

## AGENDA

### KITTITAS COUNTY PLANNING COMMISSION MEETING

February 27, 2006 @ 6:30 P.M.

#### COMMISSIONER'S AUDITORIUM

205 W. Fifth Street, Ellensburg WA

- I. Call to order and introduction of members and staff.
- II. Correspondence
- III. Approval of Minutes
  - January 23, January 24, 2006 regular meeting
  - January 10, 11, 12, 30 and February 13, 2006 KVVPP meetings
- IV. Review the Constitution and By-laws of the Planning Commission

#### New Business

##### **A. Lyons Rezone (Z-05-23)**

General rezone of five parcels totaling 28.44 acres from Forest and Range to Rural-3 (File No. Z-2005-23). Proponent: David T. Lyons Trustee, landowner, Jeff Slothower, authorized agent. Location: East of the City of Cle Elum, South of SR 970 and North of the Teanaway River within Section 35, T20N, R16E, WM. (20-16-26000-0011, 0076, 20-16-35020-0011, 0006, and 0012)

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

##### **B. Evenson Rezone (Z-05-24)**

General rezone of 18.75 acres from Ag-20 to Ag-5 (File No. Z-2005-24). Proponent: Douglas and Carol Evenson, landowners, Jeff Slothower, authorized agent. Location: North of Manastash Rd, East of Strand Rd, and South of Susan Rd, within the NW ¼ Section 35, SE ¼ of Section 26, T.20N., R.16E., W.M. in Kittitas County, tax parcel number 17-18-08051-0002.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

##### **C. Buck Rezone (Z-05-25)**

General rezone of two parcels totaling 20.46 acres from Forest and Range to Rural-5 (File No. Z-2005-25). Proponent: Darren Buck, landowner, Robert Hanson, authorized agent. Location: North of Pasco Rd and South of Westside Rd, within the SE ¼ of Section 02, T.19N., R.14E., W.M. in Kittitas County. The rezone applies to tax parcel numbers 19-14-02040-0006 & 19-14-02040-0012.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

**D. Coe Rezone (Z-05-26)**

Matt Coe, landowner, has for an application for a zone change from Forest & Range-20 to Agriculture-5 of approximately 21.00 acres. The site is located south of Nelson Siding Road on Lund Lane, Cle Elum, WA 98922, within Section 19, of T.20N, R. 14E., W.M. in Kittitas County. Tax parcel number 20-14-29000-0001.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

**E. NW Pacific Development (Z-05-30)**

NW Pacific Development, landowners, has submitted an application for a general zone change from Agriculture-20 to Rural-3 for approximately 78.00 acres. The site is located south of Red Bridge Road and North of SR-970 on 5130 Red Bridge Road, Cle Elum, WA 98922, within Section 25 and 26 of T.20N., R.16E., W.M. in Kittitas County. Tax parcel numbers 20-16-26000-0006, 20-16-26000-0052, 20-16-26000-0053, and 20-16-25000-0013.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

**F. Timothy Lane Plat (P-05-34)**

Proposal: Timothy Lane Plat. Division of approximately 32.68 acres into a total of ten (10) lots submitted by Encompass Engineering, authorized agent for Lowry West, landowner, comprising part of the of Section 05, T. 19N. R 16E. W.M. in Kittitas County, tax parcel # 19-16-05030-0005 (0017). The property is located south of Lower Peoh Point Rd and north of I-90, Cle Elum, Wa. 98922. The lots proposed range in size from 3.00 acres to 4.11 acres each.

1. Staff presentation.
2. Applicant presentation.

3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

**G. The Plat at Point Peoh (P-05-35)**

Proposal: The Plat at Point Peoh Preliminary Plat Application to divide 21.40 acres into 7 lots ranging in size from 3.00 to 3.30 acres each. Proponent: David Nelson, authorized agent for Point Peoh Investments LLC, landowner.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

**H. The Ridge at Tillman Creek Preliminary Plat (P-05-37)**

Encompass Engineering, authorized agent for M&H Enterprises, landowner, submitted an application for a 14-lot plat on approximately 46.11 acres of land that is zoned Rural 3. The subject property is located west of Westside Road on Westside Road Cle Elum, WA 98922 comprising a portion of Section 04, T. 19N., R.15E., W.M. in Kittitas County. Tax parcel #19-15-04020-0002. The proposed access is via Westside Road. The applicant is proposing individual wells and septic.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.

**I. Anna Bell Creek Preliminary Plat (P-05-39)**

Newport Hills Land Company Inc., landowner, submitted an application for a 14-lot plat on approximately 46.82 acres of land that is zoned Rural 3. The subject property is located east of Lake Cle Elum and Salmon La Sac Road comprising a portion of the NW 1/4 of Section 21, T. 21N., R 14E., W.M. in Kittitas County. Tax parcel #21-14-21000-0015. The proposed access is via Salmon La Sac Road. The applicant is proposing individual wells and septic.

1. Staff presentation.
2. Applicant presentation.
3. Public testimony.
4. Planning Commission deliberation.
5. Motion.
6. Findings of fact to support decision.