 20-15-18040-0013, See Application for additional APN Approx. 22.12 acres
	F. Steven Lathrop PO Box 1088 Ellensburg, WA 98926		

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 4-1 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 Cle Elum Pines East LLC Cle Elum Pines West LLC PO Box 808 Cle Elum, WA 98922 TerraDesignWorks, authorized agent c/o Chad Bala PO Box 462 Roslyn, WA 98941	Map Amendment County Rural and AG-3, AG-20, Suburban to County Rural and Ellensburg UGA	APN 18-18-27020-0002, 18-18-27020-0003, 18-18-27020-0015, 18-18-27020-0016, 18-18-27020-0017, 18-18-28000-0040 Approx. 304.49 acres
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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 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. 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	Map Amendment County Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential	APN 20-14-12022-0003 20-14-12022-0008 Approx. 26.64 acres
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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	Map Amendment County Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential	APN 20-14-12010-0002, 20-14-12010-0001, 20-14-12010-0008, 20-14-12041-0001 Approx. 124.13 acres
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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	Map Amendment County Rural and Rural-3 to Ronald Urban Growth Node (UGN) and Urban Residential	APN 20-14-01030-0020 Approx. 39.92 acres
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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 APN 20-14-01030-0020 totaling approximately 39.92 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.

06-17	Teanaway Ridge LLC PO Box 808 Cle Elum, WA 98922 TerraDesignWorks, authorized agent PO Box 462 Roslyn, WA 98941	Map Amendment County Comm. Ag and Comm. AG-20 to County Rural and AG-5	APN 18-18-22030-0010 Approx. 54.36 acres
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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 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.

06-18	American Forest Resources LLC 700 E. Mountain View Ave. Ste 507 Ellensburg, WA 98926 TerraDesignGroup, Inc. c/o Chad Bala PO Box 686 Cle Elum, WA 98922	Map Amendment County Comm. Forest and Comm. Forest to County Rural and Forest&Range-20	APN 20-15-01000-0001 (portion), 20-16-05000-0009 (portion), 20-16-06000-0003 (portion), 20-16-15000-0001, 21-15-27000-0001, 21-15-34000-0001, 21-15-35000-0003, 21-16-28000-0001, 21-16-29000-0001, 21-16-33000-0001, 21-16-30000-0001, 21-16-30040-0001 Approx. 6,256.91 acres
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1. The Planning Commission finds that on June 22, 2006 Kittitas County Community Development Services received an application from Chad Bala on behalf of American Forest Resources LLC to redesignate APNs 20-15-01000-0001 (portion), 20-16-05000-0009 (portion), 20-16-06000-0003 (portion), 20-16-15000-0001, 21-15-27000-0001, 21-15-34000-0001, 21-15-35000-0003, 21-16-28000-0001, 21-16-29000-0001, 21-16-33000-0001, 21-16-30000-0001, 21-16-30040-0001 totaling approximately 6,256.91 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.

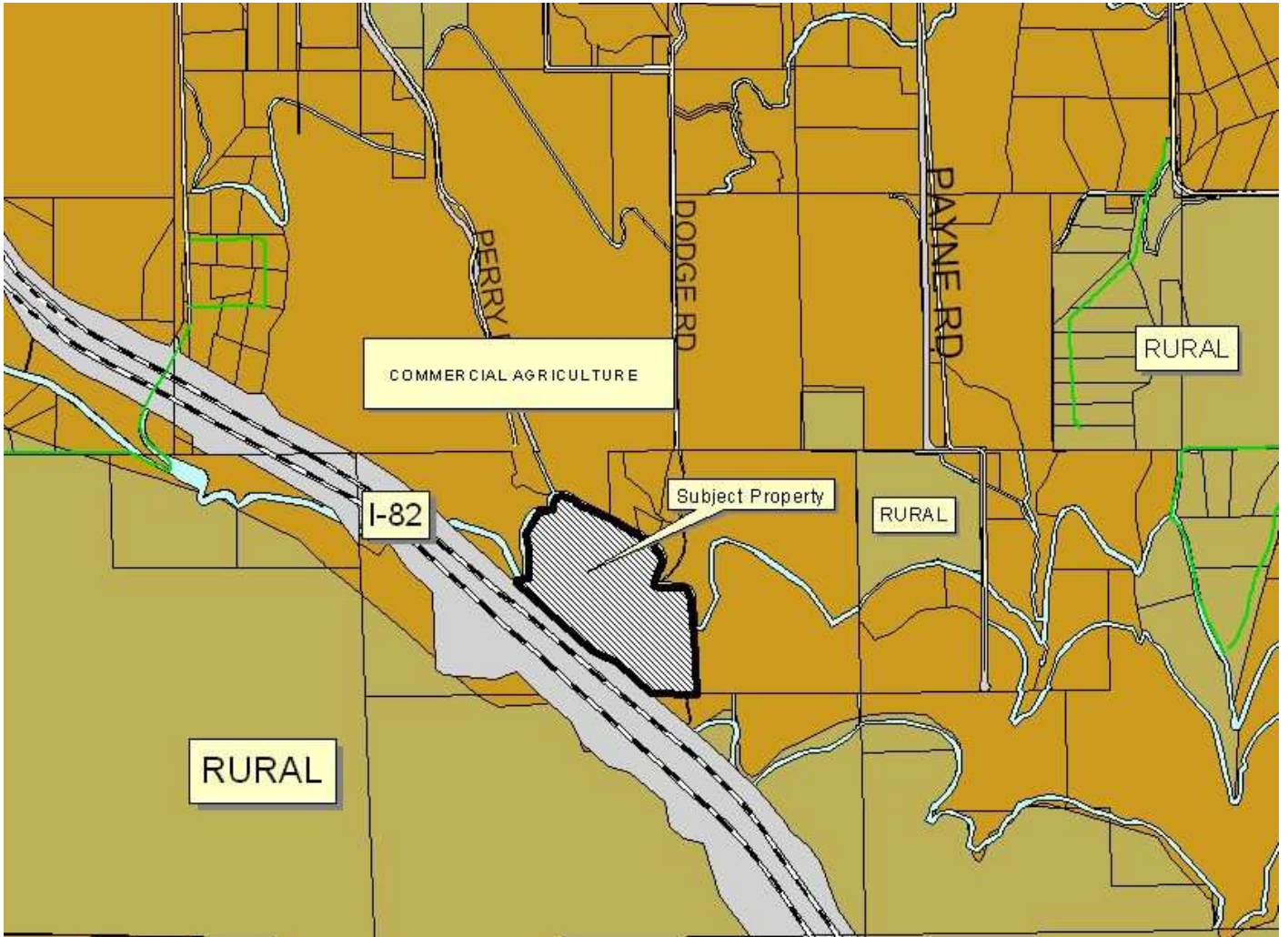
6. Adverse testimony was given on this proposal.
7. The Planning Commission finds that this area is environmentally sensitive and this needs to be addressed due to the large amount of acreage being proposed to be converted.
8. On September 19, 2006 the Planning Commission recommended **denial** to the Board of County Commissioners with a 5-0 vote based on the information submitted.

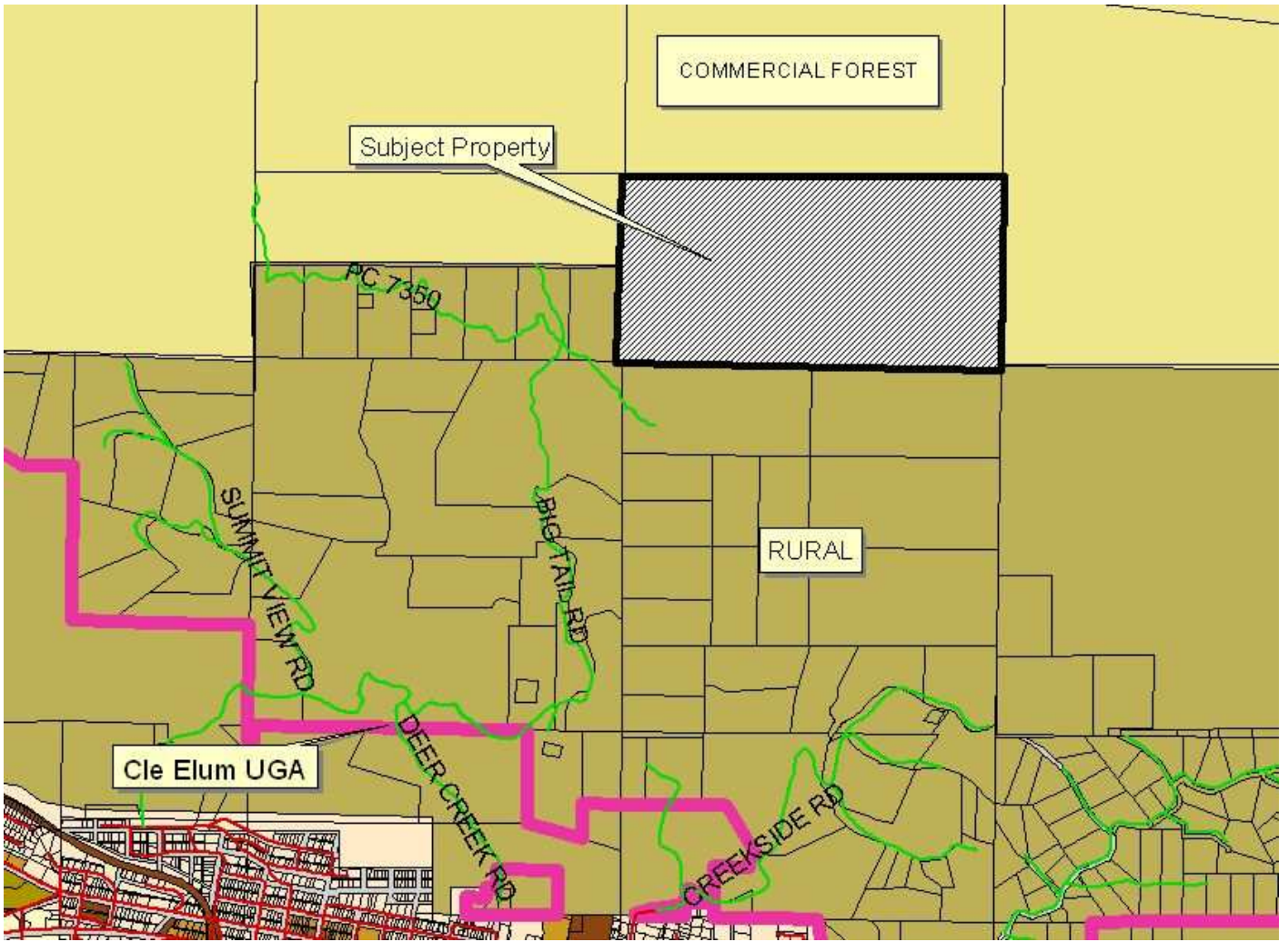
06-19	American Forest Resources 700 E. Mountain Ave Ste 507 Ellensburg, WA 98926 TerraDesignGroup, Inc. c/o Chad Bala PO Box 686 Cle Elum, WA 98922	Map Amendment County Comm. Forest and Comm. Forest to County Rural and Forest&Range-20	APN 20-17-26000-0001 Approx. 640 acres
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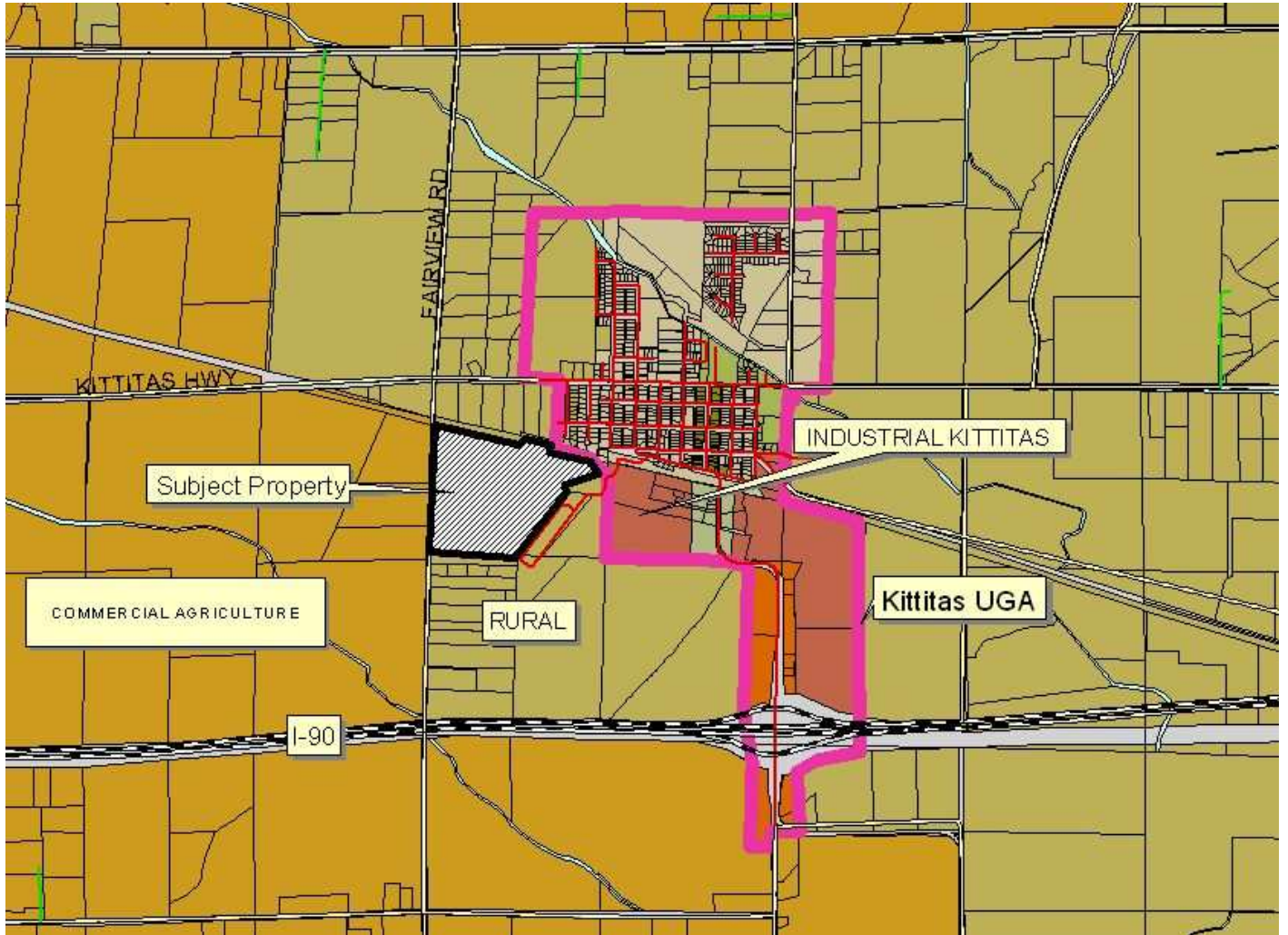
1. The Planning Commission finds that on June 30, 2006 Kittitas County Community Development Services received an application from Chad Bala on behalf of American Forest Resources LLC to redesignate APN 20-14-26000-0001 totaling approximately 640.00 acres from Commercial Forest and Commercial Forest 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.

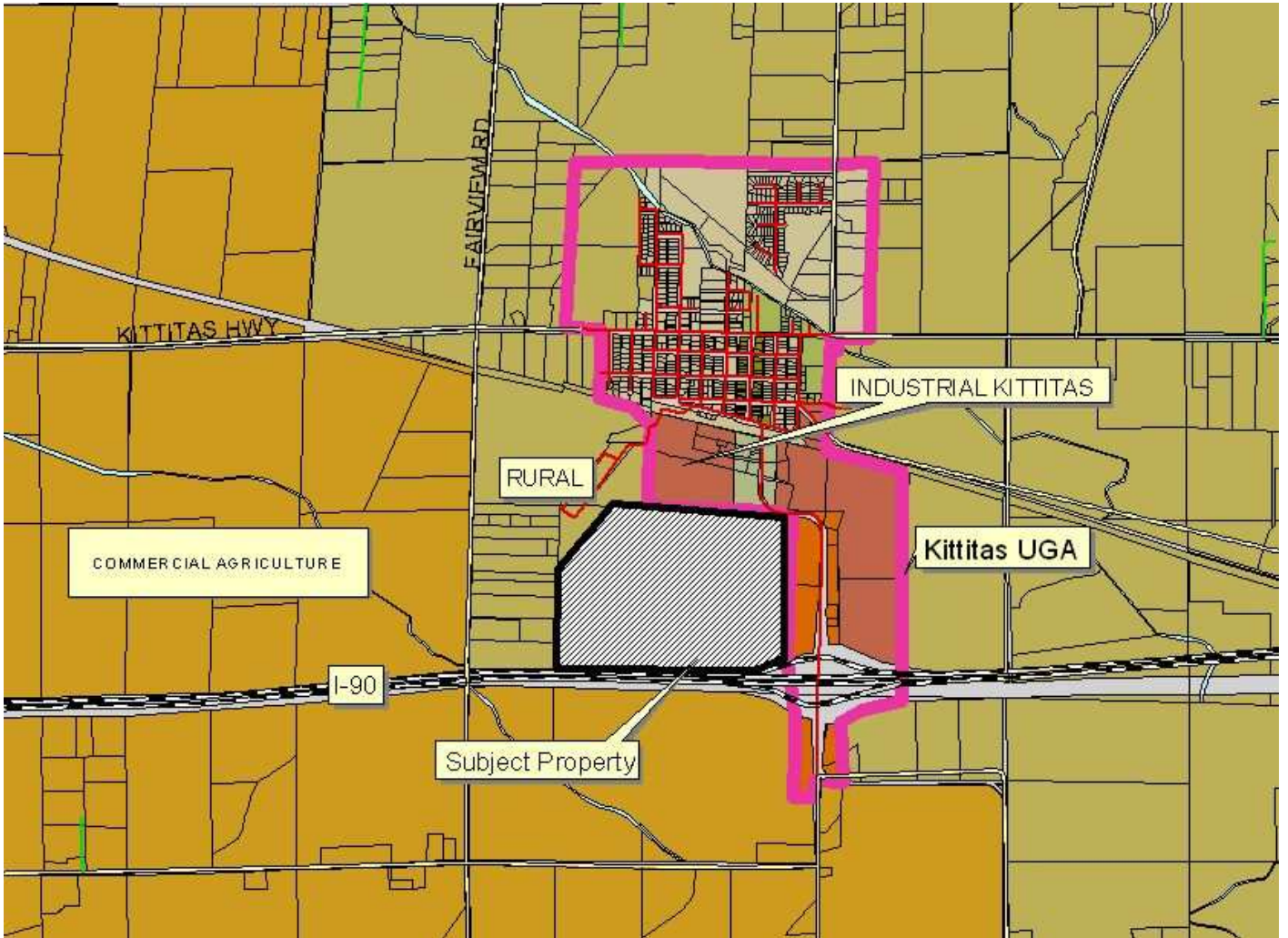
Vicinity Maps for Proposed Amendments

06-01 Mahre

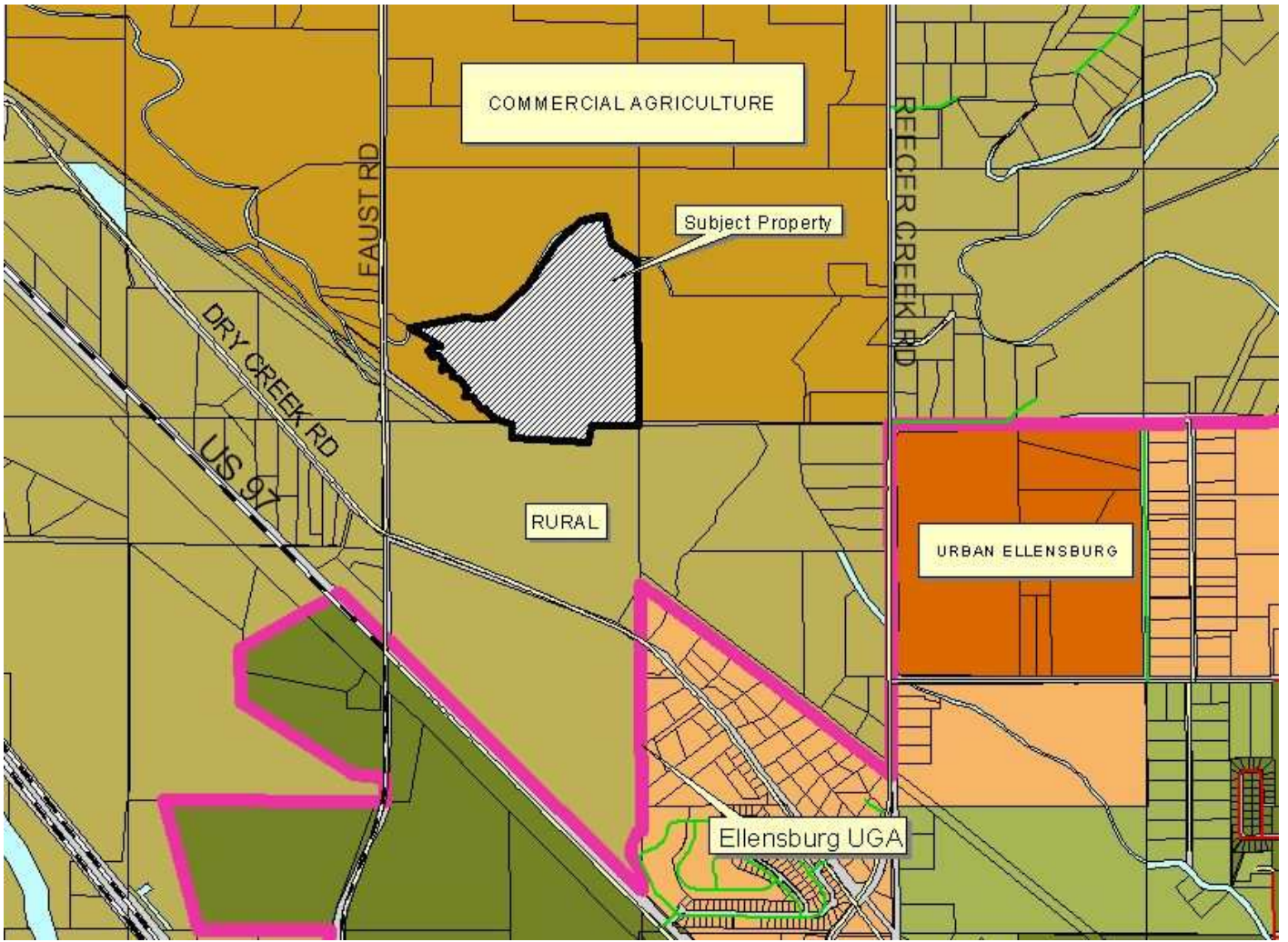




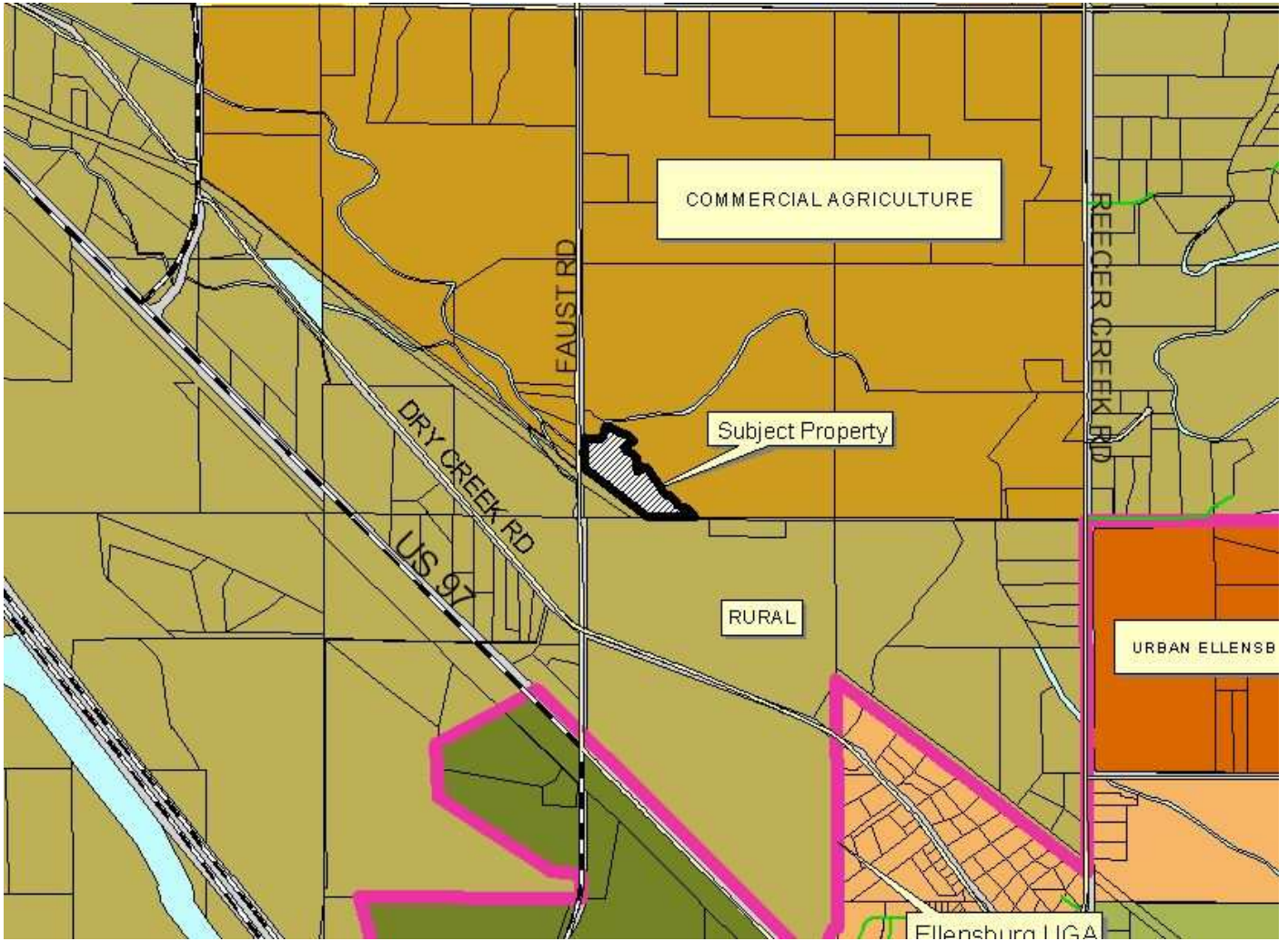


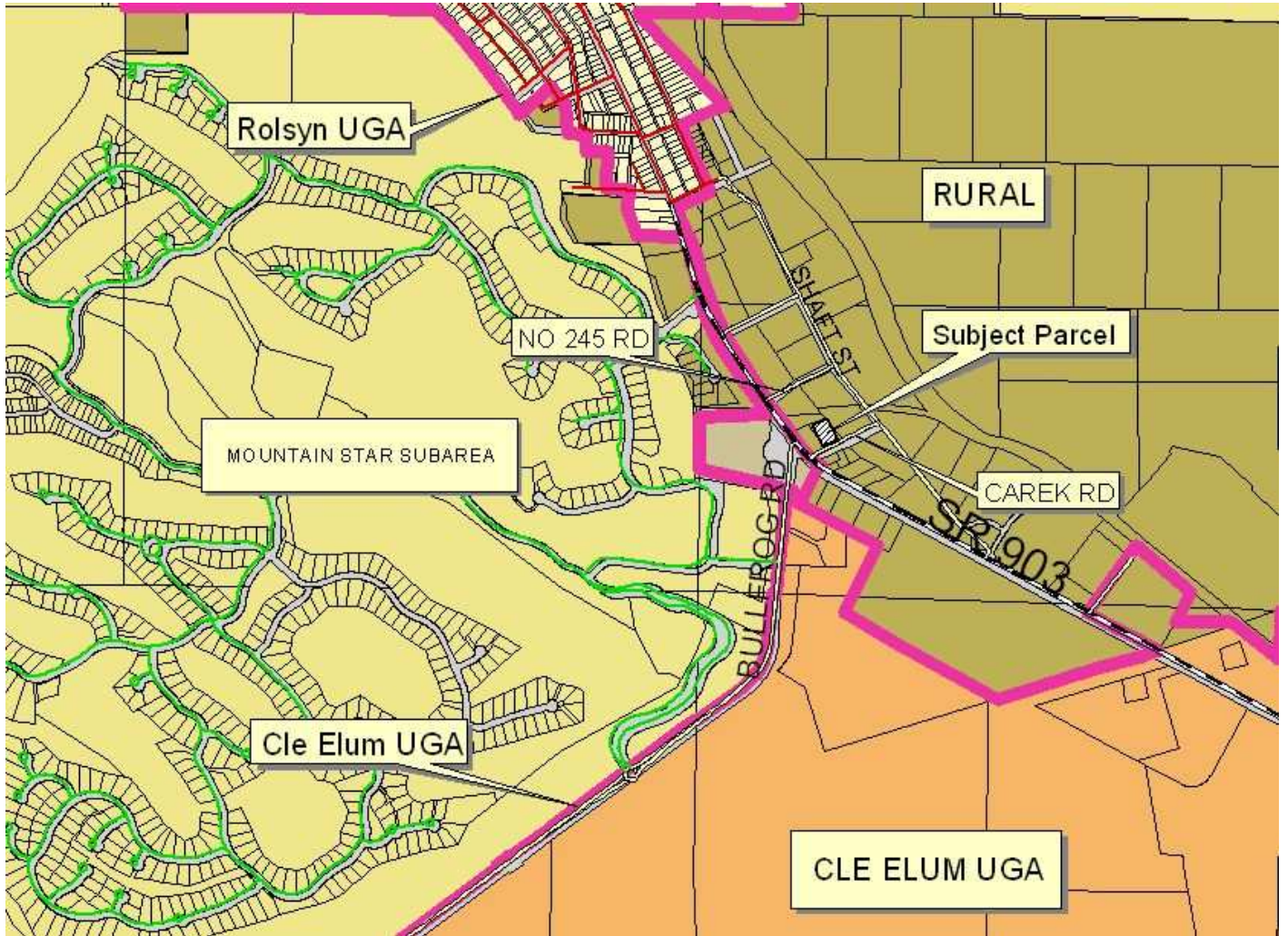


06-05 A Sinclair

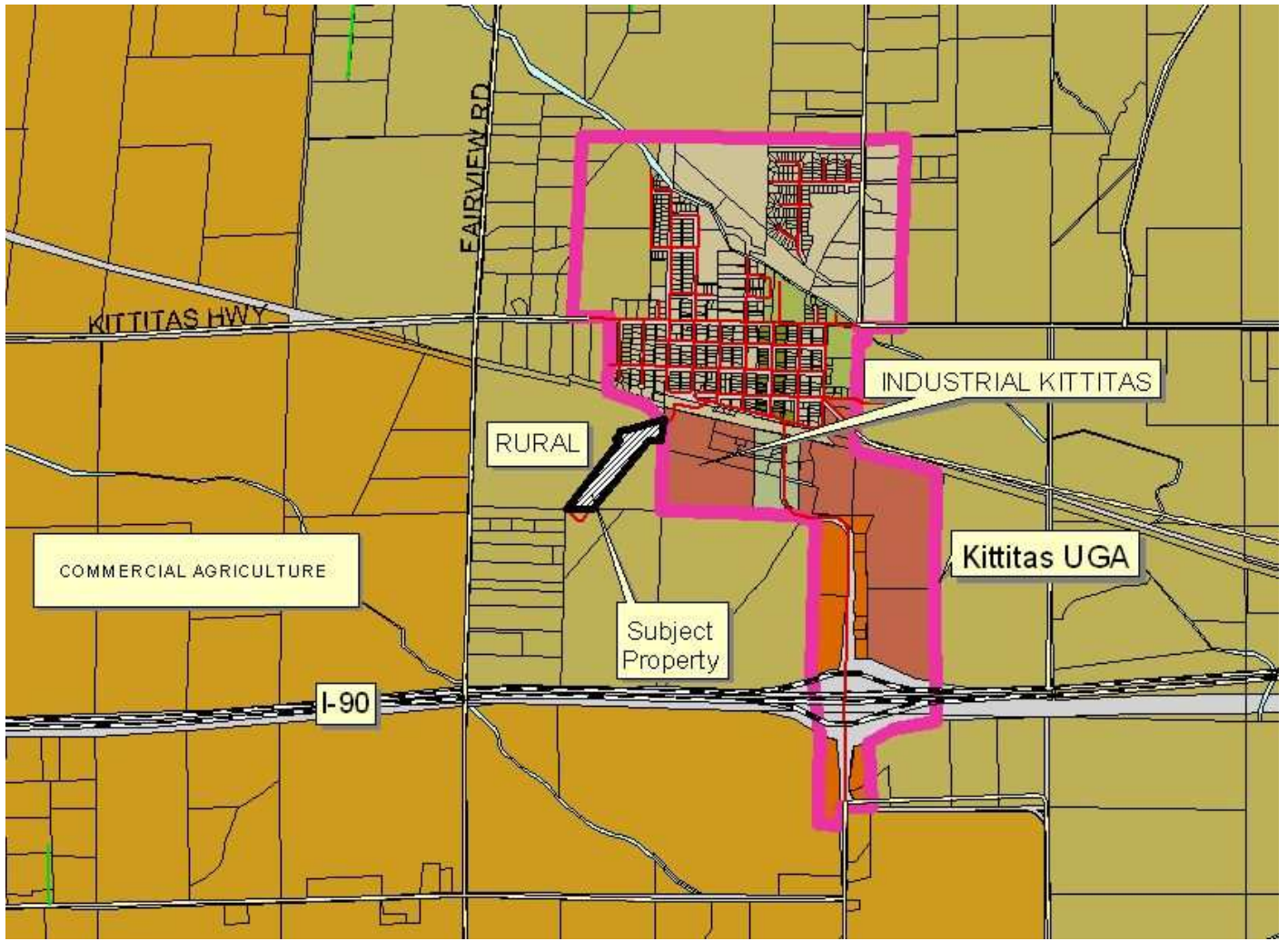


06-06 B Sinclair

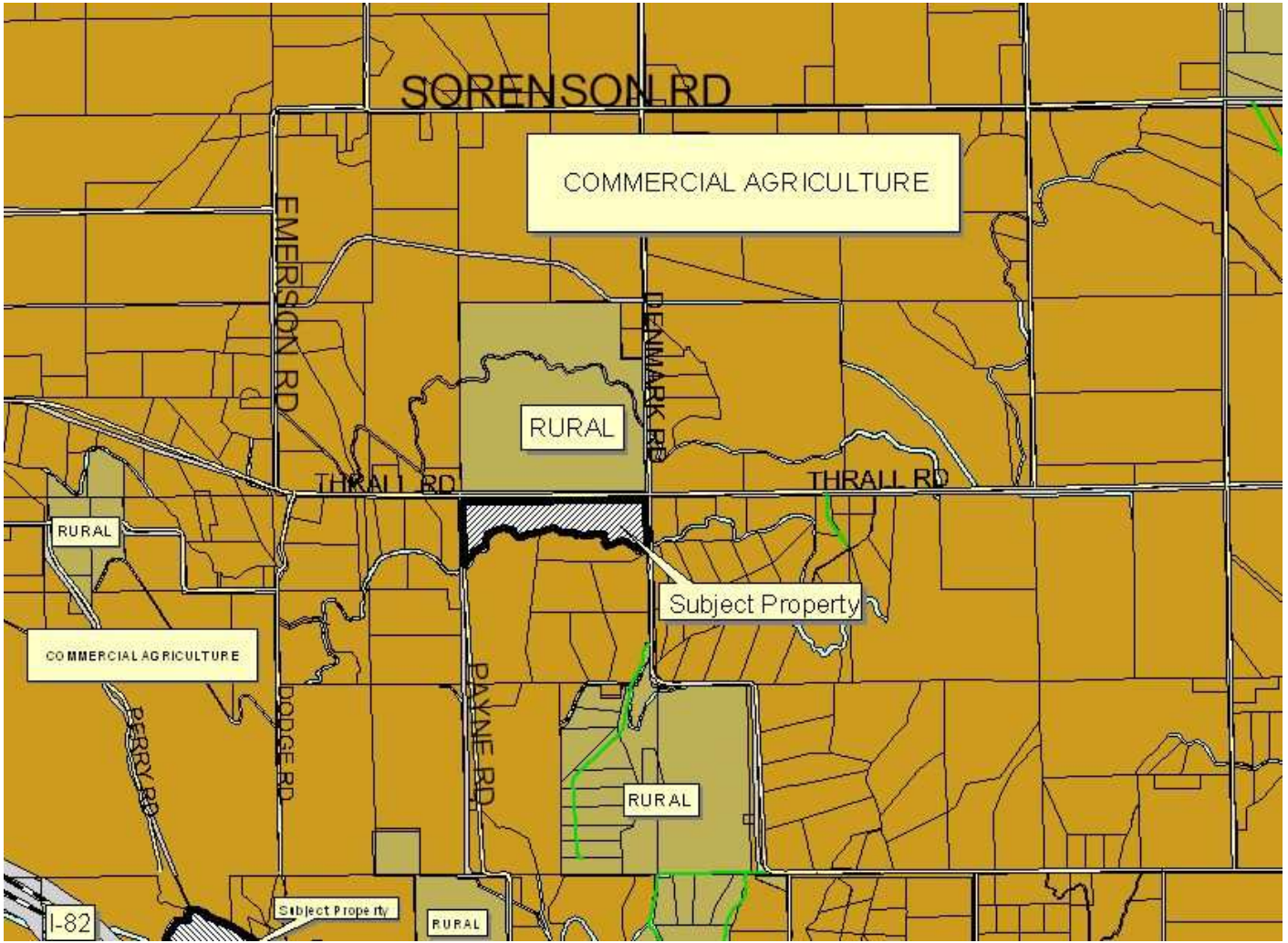




06-08 City of Kittitas

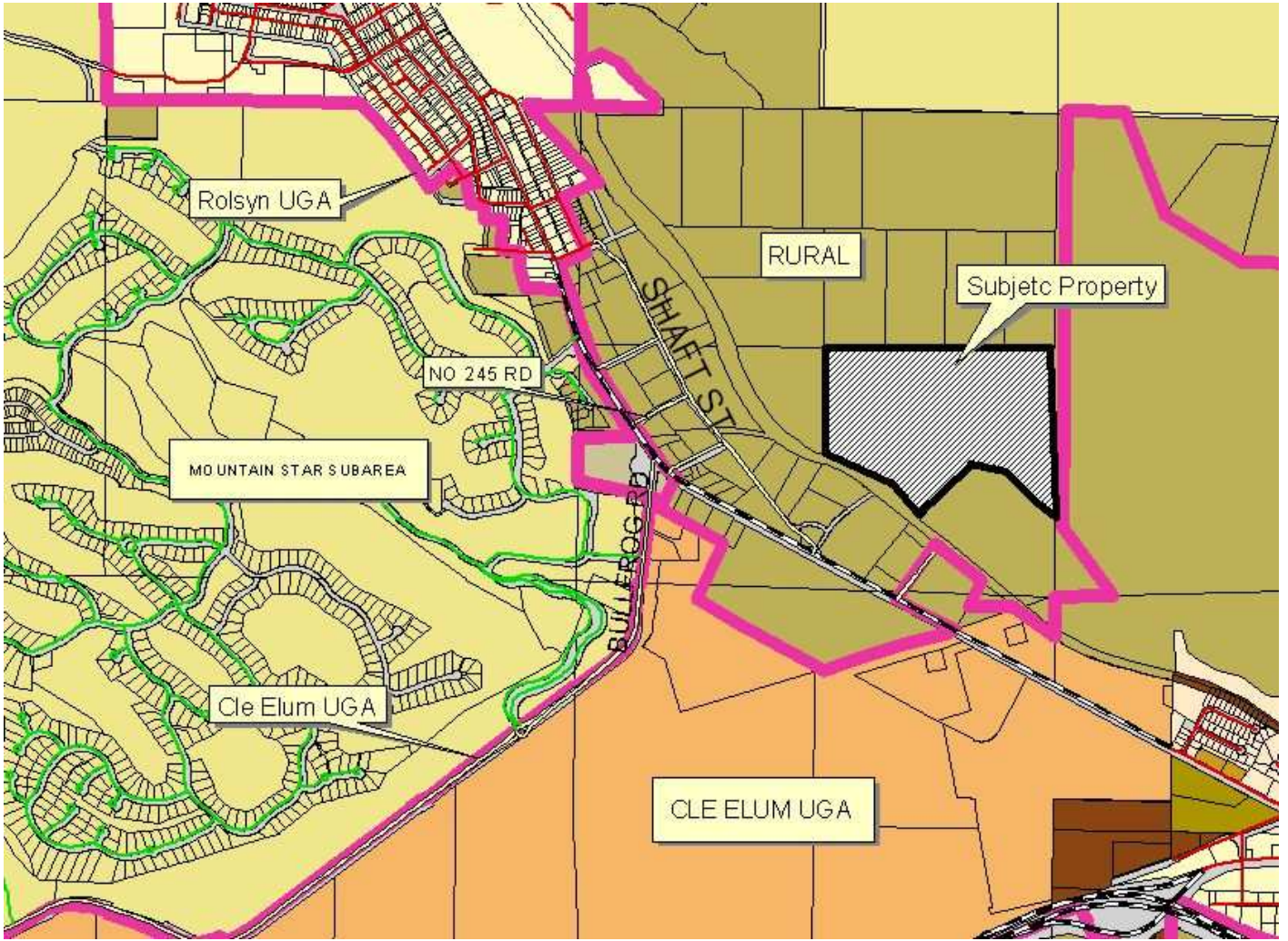


06-09 Graybill

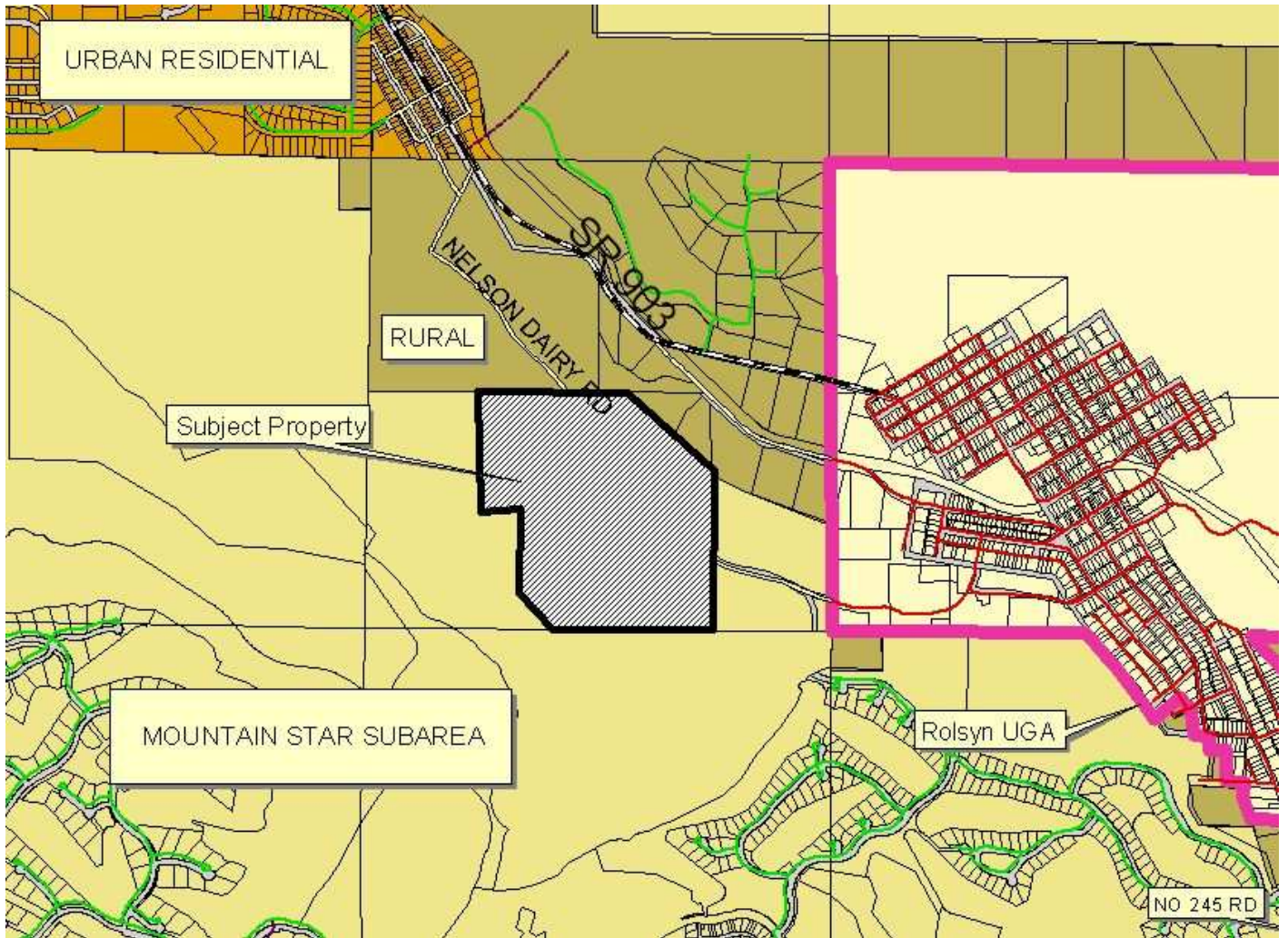


*06-10 No map

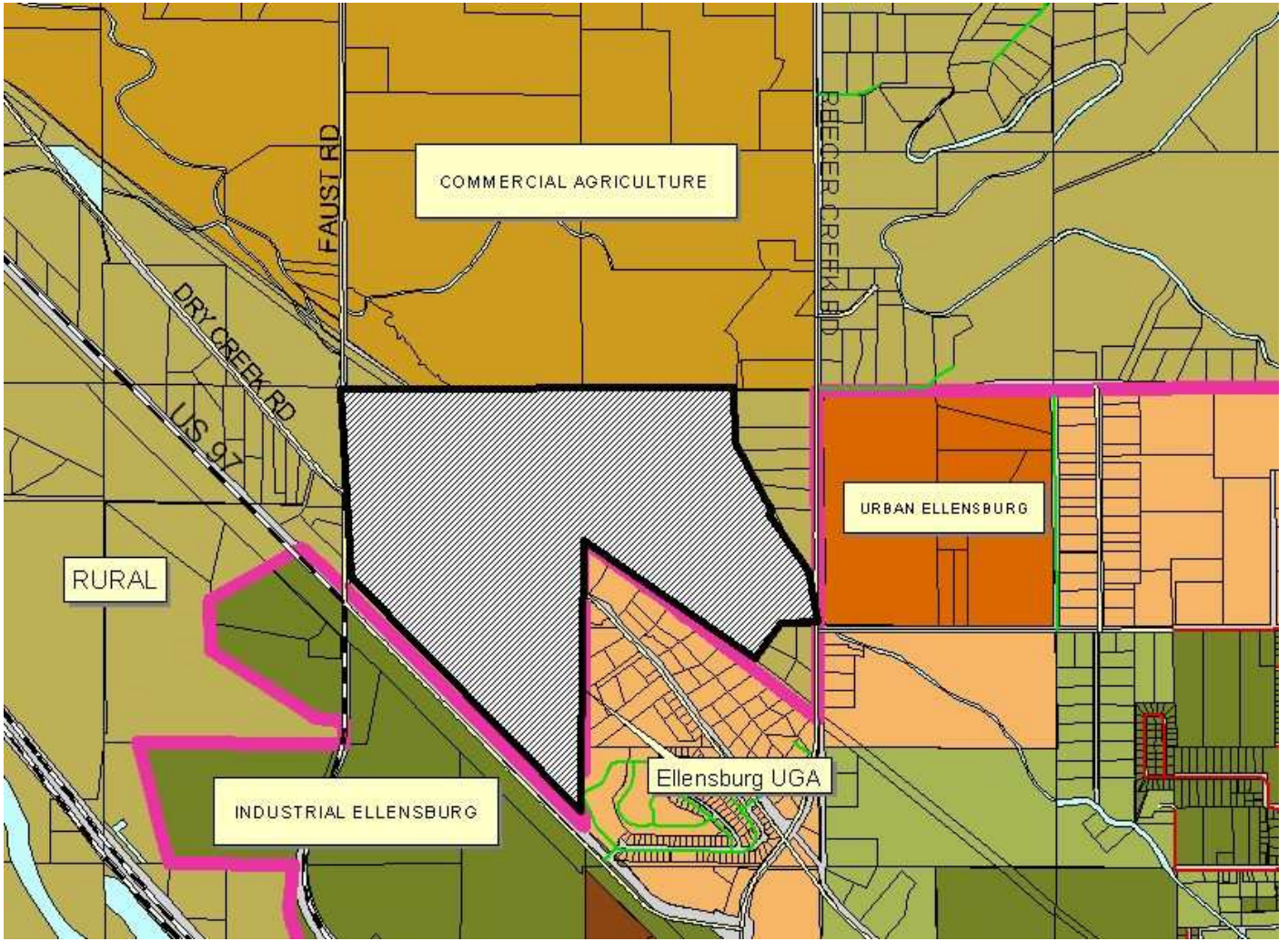
06-11 Central Cascade Land Company



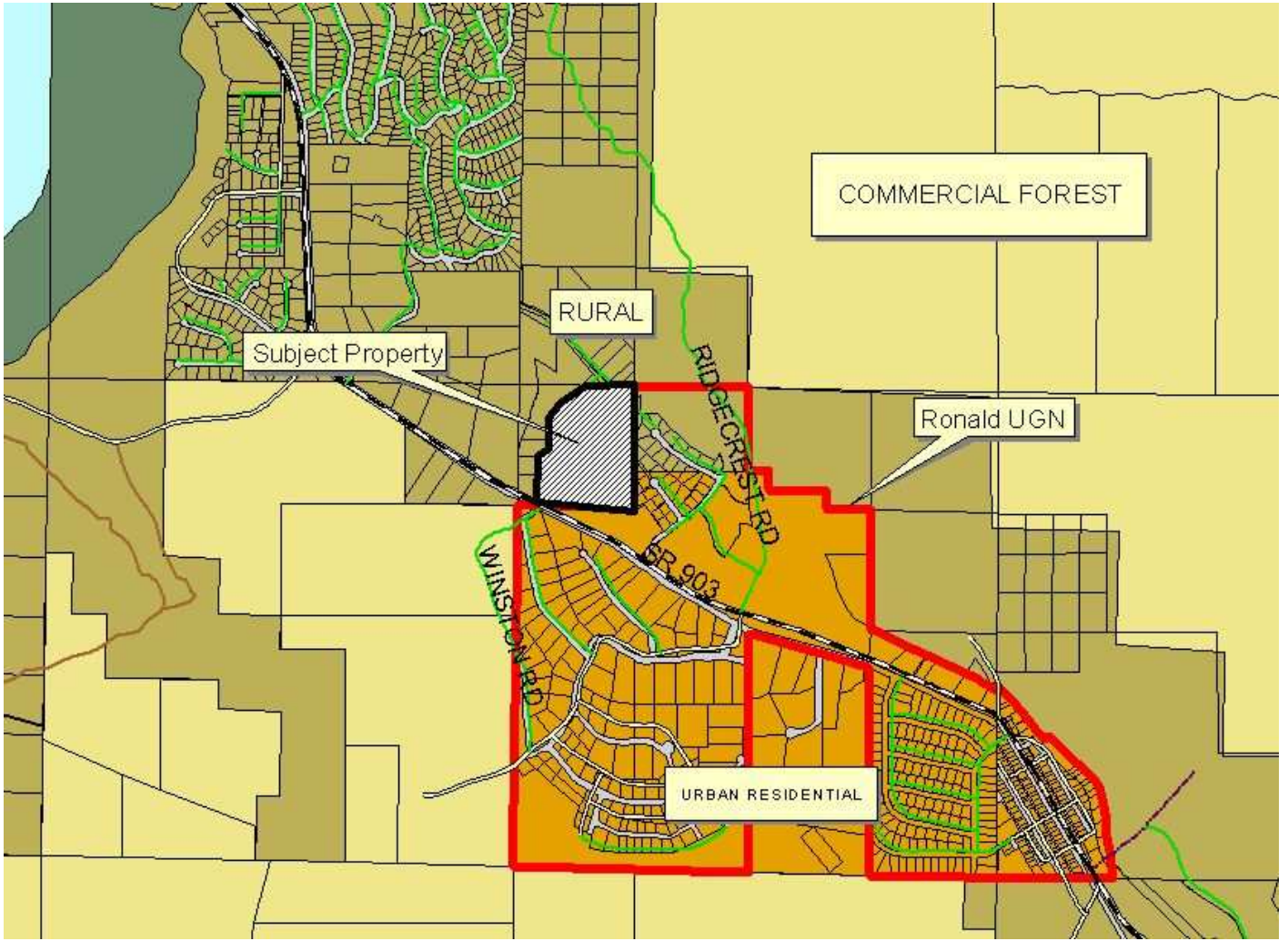
06-12 Suncadia LLC



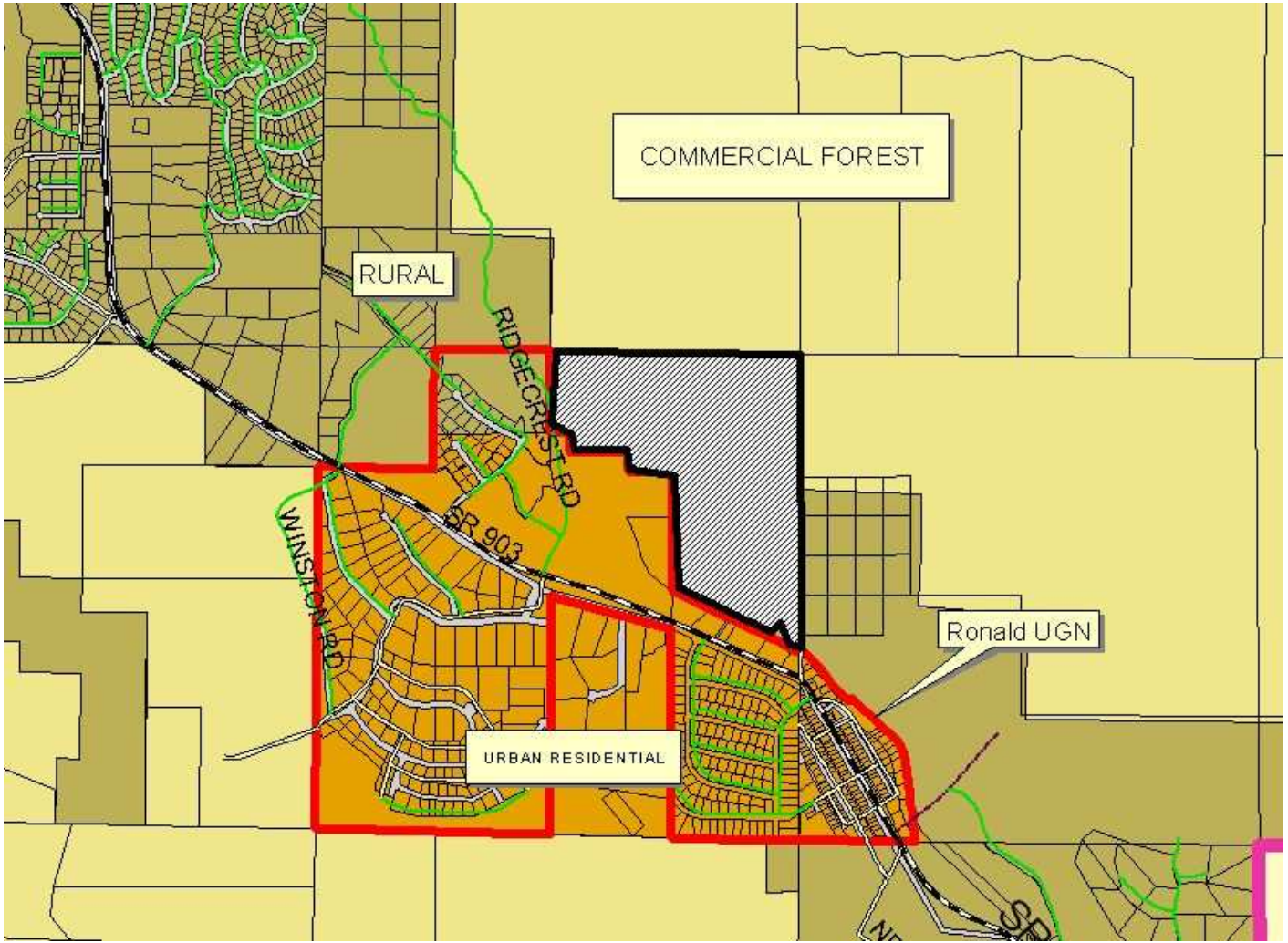
06-13 Teanaway Ridge LLC, Cle Elum Pines East LLC, Cle Elum Pines West LLC



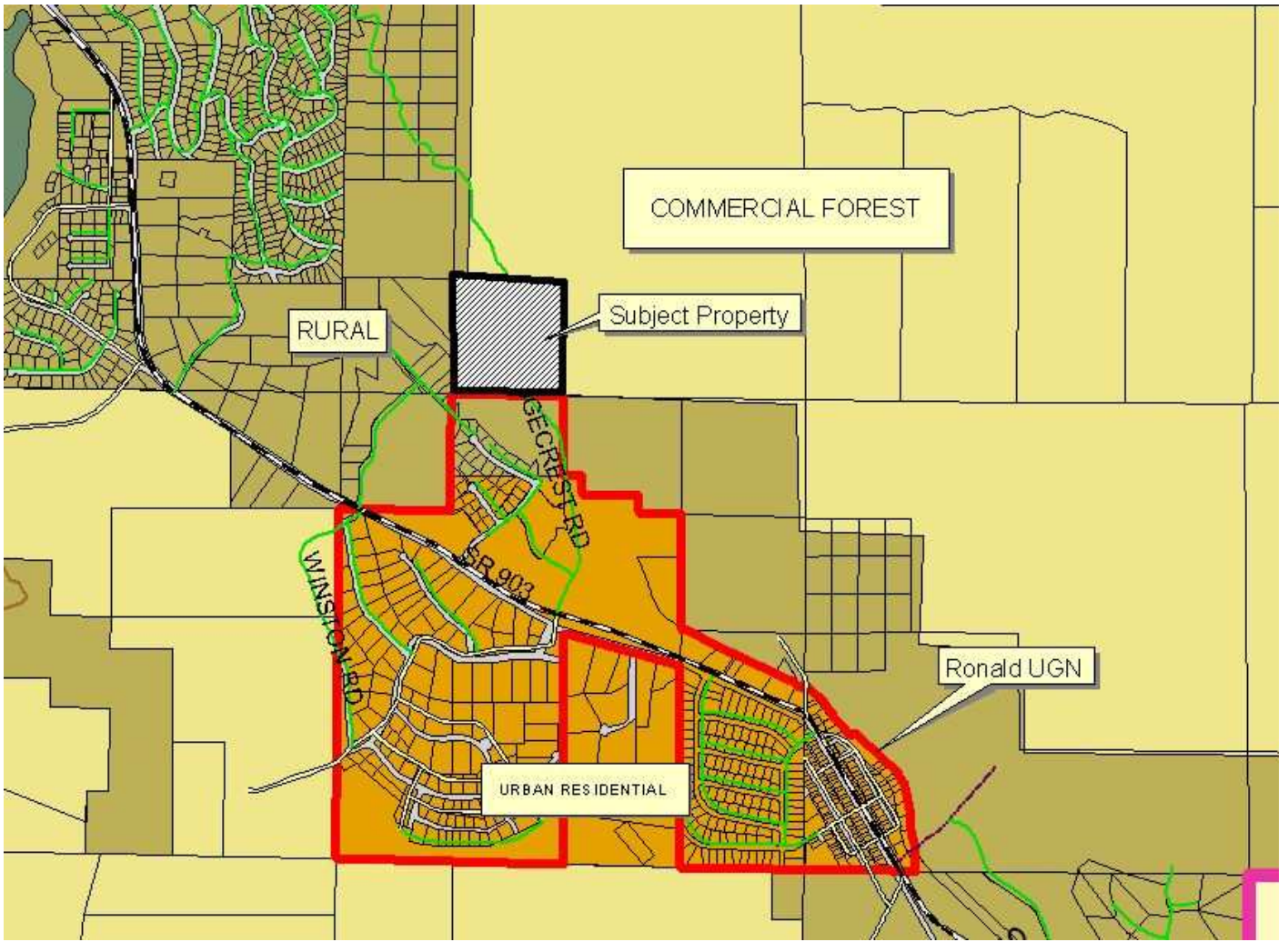
06-14 Teanaway Ridge LLC



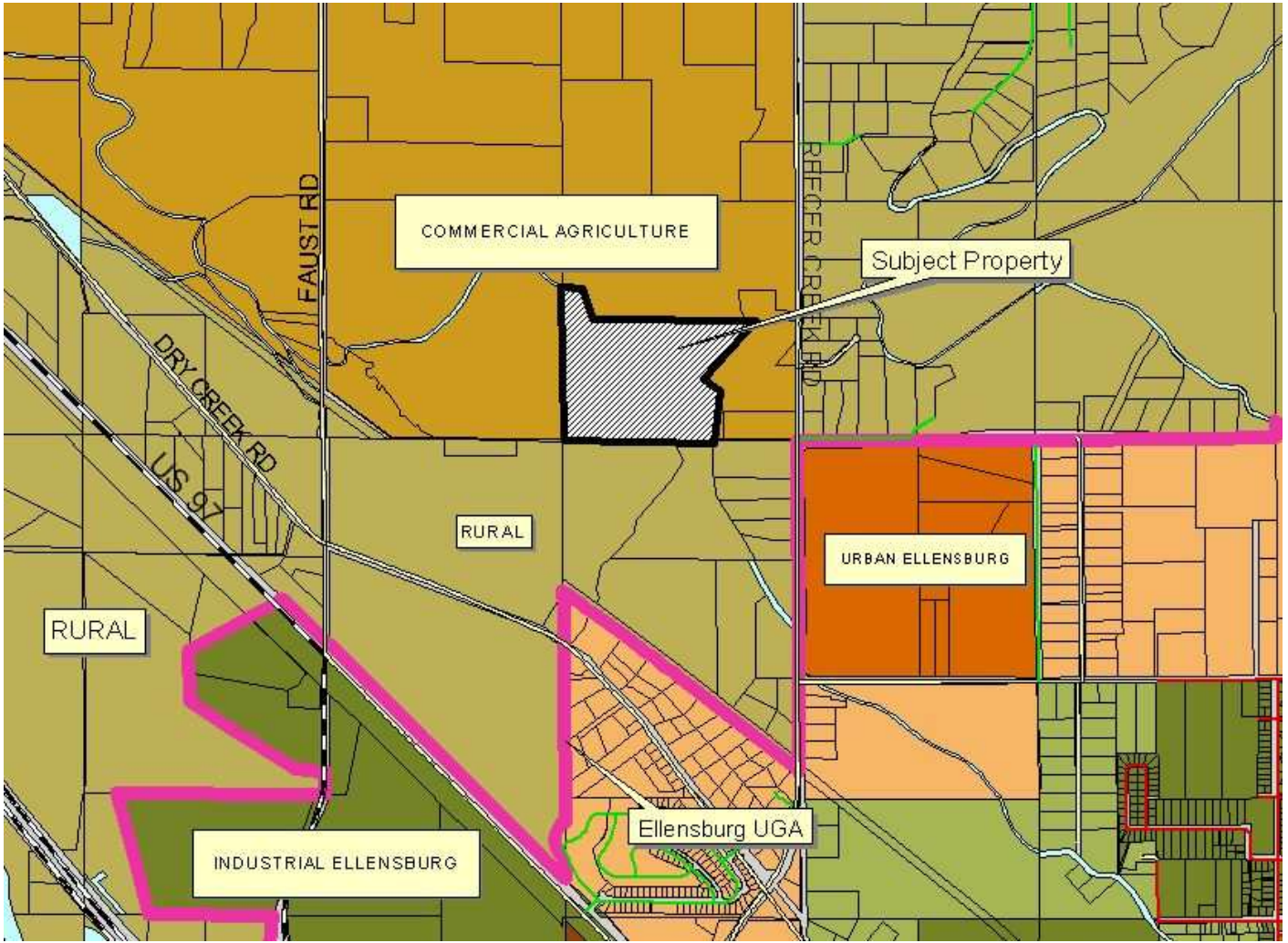
06-15 Teanaway Ridge LLC



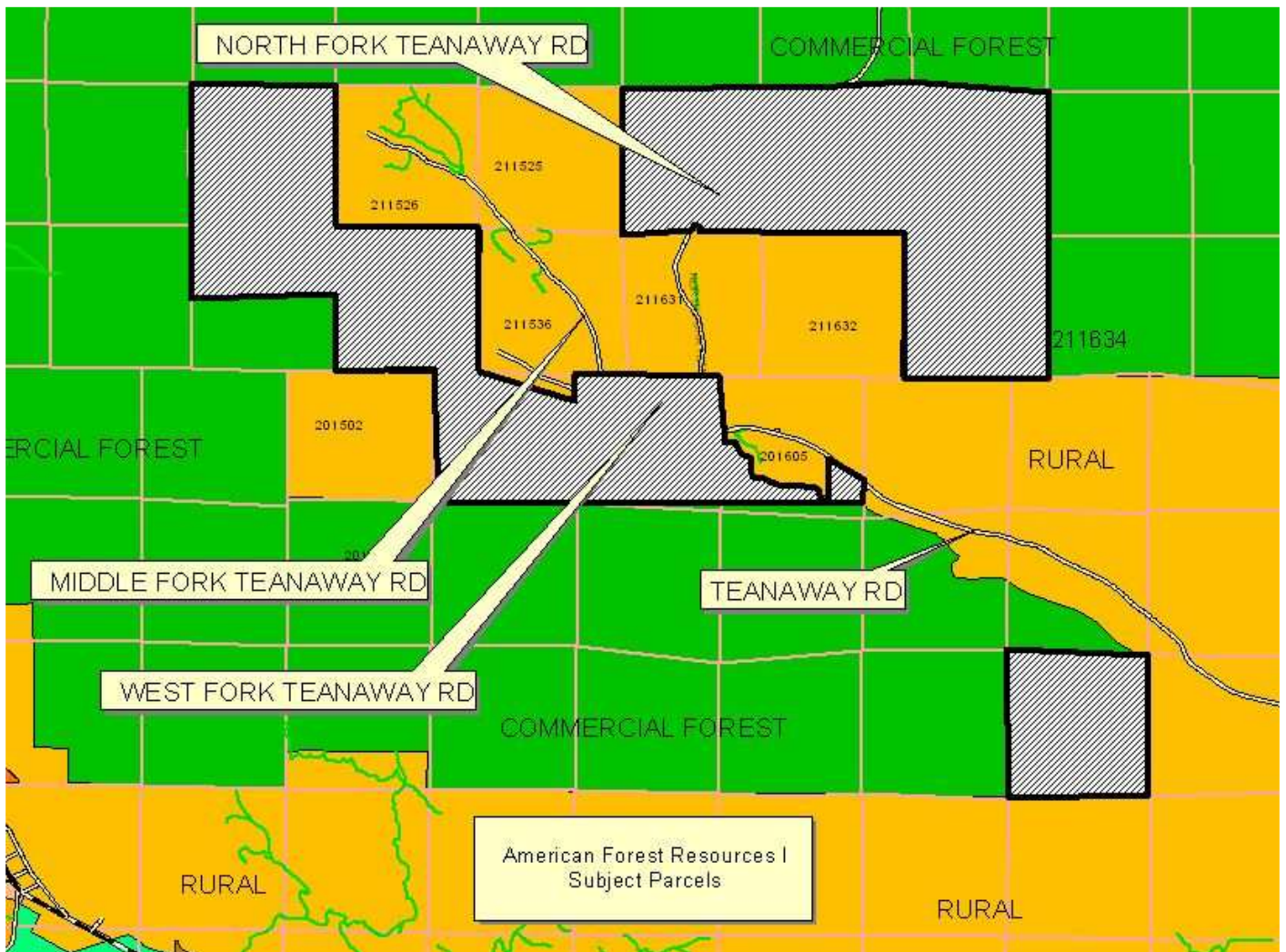
06-16 Teanaway Ridge LLC



06-17 Teanaway Ridge LLC



06-18 American Forest Resources I (some are portions of parcels only)



06-19 American Forest Resources II

